



# CITY OF HALLETTSVILLE

## NOTICE OF MEETING

CITY OF HALLETTSVILLE  
BOARD OF ADJUSTMENTS  
MONDAY, MAY 11, 2026 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
101 NORTH MAIN STREET  
HALLETTSVILLE, TEXAS 77964

### AGENDA

- 1) Call to Order and Announcement of Quorum
- 2) Public Comment Period
- 3) Discuss and consider any action on a variance request for a porch on a recreational vehicle in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.
- 4) Discuss and consider any action on a variance request for a ramp on a recreational vehicle in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.
- 5) Announcements
- 6) Adjournment

**PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.088 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.**

**PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICE SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, LARGE PRINT OR BRAILLE, ARE REQUESTED TO CONTACT GRACE WARD AT (361) 798-3681 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

Posted by:

Grace Ward, City Administrator/Secretary

Posted on May 5, 2026 at 5:00 P.M.

**INFORMATION FOR THE  
MONDAY, MAY 11, 2026  
BOARD OF ADJUSTMENTS MEETING**

- 3) Discuss and consider any action on a variance request for a porch on a recreational vehicle in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.  
*Variance Request Form and documentation from requestor, Copies of the Applicable Codes, and the Staff Report are included in your packet.*
  
- 4) Discuss and consider any action on a variance request for a ramp on a recreational vehicle in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.  
*Variance Request Form and documentation from requestor, Copies of the Applicable Codes, and the Staff Report are included in your packet.*



CITY OF HALLETTSVILLE
CITY OF HOSPITALITY

101 N. MAIN
HALLETTSVILLE, TEXAS 77964-2727
(361) 798-3681 FAX (361) 798-5952
www.cityofhallettsville.org

VARIANCE REQUEST FORM

Applicant Information

Application Date: 3-23-'24
Name of Applicant: Marjorie Baty
Mailing Address: 1641 No. Texana St., Hallettsville, TX 77964
Phone / Email: 361-772-6349
Name of Property Owner (if different): Franklin + Wilma Stary
Owner Mailing Address / Phone / Email: 416 South Main
361-772-5756 Hallettsville, TX 77964
e-mail - wilmastary@yahoo.com

Property Information

Site Address: 1641 No. Texana St, Hallettsville, TX 77964
Lavaca County Appraisal District / Parcel ID: #11

If in 100-year floodplain, attach flood certificate: [ ] Attached [ ] Not applicable.

Is this request being submitted for a proposed or an existing condition:

[X] Proposed [ ] Existing see Permit Number

Nature of the VARIANCE REQUEST (be specific)

Ordinance provision(s) from which relief is requested:

Variance for having a porch 3.206C occupancy standards for recreational vehicle part #5

Specific relief requested (exact wording of proposed change):

Tenant is handicapped

Explain why strict compliance causes an exceptional hardship:

tenant has hard time walking

Explain how the variance is necessary and how it will not impair public health or safety:

is not causing any safety or health hazards to anybody else.



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### REQUIRED DOCUMENTATION (must accompany this application)

- Detailed site plan — MUST show property boundaries, unit locations, pads, setbacks, internal roads, utilities, common facilities, etc.
- Proof of ownership (or signed acknowledgement letter from owner).
- Letter of Intent describing the requested variance.
- Photos showing existing conditions (recommended).

### PUBLIC NOTICE / SCHEDULING / PROCESS

- Variances are considered by the Board of Adjustment under Ch. 12.500 (Administration & Procedures).
- The ordinance requires written notice mailed to each owner of real property within 200 feet (per tax roll) at least 11 days prior to the public hearing before the Board of Adjustment.
- Submittal: An application for a variance must be submitted to the City Administrator or their designee for completeness review; the City will forward a recommendation to the Board of Adjustment.

### APPLICANT ATTESTATION

I certify that the information and documents submitted with this application are true and correct to the best of my knowledge. I understand that approval of a variance does not exempt me from obtaining any required permits or from complying with other applicable laws, codes, or regulations.

Applicant Signature: Wilma Stary Date: 3-23-26

Printed Name: WILMA STARY

### STAFF / BOARD USE ONLY

Date application received: 03/23/26

Staff reviewer: Grace Ward Date: 05/01/2026

Staff Content Verification:  Approve  Deny — Comments:

LCCAB Parcel ID Incorrect

Board of Adjustment hearing date: 05/11/2026

Board action:  Approved  Approved w/ Conditions  Denied — Conditions / Comments:

\_\_\_\_\_

\_\_\_\_\_

# 11

(Continued)

To Whom This May Concern: 5-29-'25

# 11. ~~Margaret~~ Baty has moved in  
1-14-18 and also had an O.K. from  
the City Council somewhere around  
5-28-2019 which should be in your  
computer around that date.

Picture enclosed + letter enclosed,  
+ the porch steps are really needed.

Wilma Stary  
owner

(3 pages)

#11



1406 North Texana Street  
Hallettsville, Texas 77964-2099  
PH: (361) 798-1200 FAX: (361) 798-4200

5-21-'25

To Whom it may concern,

Marjorie Baty (DOB 6/5/1948), is a patient of mine. She has a gait instability and would require an assistive device to get into her RV with handrails for support. This would prevent fall and injury.

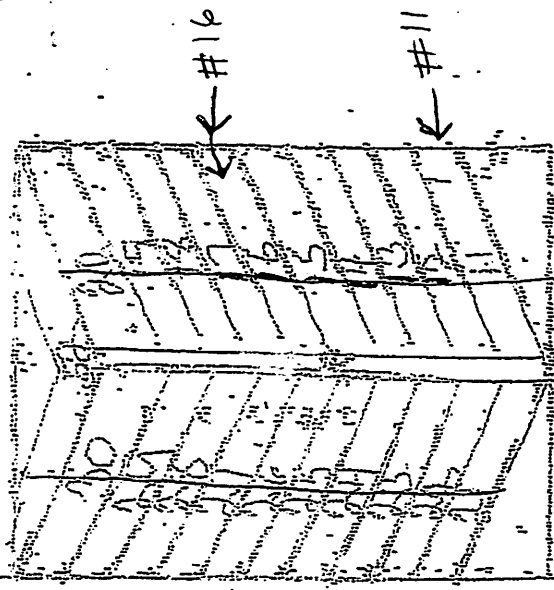
Thank you,

*Morgan Heck*

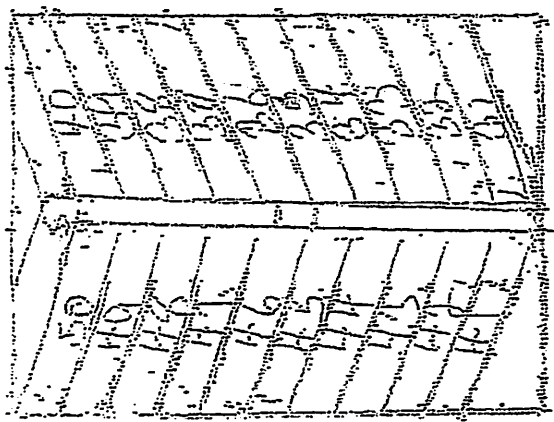
Morgan Heck, MD



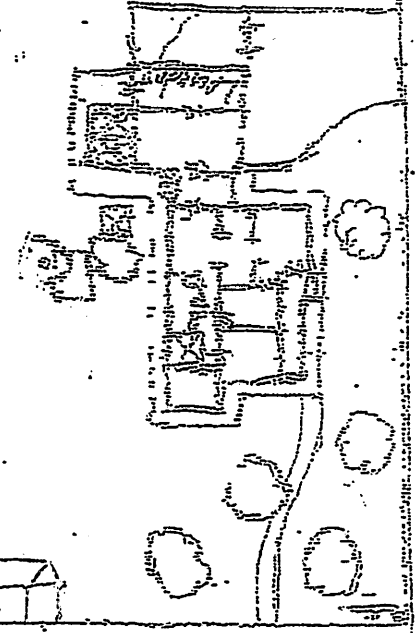




2



W. E. 13th St



ENTRANCE

Highway 77 North



CITY OF HALLETTSVILLE  
BOARD OF ADJUSTMENTS  
STAFF REPORT

**MEETING DATE:** May 11, 2026  
**AGENDA ITEM NO.:** 3  
**PREPARED BY:** Grace Ward

**AGENDA ITEM DESCRIPTION:**

Discuss and consider any action on a variance request for a porch on a recreational vehicle in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.

**ITEM SUMMARY:**

The City of Hallettsville received an application for a variance request on March 23, 2026. The application is proposing to allow a porch be allowed on an RV located in a RV Park. Section 3.206c5 states that: *“The individual sites within a recreational vehicle park are not allowed to have any structural addition to the site including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.”*

This porch has been at this location since 2019 according to the park owner. It was never documented in the annual park inspections. In 2025, Grace Ward did the inspections and reviewed the records for an approved variance and found none. City Council met on June 16, 2025, and *“Approved staff to waive the license renewal penalty, for Outback Campground RV Park, contingent that the only violations outstanding on July 1, 2025, is a decision on the porches of site numbers 11 & 16, until the time of a decision by the Board of Adjustments.”*

**ANALYSIS:**

City staff reviewed for completeness the documentation received and only found that the Lavaca County Central Appraisal District property ID number was incorrect on the form.

The existing porch was built without a building permit.

Staff understands the need of a safe way of entering and exiting the RV. Porches with handrail systems that are made to be attached to RVs are allowed within the City Code without a variance. To build a porch, a building permit should be pulled from City Hall so that the code compliance is met.

**STAFF RECOMMENDATION:**

The City Staff recommends conditional approvement of the variance of Code 3.206.c.5 allowing a porch on the current existing RV in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Marjorie Baty with the following condition:

- Porch passes a building inspection within 30 days at the expense of the RV or RV Park owner, in accordance with Section 3.100 Technical Construction Codes & Standards.

**POSSIBLE MOTIONS:**

The following are possible motions that can be made on this item:

- Motion to approve the requested variance of Code 3.206.c.5 allowing a porch on the current existing RV in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Marjorie Baty.

- Motion to approve the requested variance of Code 3.206.c.5 allowing a porch on the current existing RV in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Marjorie Baty with the following conditions:
  - *List all conditions. Conditions should be based on code.*
- Motion to deny the requested variance request of Code 3.206.c.5 allowing a porch on the current existing RV in spot #11 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Marjorie Baty.

**ATTACHMENTS:**

Copy of Section 3.206 Improvement and Occupancy Standards

Copy of Section 12.505 P&Z – Administration Procedures - Variances

Pictures

Article 3.200 Manufactured Homes and Recreational Vehicles  
§ 3.206 Improvement and Occupancy Standards.

(c) Occupancy Standards for Recreational Vehicle Park.

The following requirements or standards shall apply to the occupancy of a recreational vehicle park.

**(1)** Recreational vehicles shall be located at least ten feet (10') from any property line of the park. Provided, however, that at any intersection of public streets bounding a park, no recreational vehicle or permanent structure of any kind shall be located within a triangle formed by a diagonal line connection points on the two street property lines measured twenty-five feet (25') along the property lines of each of the public streets from the street corner intersection.

**(2)** There shall be a minimum of fifteen feet (15') of space between the body of the recreational vehicle units, in all directions, and any permanent buildings.

**(3)** Recreational vehicles shall be set at least five feet (5') from any park, interior street or guest parking areas.

**(4)** Manufactured homes shall not be allowed in a recreational vehicle park or on a site, space or stall designated for a recreational vehicle.

**(5)** The individual sites within a recreational vehicle park are not allowed to have any structural addition to the site including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.

**(6)** No furniture or appliances that are not specifically designed for outdoor use shall be allowed outside of the recreational vehicle.

**(7)** Recreational vehicle sites located in a flood zone shall comply with article **3.500**.

## Chapter 12. Planning & Zoning

### Part 12.500. ADMINISTRATION AND PROCEDURES

#### § 12.505. Variances.

(a) Applicability.

- (1) The board of adjustment (BOA) shall have the ability to authorize, in specific cases, a variance from the zoning regulations of this chapter if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, so that the spirit of this chapter is observed and substantial justice is done. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the district.

- (b) Application Requirements. Application required. Any request for a variance shall be accompanied by an application prepared in accordance with the city requirements.

(c) Processing of Application and Decision.

- (1) Submittal. An application for a variance shall be submitted to the city administrator or his/her designee. The city administrator or his/her designee shall review the application for completeness. The city administrator or his/her designee may, at its option, request a recommendation from any other city department or consultant. The city administrator or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the city administrator or his/her designee shall forward a written recommendation to the board of adjustment.

- (2) Notification Requirements. An application for a variance requires the following public hearing notification:

- (A) Written notice mailed to each owner of real property within 200 feet, as indicated by the most recently approved municipal tax roll, at least 11 days prior to the public hearing and consideration by the board of adjustment.
- (B) Public hearing notices shall include the date, time, place, and topic of the public hearing.

- (3) Decision by the Board of Adjustment.

- (A) The BOA shall receive the recommendation of the city administrator or his/her designee and shall hold a public hearing. The board may vote to approve, approve with conditions, or deny the variance.
- (B) The board may, on its own motion or by request of the property owner, postpone consideration of the variance to a certain date that is not more than 30 calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.
- (C) Approval of a variance request shall require the concurring vote of 75 percent of the members of the board.

- (D) The approval shall be effective for a period of 180 days after the date of such approval. If no development application or building permit is submitted within that time, the variance shall become null and void.
  - (E) The disapproval of a variance shall require compliance by the applicant, if applicable, within 15 days after the date of disapproval and upon written notification by the city administrator or his/her designee.
- (d) Criteria for Approval. In order to make a finding of hardship and grant a variance from the zoning regulations of this chapter, the board must determine the following:
- (1) There are special circumstances or conditions (including restricted area, topography or physical features) affecting the land involved, and are not applicable to other parcels of land in the same zoning district, such that the application of the zoning ordinance's provisions would deprive the applicant of the reasonable use of his/her land.
  - (2) The variance, if granted, would be the minimum necessary relief required to alleviate the undue hardship.
  - (3) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
  - (4) The granting of the variance will not be detrimental to the public health, safety or welfare, or impair the purposes and intent of this zoning ordinance and the comprehensive plan or be injurious to other property within the area.
  - (5) The granting of the zoning variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this zoning ordinance.
  - (6) Finding That an Undue Hardship Exists. In determining if a hardship exists, the board of adjustment shall use the following criteria:
    - (A) That literal enforcement of the ordinance will create an undue hardship or practical difficulty in the development of the affected property; and
    - (B) That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
    - (C) That the relief sought will not injure the permitted use of adjacent conforming property; and
    - (D) That the granting of a variance will be in harmony with the spirit and purpose of this chapter.
    - (E) Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district in which the property is located.
- (e) Finding of Undue Hardship as Applied to a Structure. In considering a variance as applied to a structure, the board of adjustment may consider the following as grounds to determine whether an unnecessary hardship would result from compliance with the ordinance:
- (1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under V.T.C.A., Tax Code, § 26.01;
  - (2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
  - (3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
  - (4) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - (5) The city considers the structure to be a nonconforming structure.
- (f) Finding of Fact. The board shall complete a finding of fact for the variance request to support its conclusion for each variance presented to it.

(g) Court Appeal. Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record as provided by law a petition, duly verified setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board.

(Ordinance 636-23 adopted 4/17/2023)









# CITY OF HALLETTSVILLE

CITY OF HOSPITALITY

101 N. MAIN  
HALLETTSVILLE, TEXAS 77964-2727  
(361) 798-3681 FAX (361) 798-5952  
www.cityofhallettsville.org

## VARIANCE REQUEST FORM

### Applicant Information

Application Date: 3-23-'26

Name of Applicant: Rhonda Olin (Hooper)

Mailing Address: P.O. Box 672, Hallettsville, TX 77964

Phone / Email: 979-733-7352 rhonda.hooper22@gmail.com

Name of Property Owner (if different): Franklin + Wilma Stary

Owner Mailing Address / Phone / Email: 416 South Main, Hallettsville, TX 77964  
PH# 361-772-5756, email - wilmastary@yahoo.com

### Property Information

Site Address: 1641 North Texana St, Hallettsville, TX 77964

Lavaca County Appraisal District / Parcel ID: #16

If in 100-year floodplain, attach flood certificate:  Attached  Not applicable.

Is this request being submitted for a proposed or an existing condition:

Proposed  Existing see Permit Number \_\_\_\_\_

Nature of the VARIANCE REQUEST (be specific)

Ordinance provision(s) from which relief is requested:

Variant for having a ramp 3.206C occupancy standards for recreational vehicle part #5

Specific relief requested (exact wording of proposed change):

tenant is handicapped

Explain why strict compliance causes an exceptional hardship:

tenant has hard time walking

Explain how the variance is necessary and how it will not impair public health or safety:

is Not causing any safety or health hazards to anybody else.



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### REQUIRED DOCUMENTATION (must accompany this application)

- Detailed site plan — MUST show property boundaries, unit locations, pads, setbacks, internal roads, utilities, common facilities, etc.
- Proof of ownership (or signed acknowledgement letter from owner).
- Letter of Intent describing the requested variance.
- Photos showing existing conditions (recommended).

### PUBLIC NOTICE / SCHEDULING / PROCESS

- Variances are considered by the Board of Adjustment under Ch. 12.500 (Administration & Procedures).
- The ordinance requires written notice mailed to each owner of real property within 200 feet (per tax roll) at least 11 days prior to the public hearing before the Board of Adjustment.
- Submittal: An application for a variance must be submitted to the City Administrator or their designee for completeness review; the City will forward a recommendation to the Board of Adjustment.

### APPLICANT ATTESTATION

I certify that the information and documents submitted with this application are true and correct to the best of my knowledge. I understand that approval of a variance does not exempt me from obtaining any required permits or from complying with other applicable laws, codes, or regulations.

Applicant Signature: Wilma Stary Date: 3-23-'26

Printed Name: WILMA STARY

### STAFF / BOARD USE ONLY

Date application received: 03/23/26  
Staff reviewer: Grace Ward Date: 05/01/26

Staff Content Verification:  Approve  Deny — Comments:  
LCCAD Parcel ID Incorrect

Board of Adjustment hearing date: 05/11/2026

Board action:  Approved  Approved w/ Conditions  Denied — Conditions / Comments:

\_\_\_\_\_  
\_\_\_\_\_

#16

5-29-2025

To Whom this may concern:

From: Wilma + Franklin Story - Outback

RV Park Owners

We bought the park in Aug. 2019.

Previous owner was Robert Besetony

Concerning the porches on #16 + #11 in Park:

#16 - Rhonda Hooper Now Rhonda Olin

said they have received O.K. from city

Council dated somewhere around

5-28-2019 which the letter enclosed shows

+ should be in your computer.

The date may vary from 1-19 to date of

letter. also picture is enclosed + letter.

This was all before we owned the park

+ they really need the ramp.

(2 pages)

#16



**Rice Medical Associates**

610 S. Austin Rd  
Eagle Lake, TX 77434  
(979) 234-2551

1011 S. Dill St.  
East Bernard, TX 77435  
(979) 335-4433

6818 Guyler St.  
Wallis, TX 77485  
(979) 478-6892

05/28/2019

Robert Besetsny  
1641 N Texans St  
Hallettsville, TX 77964

RE: Rhonda Hooper  
13 Private Rd 2002  
Hallettsville, TX 77964-

Dear Mr Besetsny:

Rhonda Hooper has been a patient of mine for many years. She has over the last year started to have more significant pain in both her lower back and bilateral hips. This is the reason that I request that the patient be allowed to have a ramp placed to allow for a Painfree usage of her home entrance. She will only get worse with time and so placement of a ramp is a necessity that will be for the remainder of her life. Thank you for being considerate of the disabilities of others

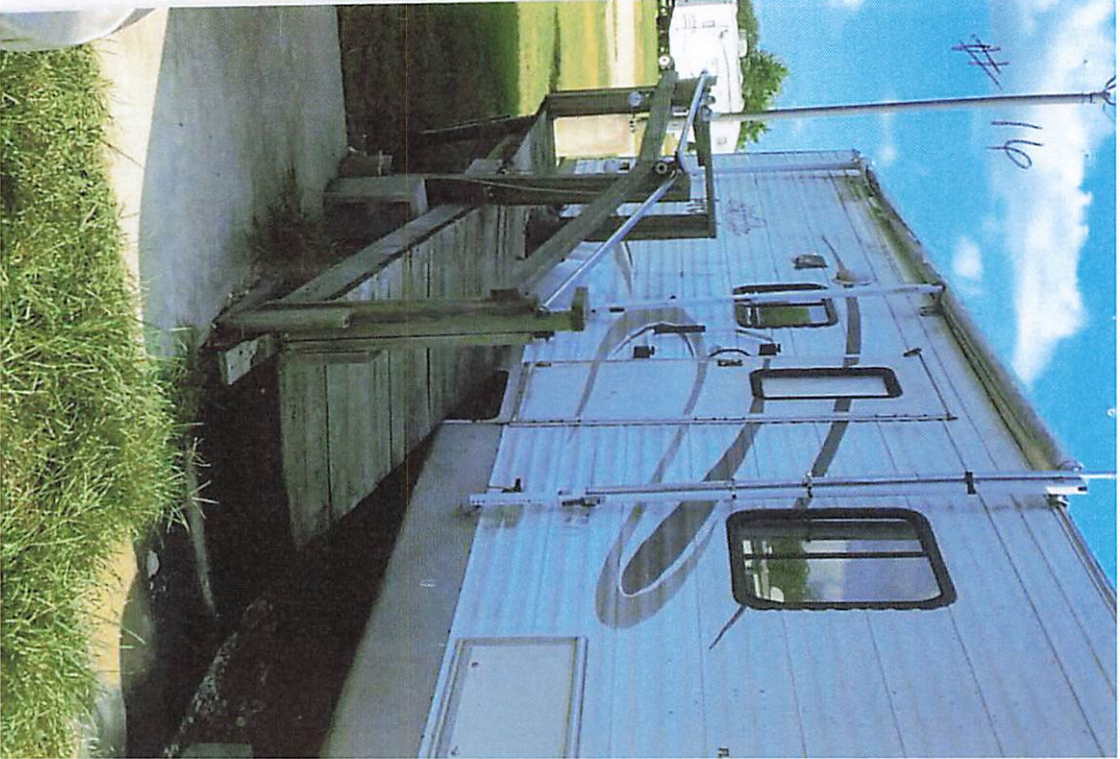
Sincerely,

*Provider:*  
Cantu, Ramon O 05/28/2019 8:25 AM  
Rice Medical Associates

Hooper, Rhonda M. 000000070962 04/29/1967 05/28/2019 08:25 AM Page: 1/1

Date: 05/19/2025 Time: 15:40:01

Page Number: 3



# 2025 TAX STATEMENT

Lavaca County  
Deborah A. Sevcik  
Tax Assessor-Collector  
PO Box 293 - 404 N. Texana St.  
Hallettsville, TX 77964  
(361) 798-3601 Fax: (361) 798-5229  
www.lavacacountytax.com

PROPERTY DESCRIPTION
ABS 355 LUKE J PRESNAL, ACRES 6.9500
PROPERTY LOCATION
US HIGHWAY 77 N HALLETTSVILLE

DATE
10/16/2025
PROPERTY ID / OWNER ID
R329279 / O0010024
OWNER NAME
STARY FRANKLIN D & WILMA

JURISDICTION	LATE RENDITION PENALTY	TOTAL ASSESSED	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
Lavaca Hospital Distr		340,574	0	340,574	0.1626000	553.77
City Of Hallettsville		340,574	0	340,574	0.4542000	1,546.89
Lavaca Flood District		340,574	0	340,574	0.0555000	189.02
Lavaca County		340,574	0	340,574	0.4464000	1,520.32
Farm-Market Road		340,574	0	340,574	0.1033000	351.81

\*\*\* PLEASE SEE PAYMENT SCHEDULE FOR TAXES DUE \*\*\*

Property Values	
Land HS	0
Land NHS	241,941
Ag Mkt	0
Ag Use	0
Timber Mkt	0
Timber Use	0
Imp HS	0
Imp NHS	98,633
Cap Adjustment	0

STARY FRANKLIN D & WILMA  
416 S MAIN ST  
  
HALLETTSVILLE TX 77964-2926

*Ru Park*

## PAYMENT SCHEDULE

If Taxes are Paid in	Less (-) Discount or Plus (+) Penalty and Interest	Total Tax Due
OCT 2025	-3%	4,115.41
NOV 2025	-2%	4,130.87
DEC 2025	-1%	4,146.34
JAN 2026		4,161.81
FEB 2026	7%	4,453.15
MAR 2026	9%	4,536.38
APR 2026	11%	4,619.59
MAY 2026	13%	4,702.84
JUN 2026	15%	4,786.09
JUL 2026	18%+20%	5,893.15

\*To avoid the accrual of penalty and interest, all payments, including metered mail & online bill pay, must bear a USPS postmark or be received on or before January 31st.

\*By state law, failure to receive a tax bill does not relieve the owner of tax, penalty, or interest liability. If you did not receive a statement for each piece of property you own, please give us a call or visit our website.

(Detach and return bottom portion with payment)

**Make Checks Payable to:**  
Deborah A. Sevcik, Tax Assessor-Collector  
PO Box 293 - 404 N. Texana St.  
Hallettsville, TX 77964

PROPERTY ID: R329279  
OWNER ID: O0010024  
PROPERTY LOCATION: US HIGHWAY 77 N HALLETTSVILLE

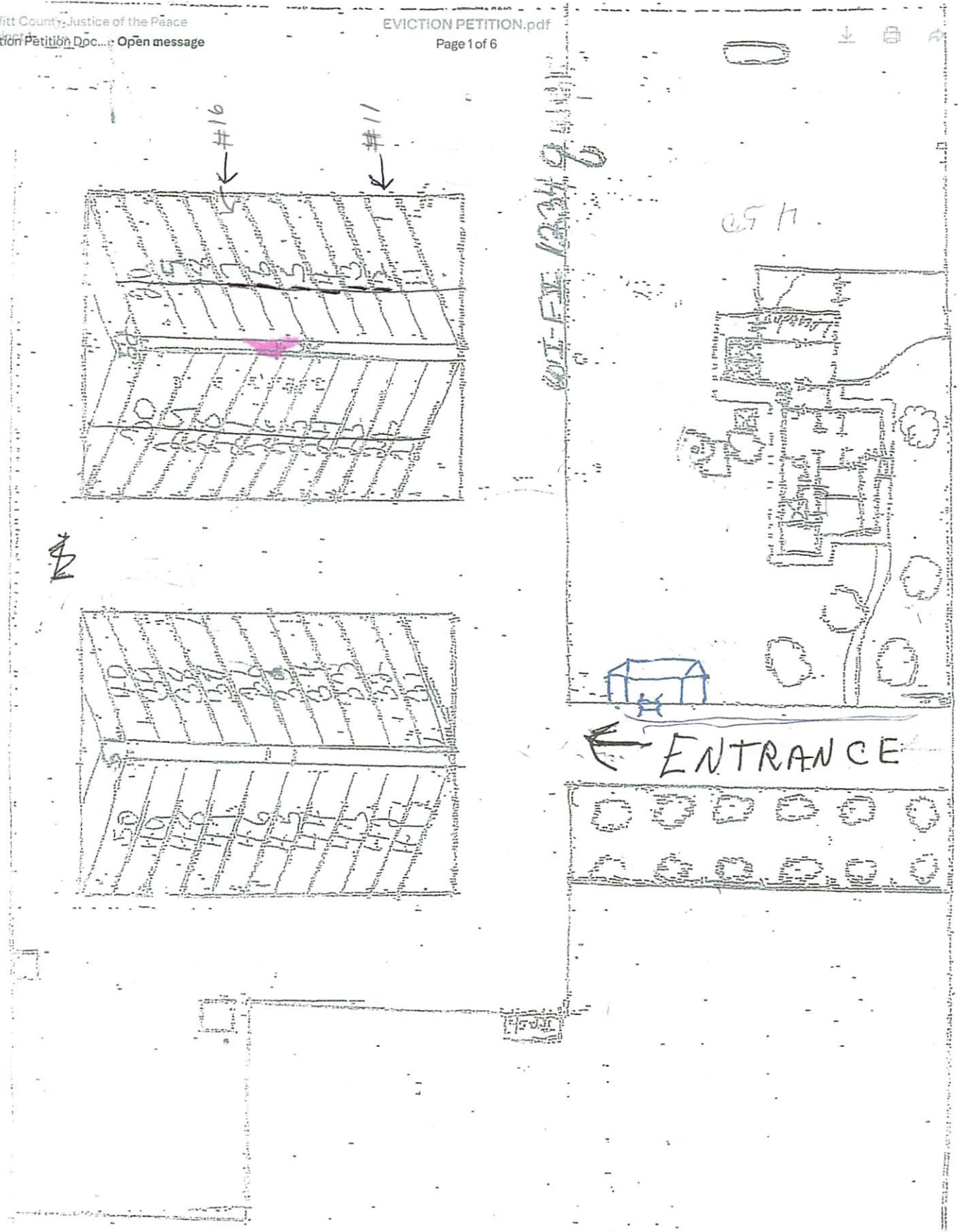
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DEC 2025	-1%	4,146.34
JAN 2026		4,161.81
FEB 2026	7%	4,453.15
MAR 2026	9%	4,536.38
APR 2026	11%	4,619.59
MAY 2026	13%	4,702.84
JUN 2026	15%	4,786.09
JUL 2026	18%+20%	5,893.15

\*\*\* PLEASE SEE PAYMENT SCHEDULE FOR TAXES DUE \*\*\*

5762 1 AV 0.593\*\*\*\*\*AUTO\*\*5-DIGIT 77979 5DGS 2 FT 22

STARY FRANKLIN D & WILMA  
416 S MAIN ST  
HALLETTSVILLE TX 77964-2926



Highway 77 North



CITY OF HALLETTSVILLE  
BOARD OF ADJUSTMENTS  
STAFF REPORT

**MEETING DATE:** May 11, 2026  
**AGENDA ITEM NO.:** 4  
**PREPARED BY:** Grace Ward

**AGENDA ITEM DESCRIPTION:**

Discuss and consider any action on a variance request for a ramp on a recreational vehicle in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville Tx 77964.

**ITEM SUMMARY:**

The City of Hallettsville received an application for a variance request on March 23, 2026. The application is proposing to allow a ramp be allowed on an RV located in a RV Park. Section 3.206c5 states that: *“The individual sites within a recreational vehicle park are not allowed to have any structural addition to the site including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.”*

This ramp has been at this location since 2019 according to the park owner. It was never documented in the annual park inspections. In 2025, Grace Ward did the inspections and reviewed the records for an approved variance and found none. City Council met on June 16, 2025, and *“Approved staff to waive the license renewal penalty, for Outback Campground RV Park, contingent that the only violations outstanding on July 1, 2025, is a decision on the porches of site numbers 11 & 16, until the time of a decision by the Board of Adjustments.”*

**ANALYSIS:**

City staff reviewed for completeness the documentation received and only found that the Lavaca County Central Appraisal District property ID number was incorrect on the form.

The existing ramp was built without a building permit.

There is currently No RV in spot #15.

Staff understands the need of a safe way of entering and exiting the RV. Ramps with handrail systems that are made to be attached to RVs are allowed within the City Code without a variance. To build a ramp, a building permit should be pulled from City Hall so that the code compliance is met.

**STAFF RECOMMENDATION:**

The City Staff recommends conditional approval of the variance of Code 3.206.c.5 allowing a ramp on the current existing RV in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Rhonda Olin with the following condition:

- Ramp passes a building inspection within 30 days at the expense of the RV or RV Park owner, in accordance with Section 3.100 Technical Construction Codes & Standards.
- Any RV allowed to move into spot #15 will meet required setback in accordance with Section 3.206.c.2 between Spot #15 and #16, as well as, #15 and #14.

**POSSIBLE MOTIONS:**

The following are possible motions that can be made on this item:

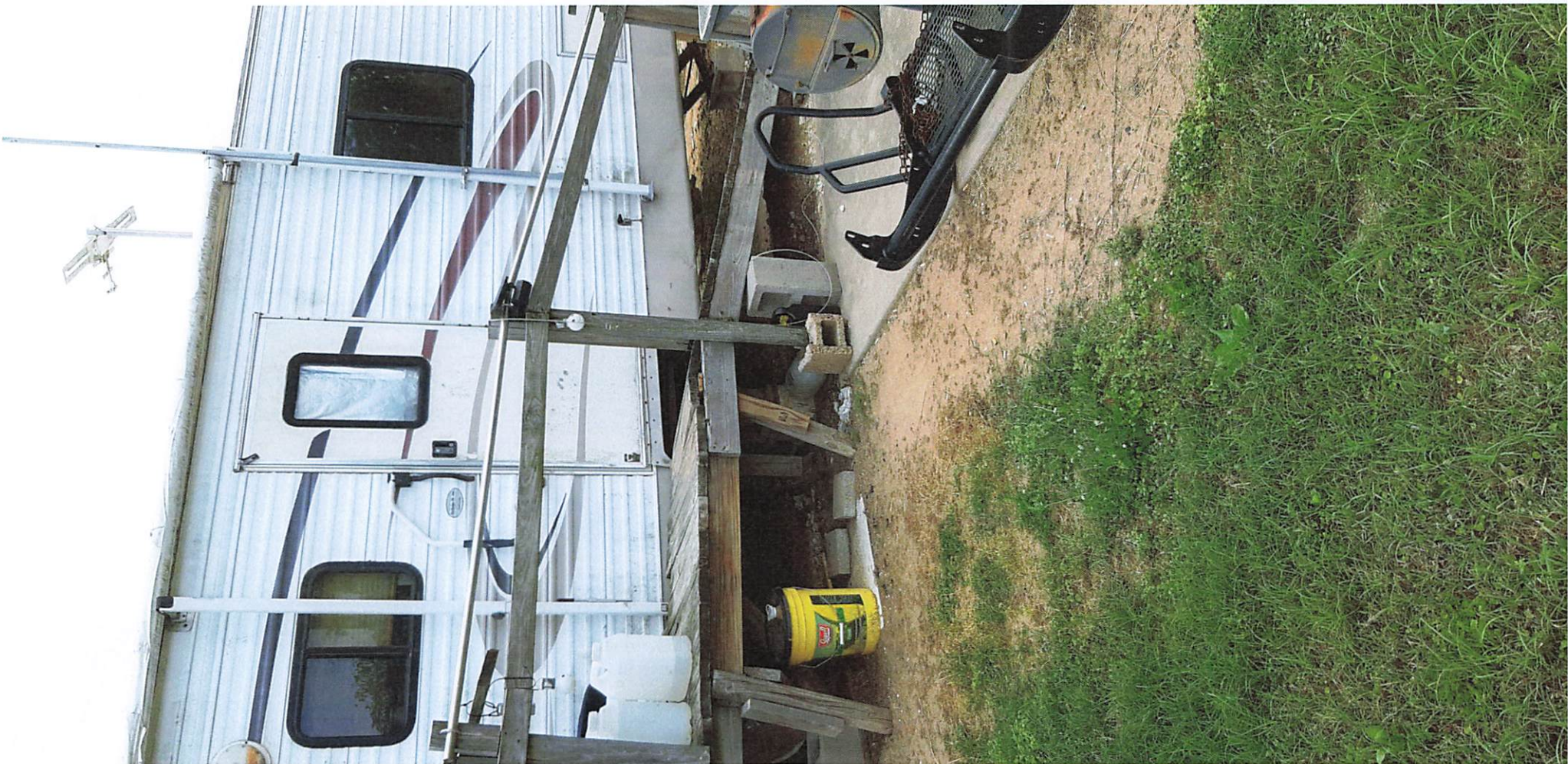
- Motion to approve the requested variance of Code 3.206.c.5 allowing a ramp on the current existing RV in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Rhonda Olin.
- Motion to approve the requested variance of Code 3.206.c.5 allowing a ramp on the current existing RV in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Rhonda Olin with the following conditions:
  - *List all conditions. Conditions should be based on code.*
- Motion to deny the requested variance of Code 3.206.c.5 allowing a ramp on the current existing RV in spot #16 of the Outback RV Campground located at 1641 N Texana, Hallettsville, TX 77964, for Ms. Rhonda Olin.

**ATTACHMENTS:**

Copy of Section 3.206 Improvement and Occupancy Standards

Copy of Section 12.505 P&Z – Administration Procedures - Variances

Pictures





Article 3.200 Manufactured Homes and Recreational Vehicles  
§ 3.206 Improvement and Occupancy Standards.

(c) Occupancy Standards for Recreational Vehicle Park.

The following requirements or standards shall apply to the occupancy of a recreational vehicle park.

**(1)** Recreational vehicles shall be located at least ten feet (10') from any property line of the park. Provided, however, that at any intersection of public streets bounding a park, no recreational vehicle or permanent structure of any kind shall be located within a triangle formed by a diagonal line connection points on the two street property lines measured twenty-five feet (25') along the property lines of each of the public streets from the street corner intersection.

**(2)** There shall be a minimum of fifteen feet (15') of space between the body of the recreational vehicle units, in all directions, and any permanent buildings.

**(3)** Recreational vehicles shall be set at least five feet (5') from any park, interior street or guest parking areas.

**(4)** Manufactured homes shall not be allowed in a recreational vehicle park or on a site, space or stall designated for a recreational vehicle.

**(5)** The individual sites within a recreational vehicle park are not allowed to have any structural addition to the site including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.

**(6)** No furniture or appliances that are not specifically designed for outdoor use shall be allowed outside of the recreational vehicle.

**(7)** Recreational vehicle sites located in a flood zone shall comply with article **3.500**.

## Chapter 12. Planning & Zoning

### Part 12.500. ADMINISTRATION AND PROCEDURES

#### § 12.505. Variances.

(a) Applicability.

- (1) The board of adjustment (BOA) shall have the ability to authorize, in specific cases, a variance from the zoning regulations of this chapter if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, so that the spirit of this chapter is observed and substantial justice is done. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the district.

- (b) Application Requirements. Application required. Any request for a variance shall be accompanied by an application prepared in accordance with the city requirements.

(c) Processing of Application and Decision.

- (1) Submittal. An application for a variance shall be submitted to the city administrator or his/her designee. The city administrator or his/her designee shall review the application for completeness. The city administrator or his/her designee may, at its option, request a recommendation from any other city department or consultant. The city administrator or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the city administrator or his/her designee shall forward a written recommendation to the board of adjustment.

- (2) Notification Requirements. An application for a variance requires the following public hearing notification:

- (A) Written notice mailed to each owner of real property within 200 feet, as indicated by the most recently approved municipal tax roll, at least 11 days prior to the public hearing and consideration by the board of adjustment.
- (B) Public hearing notices shall include the date, time, place, and topic of the public hearing.

- (3) Decision by the Board of Adjustment.

- (A) The BOA shall receive the recommendation of the city administrator or his/her designee and shall hold a public hearing. The board may vote to approve, approve with conditions, or deny the variance.
- (B) The board may, on its own motion or by request of the property owner, postpone consideration of the variance to a certain date that is not more than 30 calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.
- (C) Approval of a variance request shall require the concurring vote of 75 percent of the members of the board.

(D) The approval shall be effective for a period of 180 days after the date of such approval. If no development application or building permit is submitted within that time, the variance shall become null and void.

(E) The disapproval of a variance shall require compliance by the applicant, if applicable, within 15 days after the date of disapproval and upon written notification by the city administrator or his/her designee.

(d) Criteria for Approval. In order to make a finding of hardship and grant a variance from the zoning regulations of this chapter, the board must determine the following:

(1) There are special circumstances or conditions (including restricted area, topography or physical features) affecting the land involved, and are not applicable to other parcels of land in the same zoning district, such that the application of the zoning ordinance's provisions would deprive the applicant of the reasonable use of his/her land.

(2) The variance, if granted, would be the minimum necessary relief required to alleviate the undue hardship.

(3) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

(4) The granting of the variance will not be detrimental to the public health, safety or welfare, or impair the purposes and intent of this zoning ordinance and the comprehensive plan or be injurious to other property within the area.

(5) The granting of the zoning variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this zoning ordinance.

(6) Finding That an Undue Hardship Exists. In determining if a hardship exists, the board of adjustment shall use the following criteria:

(A) That literal enforcement of the ordinance will create an undue hardship or practical difficulty in the development of the affected property; and

(B) That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and

(C) That the relief sought will not injure the permitted use of adjacent conforming property; and

(D) That the granting of a variance will be in harmony with the spirit and purpose of this chapter.

(E) Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district in which the property is located.

(e) Finding of Undue Hardship as Applied to a Structure. In considering a variance as applied to a structure, the board of adjustment may consider the following as grounds to determine whether an unnecessary hardship would result from compliance with the ordinance:

(1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under V.T.C.A., Tax Code, § 26.01;

(2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;

(3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) The city considers the structure to be a nonconforming structure.

(f) Finding of Fact. The board shall complete a finding of fact for the variance request to support its conclusion for each variance presented to it.

(g) Court Appeal. Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record as provided by law a petition, duly verified setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board.

(Ordinance 636-23 adopted 4/17/2023)