



MINUTES

Zoning Board of Adjustment Meeting

7:00 PM - Wednesday, October 23, 2019

City Council Chambers

1 CALL SESSION TO ORDER

Chair Randal Clark called meeting to order at 7:00 pm

2 ROLL CALL

Members of the Zoning Board of Adjustment in attendance were Chair Randal Clark, Vice Chair Maureen Rooker, Commissioner Thomas McGowan, Commissioner David Meyer, and Commissioner Wendell Teltow.

Members of the Zoning Board of Adjustment not in attendance were Commissioner Bryan Dempsey.

Members of Staff in attendance were Ashley Lumpkin, Executive Director Infrastructure and Development Services, Ashby Grundman, Director of Development Services and Angel Kavanaugh, Management Assistant.

3 PUBLIC COMMENT

Opened to public at 7:01 pm

no public comment

closed at 7:01 pm

A. *Remarks from visitors. (Three minute time limit.)*

4 AGENDA ITEMS

A. *Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on August 28, 2019.*

Commissioner Wendell Teltow made a motion to accept the meeting minutes for the Zoning Board of Adjustment regular meeting held on August 28, 2019 as

written. Commissioner Thomas McGowan seconded the motion. Motion Carried 5 Ayes to 0 Nays

- B. *Consideration of a public hearing and possible action on variance request #1.45 for the property located at 203 Combe Drive, Lot 5, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.***

Vice Chair Maureen Rooker made a motion that agenda items 4B- 4H be presented together

Ashby Grundman presented, staff recommends denial on all 7 agenda items for lack of undue hardship.

Shasta Bruce and Shawn Patterson from Pacesetter Homes were in attendance to answer questions.

Motion was made by Commissioner Wendell Teltow to deny variance request #1.45 for the property located at 203 Combe Drive, Lot 5, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays.

- C. *Consideration of a public hearing and possible action on variance request #1.46 for the property located at 205 Combe Drive, Lot 6, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.***

Motion was made by Commissioner Wendell Teltow to deny variance request #1.46 for the property located at 205 Combe Drive, Lot 6, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays.

- D. *Consideration of a public hearing and possible action on variance request #1.47 for the property located at 207 Combe Drive, Lot 7, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.***

Motion was made by Commissioner Wendell Teltow to deny variance request #1.47 for the property located at 207 Combe Drive, Lot 7, Block E of the

Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- E. Consideration of a public hearing and possible action on variance request #1.48 for the property located at 202 Clearlake Drive, Lot 11, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.48 for the property located at 202 Clearlake Drive, Lot 11, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode . Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- F. Consideration of a public hearing and possible action on variance request #1.49 for the property located at 206 Clearlake Drive, Lot 9, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.49 for the property located at 206 Clearlake Drive, Lot 9, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- G. Consideration of a public hearing and possible action on variance request #1.50 for the property located at 217 Timber Brook Drive, Lot 9, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.50 for the property located at 217 Timber Brook Drive, Lot 9, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- H. Consideration of a public hearing and possible action on variance request #1.51 for the property located at 219 Timber Brook Drive, Lot 10, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout**

minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.

Motion was made by Commissioner Wendell Teltow to deny variance request #1.51 for the property located at 219 Timber Brook Drive, Lot 10, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- I. Consideration of a public hearing and possible action on variance request #1.52 for the property located at 103 East Live Oak Street, Lot 9 of the MeGees 2nd Addition Subdivision, from the Transect Zone (OT-3) Building Form Standards as outlined as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC).***

Vice Chair Maureen Rooker recused herself from this agenda item as she personally knows the applicant. Ashby Grundman presented and recommends approval of variance.

Applicants were available for any questions.

Motion was made by commissioner David Meyer to approve variance request #1.52 for the property located at 103 East Live Oak Street, Lot 9 of the MeGees 2nd Addition Subdivision, from the Transect Zone (OT-3) Building Form Standards as outlined as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC). Seconded by Commissioner Thomas McGowan. Motion carried 4 Ayes to 0 Nays.

- J. Consideration of a public hearing and possible action on variance request #1.53 for the property located at 449 Ed Schmidt Boulevard, Lot 1 of the Emory Farms Commercial Subdivision, from the 2,500 square foot maximum building size, as outlined in Chapter 10, Section 10.307.9.3 of the Unified Development Code (UDC), to allow a 12,500 square foot building in the B-1 (local business) zoning district.***

Ashby Grundman presented, staff has no recommendation per state law.

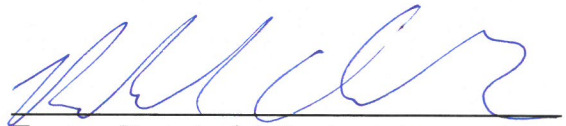
Developer was available to answer questions.

Motion was made by Commissioner Thomas McGowan to approve variance request #1.53 for the property located at 449 Ed Schmidt Boulevard, Lot 1 of the Emory Farms Commercial Subdivision, from the 2,500 square foot maximum building size, as outlined in Chapter 10, Section 10.307.9.3 of the Unified Development Code (UDC), to allow a 12,500 square foot building in the B-1 (local business) zoning district. Seconded by Commissioner Wendell Teltow. Motion passed 5 Ayes to 0 Nays.

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ADJOURNMENT

Having no further business Vice Chair Maureen Rooker made a motion to adjourn the meeting, seconded by Commissioner David Meyer at 7:55 pm.



Zoning Board of Adjustments
Chair, Randal Clark

