

**MINUTES OF THE MEETING OF THE ZONING BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 30TH DAY OF JUNE, 2017 AT 12:00 NOON.**

Members present: Cromer; Hannes; Grigsby; Alternate Watkins; Alternate Zuniga

Members absent: Montgomery; Holland

Staff present: Kulhavy; Hodgson

**1. CALL TO ORDER**

*This meeting was called to order by Chairman Hannes. [12:00 PM]*

**2. PLEDGE OF ALLEGIANCE**

a. U.S. Flag

b. Texas Flag

**3. INVOCATION**

*Board Member Grigsby led the invocation.*

**4. ROLL CALL and selection of Alternate(s) if needed.**

*Due to the absences of Board Member Montgomery and Board Member Holland, Alternates Watkins and Zuniga will vote.*

**5. PUBLIC HEARING** for the variance request by Lake Road Housing HBJ, LP, applicant, for a variance to **Table 5-1: Lot and Building Setback Regulations** in **Article 5 Lot and Setback Regulations** of the *City of Huntsville Development Code* relating to minimum street setback.

*Chairman Hannes opened the public hearing. [12:02 PM]*

**Aron Kulhavy** gave an overview of the case per the staff discussion form explaining that the applicant is asking for a variance to the setback regulations for the encroachment of the already vertical apartment complex project which occurred because of the discrepancies between two different surveyors.

**Applicant Presentation:**

**Mac Jones**, applicant, presented his case for the variance stating that the building was constructed innocently within the setback based upon the first surveyor's property stakes. The developer is working to finish the apartment complex before Sam Houston State started its fall semester of 2017.

**Speakers in support of the variance request:**

There were none.

**Speakers in opposition of the variance request:**

There were none.

**Rebuttal by the Applicant:**

No rebuttal was given.

*Chairman Hannes closed the public hearing. [12:19 PM]*

- 6. CONSIDER** the variance request by Jason Turner, applicant, for a variance to ***Table 5-1: Lot and Building Setback Regulations*** in ***Article 5 Lot and Setback Regulations*** of the City of Huntsville Development Code relating to minimum street setback.

*Board Member Hannes made a motion to approve the variance request based on the first surveyor's findings. Second was by Board Member Grigsby. The vote was unanimous.*

- 7. CONSIDER** the minutes of May 26, 2017.

*Board Member Cromer made a motion to accept the minutes. Second was by Board Member Grigsby. The vote was unanimous.*

**8. ADJOURNMENT**

*The meeting was adjourned. [12:29 PM]*