

MINUTES OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS, ON THE 26TH DAY OF AUGUST, 2021 AT 5:30 PM.

Members present: Holland; Grigsby; Reader; Spencer; Alternate Herzlich

Members absent: Hannes; Alternate Warren

Staff present: Byal; Irones; Young

1. CALL TO ORDER

Chairman Holland called the meeting to order. [5:32 PM]

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

One regular board member, Hannes, was absent – Herzlich was selected as alternate.

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag

5. PUBLIC HEARING for a variance request, (BOA Case 01-2021), by Luis Sibrian, applicant, to Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations) of the Development Code to allow a single-family home to be built within the building setback lines on property located at 1304 River Oaks Drive.

Staff Planner, Charles Young, gave the staff report for the requested variance.

Applicant Presentation:

The applicant representative presented his case for the requested variance. The applicant explained that a variance was not needed and the application for the variance was unnecessary.

Variance Request Item

Variance to allow a single-family home to be built within the building setback lines on property located at 1304 River Oaks Drive. ***Except as otherwise expressly stated in this Development Code, the lot and building setback regulations of Table 5-1 apply to all residential and nonresidential development. – Development Code Section 5.200***

Speakers in support of the variance request:

None spoke in support of the variance.

Speakers in opposition of the variance request:

Greg Villarreal, Peter Giddings, and Dwayne Capodice, Nita Pickens,

6. CONSIDER the variance request, (BOA Case 01-2021), by Luis Sibrian, applicant, to Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations) of the Development Code to allow a single-

family home to be built within the building setback lines on property located at 1304 River Oaks Drive.

Variance Request – Development Code Sections 5.200, 5.402, and 5.705 B

Board Member Grigsby moved to deny the Variance Request. Second was by Alternate Board Member Herzlich. The vote unanimous.

7. **PUBLIC HEARING** for a variance request, (BOA Case 02-2021), by Michael Jenkins, applicant, to Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations) of the Development Code to allow a single-family home to be built on a 2,805 square foot lot located at 923 Avenue C.

Staff Planner, Charles Young, gave the staff report for the requested variance.

Applicant Presentation:

The applicant representative presented his case for the requested variance. The applicant explained that a variance was needed in order to build on his lot.

Variance Request Item

Variance to allow a single-family home to be built within the building on a 2,805 square foot lot located at 923 Avenue C. ***Except as otherwise expressly stated in this Development Code, the lot and building setback regulations of Table 5-1 apply to all residential and nonresidential development. – Development Code Section 5.200***

Speakers in support of the variance request:

None spoke in support of the variance.

Speakers in opposition of the variance request:

None spoke in support of the variance.

8. **CONSIDER** the variance request, (BOA Case 02-2021), by Michael Jenkins, an applicant, to Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations) of the Development Code to allow a single-family home to be built on a 2,805 square foot lot located at 923 Avenue C.

City Staff and Applicant addressed Board Member's questions after which **Board Chairman Holland** called for separate motions and votes for each variance request.

Board Member Grigsby moved to approve the Variance Request. Second was by Board Member Reader. The vote was unanimous.

9. **CONSIDER** the minutes of December 4, 2020.

Chairman Holland called for a vote to approve the minutes. The vote was unanimous.

10. ELECTION:

Board Member Grigsby moved to re-elect both the Chairman and the Vice-Chairman. Second was by Board Member Spencer. The vote was unanimous.

- a. Chairman**
Ken Holland
- b. Vice-Chairman**
Matt Hannes

11. CONSIDER the FY 2021-2022 Meeting Schedule & Submission Deadlines.

Board Member Grigsby moved to accept the FY 2021-2022 Meeting Schedule & Submission Deadlines as presented. Second was by Board Member Spencer. The vote was unanimous.

12. ADJOURNMENT

Board Member Grigsby moved to adjourn the meeting. Second was by Board Member Spencer. The vote was unanimous. [6:35 pm]