

CITY OF HUNTSVILLE, TEXAS

Ken Holland, Chairman

Nate Grigsby, Position 1
Cheryl Reader, Position 2
Michelle Spencer, Position 3
Matt Hannes, Position 5



Jason Warren, Alternate A
Elliot Herzlich, Alternate B

BOARD OF ADJUSTMENT AGENDA

THURSDAY, OCTOBER 27, 2022, at 5:30 PM

COUNCIL CHAMBERS

HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

REGULAR SESSION

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

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

5. CONSIDER

- a. The minutes of the May 26, 2022, meeting.
- b. The FY 2022-23 Meeting Schedule & Submission Deadlines.

6. ELECTION:

- a. **Chairman**
- b. **Vice-Chairman**

7. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Board of Adjustment determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Board of Adjustment will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Sharon Schultz, Deputy City Secretary, do hereby certify that a copy of the October 27, 2022, Board of Adjustment Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: October 20, 2022

TIME OF POSTING: 11:30 a.m.

DATE REMOVED: _____


Sharon Schultz, Deputy City Secretary

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 MAY 2022 AT 5:30 PM.

Members present: Holland; Grigsby; Spencer; Hannes

Staff present: Byal; Irones; Young

1. CALL TO ORDER

Chairman Holland called the meeting to order. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

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

A quorum was present. No Alternate was needed.

5. PUBLIC HEARING for a variance request, (BOA Case 02-2022), by Bryan Crowton, applicant, on behalf of Christopher & Kelsey Zall, to *Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations)* of the *Development Code* to allow a pool house to be built within the building setback lines on property located at 2010 Avenue N 1/2.

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

Applicant Presentation:

Bryan Crowton presented his case for the requested variance. The applicant explained the circumstances that require a variance.

City Staff and Crowton addressed Board Member's questions

Variance Request Item

Variance to allow a pool house to be built within the building setback lines on property located at 2010 Avenue N 1/2.

Speakers in support of the variance request:

Two people spoke in support of the variance request; Property Owner, Christopher Zall and neighbor, Angela Smith.

Speakers in opposition of the variance request:

None spoke in opposition of the variance.

6. **CONSIDER** the variance request, (BOA Case 02-2022), by Bryan Crowton, applicant, to Sections 5.200, 5.402, and 5.705 B (Lot and Setback Regulations) of the Development Code to allow a pool house to be built within the building setback lines on property located at 2010 Avenue N 1/2.

Board Member Grigsby moved to Approve the Variance Request for a three (3) foot side setback (abutting 1505 20 th Street) for the current owner at 2010 Avenue N 1/2 to be used for a two-story pool house and carport. Second was by Board Member Hannes. The vote passed 4-0.

7. **CONSIDER** the minutes of November 29, 2021.

Board Member Spencer moved to approve the minutes. It was seconded by Board Member Grigsby. The vote was unanimous.

8. **ADJOURNMENT**

Board Member Hannes moved to adjourn the meeting. Second was by Board Member Spencer. The vote was unanimous. [6:04 pm]

BOARD OF ADJUSTMENT

2022-2023 Meeting Schedule and Submission Deadlines

These meeting dates and deadlines are hereby established by the Board of Adjustment.

Applicants must submit a complete application no later than Noon on the last day during the dates identified below to be placed on the corresponding meeting agenda for consideration.

Meetings are held at City Hall, 1212 Avenue M, Huntsville, TX 77340, in the Council Chambers (or Conference Room, when needed) at **5:30 PM**.

Regular meetings occur the last Thursday of each month; however, if there are no applications or business to consider, the meeting will be canceled. If the last Thursday of the month falls on a City holiday, the meeting will be re-scheduled.

***November Meeting date will be rescheduled due to the Thanksgiving Holiday.**

Meeting Dates	Applicant's Submittal Deadline
October 27, 2022	September 22 – September 29, 2022
November 24, 2022*	October 27, 2022– November 4, 2022
December 29, 2022	November 28 – December 5, 2022
January 26, 2023	December 29 – January 6, 2023
February 23, 2023	January 26 – February 3, 2023
March 30, 2023	February 23 – March 3, 2023
April 27, 2023	March 30 – April 7, 2023
May 25, 2023	April 27– May 5, 2023
June 29, 2023	May 25 – June 2, 2023
July 27, 2023	June 29 – July 7, 2023
August 31, 2023	July 27 – August 4, 2023
September 28, 2023	August 31 – September 8, 2023
October 26, 2023	September 28 – October 6, 2023