

CITY OF HUNTSVILLE, TEXAS

Ken Holland, Chairman

Nate Grigsby, Position 1
Cheryl Reader, Position 2
Michelle Spencer, Position 3
Elliott Herzlich, Position 5



Jason Warner, Alternate A
Vacant, Alternate B

**BOARD OF ADJUSTMENTS AGENDA
THURSDAY, SEPTEMBER 28, 2023, 12:00 PM**

Huntsville Public Library, 1219 13th Street, Huntsville, Texas, 77340

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. ROLL CALL AND SELECTION OF ALTERNATE(S) IF NEEDED.**
- 5. CONSIDER**
 - a. The minutes of the February 23, 2023, April 27, 2023, June 29, 2023, and August 31, 2023, meetings.
 - b. The FY 2023-24 Meeting Schedule and Submission Deadlines.
- 6. ELECTION:**
 - a. Chairman
 - b. Vice-Chairman
- 7. ADJOURNMENT**

CERTIFICATE

I, Sharon Schultz, Deputy City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: September 21, 2023

TIME OF POSTING: 9:20 a.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary

MINUTES OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD IN THE NASH BOARD ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS, ON THE 23RD DAY OF FEBRUARY 2023 AT 5:30 PM.

Members present: Grigsby; Reader; Herzlich; Alternate Warren

Members absent: Holland; Spencer; Alternate Richardson

Staff present: Yeager; Byal; Gibson

1. CALL TO ORDER

Vice-Chairman Grigsby called the meeting to order. [05:35 PM]

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

A quorum was present. Holland, Spencer, and alternate Richardson were absent.

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

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

5. PUBLIC HEARING

- a. For a variance request, (BOA Case 01-2023), by Daniel White, applicant, to *Article 10.200, 10.201, and 10.201.B (Infrastructure and Improvements Required)* of the Development Code not to extend Col. Etheredge Boulevard across the intersection of Col Etheredge Boulevard and Veterans Memorial Parkway, to connect to property located at 1157 Veterans Memorial Parkway.

Board Member, Grigsby pulled item from agenda to be presented at a later date.

- b. For a variance request, (BOA Case 02-2023), by Cynthia Hardy, applicant, to *Article 4.203.H (Use Regulations)* of the Development Code for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 1180C Fish Hatchery Road. Vice-Chairman Grigsby opened the Public Hearing at 5:35 p.m.

Applicant Presentation:

Cindy Hardie presented her case for the requested variance. The applicant explained the circumstances that require a variance. Director Byal's spoke in approval of variance stating he inspected the mobile home in question prior to meeting.

City Staff and Hardie addressed Board Member's questions.

Variance Request Item

Variance for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 1180C Fish Hatchery Road.

Speakers in support of the variance request:

Two people spoke in support of the variance request: Cindy Hardie and Theresa Frazier

Speakers in opposition of the variance request:

None spoke in opposition of the variance.

6. CONSIDER

- b.** The variance request, (BOA Case 02-2023), by Cynthia Hardy, applicant, to *Article 4.203.H (Use Regulations)* of the Development Code for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 1180C Fish Hatchery Road.

Staff Planner Layne Yeager gave the staff report for the requested variance.

Vice-Chairman Grigsby moved to Approve the Variance Request. The vote passed 4-0. None opposed.

7. CONSIDER the minutes of the November 29, 2022, meeting.

Board Member Reader moved to approve the minutes. It was seconded by Board Member Warren. The vote was unanimous.

8. ADJOURNMENT

Board Member Warren moved to adjourn the meeting. Second was by Board Member Reader. The vote was unanimous. [05:44 pm]

MINUTES OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD IN THE NASH BOARD ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS, ON THE 27th DAY OF APRIL 2023 AT 5:30 PM.

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

Members absent: Herzlich; Alternate Richardson

Staff present: Irones; Yeager; Gibson

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.

Board member Herzlich and Alternate Richardson were absent.

5. PUBLIC HEARING

- a.** For a variance request, (BOA Case 03-2023), by George Spentzos, applicant, to Article 5.200 (Lot and Setback Regulations) of the Development Code to allow the replacement of a covered patio for a restaurant to encroach into the front setback along Sam Houston Avenue, located at 1930 Sam Houston Avenue.

Planner, Layne Yeager, gave the staff report for the requested variance. Staff recommended approval of the variance.

Applicant Presentation:

Clint Wilson presented his case for the requested variance. The applicant explained the circumstances that require a variance.

City Staff & Clint Wilson addressed questions from public and Board Members.

Variance Request Item

Variance to allow the replacement of a covered patio for a restaurant to encroach into the front setback along Sam Houston Avenue, located at 1930 Sam Houston Avenue.

Speakers in support of the variance request:

None spoke in support of the variance.

Speakers in opposition of the variance request:

Neighboring homeowners, Susan & Wes Sanders voiced concerns with the location of the patio and possible increase in neighborhood noise.

6. CONSIDER

- a. The variance request, (BOA Case 03-2023), by George Spentzos, applicant, to Article 5.200 (Lot and Setback Regulations) of the Development Code to allow the replacement of a covered patio for a restaurant to encroach into the front setback along Sam Houston Avenue, located at 1930 Sam Houston Avenue.

Board Member Spencer moved to Approve the Variance Request. Second was by Vice-Chairman Grigsby. The vote was unanimous.

- b. **CONSIDER** the minutes of the February 23, 2023, and March 23, 2023, meetings.

A quorum was not present to vote on the February 23rd minutes. Will be carried over to the next meeting.

Board Member Spencer moved to approve the March 23rd minutes. It was seconded by Board Member Reader. The vote was unanimous.

7. ADJOURNMENT

Vice-Chairman Grigsby moved to adjourn the meeting. Second was by Board Member Reader. The vote was unanimous. [05:44 pm]

MINUTES OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD IN THE NASH BOARD ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS, ON THE 29th DAY OF JUNE 2023 AT 5:30 PM.

Members present: Grigsby; Reader; Spencer; Herzlich

Members absent: Holland; Alternate Richardson; Alternate Warren

Staff present: Irones; Byal; Yeager; Gibson

1. CALL TO ORDER

Vice-Chairman Grigsby 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.

Chairman Holland as well as Alternates Warren and Richardson were absent.

5. PUBLIC HEARING

- a. For a variance request, (BOA Case 04-2023), by Randy Wilson, applicant, to Article 6.1106.A (Driveway Width) of the Development Code to allow a temporary driveway of 60' along Elks Drive as secondary access for a modular home business, located at 664 IH-45 South.

Applicant Presentation:

Randy Wilson presented his case for the requested variance. The applicant explained the circumstances that require a variance.

Staff recommended approval of the variance. Stated that they have not received any opposition from neighboring residents.

City Staff & Randy Wilson addressed questions from Board Members.

Variance Request Item

Variance to allow a temporary driveway of 60' along Elks Drive as secondary access for a modular home business, located at 664 IH-45 South.

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.

6. CONSIDER

- a. The variance request, (BOA Case 04-2023), by Randy Wilson, applicant, to Article 6.1106.A (Driveway Width) of the Development Code to allow a temporary driveway of 60' along Elks Drive as secondary access for a modular home business, located at 664 IH-45 South.

Board Member Reader moved to Approve the Variance Request. Second was by Board Member Spencer. The vote was unanimous.

- b. **CONSIDER** the minutes of the February 23, 2023, and April 27, 2023, meetings.

A quorum was not present to vote on the minutes. It will be carried over to the next meeting.

7. ADJOURNMENT

Board Member Herzlich moved to adjourn the meeting. Second was by Board Member Reader. The vote was unanimous. [05:45 pm]

MINUTES OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD IN THE NASH BOARD ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS, ON THE 31st DAY OF AUGUST 2023 AT 5:30 PM.

Members present: Holland; Grigsby; Reader; Herzlich

Members absent: Spencer; Alternate Richardson; Alternate Warren

Staff present: Irones; Byal; Yeager; Gibson

Public Present: Chris Baker

1. CALL TO ORDER

Chairman Holland called the meeting to order. [5:31 PM]

~~2. PLEDGE OF ALLEGIANCE~~

~~a. U.S. Flag~~

~~b. Texas Flag~~

~~3. INVOCATION~~

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

Board Member Spencer as well as Alternates Warren and Richardson were absent.

5. PUBLIC HEARING

- a. For a variance request, (BOA Case 05-2023), by Benny Franklin, applicant, to Article 4.203.H (Use Regulations) of the Development Code for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 2723-3 Angier Road.

Planner, Layne Yeager, gave the staff report for the requested variance.

Applicant Presentation:

Benny Franklin presented his case for the requested variance. The applicant explained the circumstances that require a variance.

Yeager and Byal inspected the mobile home in question prior to the meeting. Staff recommended approval of the variance pending the completion of exterior cosmetic repairs and finishing upon placement of manufactured home.

City Staff & Benny Franklin addressed questions from Board Members.

Variance Request Item

Variance for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 2723-3 Angier Road

Speakers in support of the variance request:

None spoke in support of the variance.

Speakers in opposition of the variance request:

Neighbor, Chris Baker spoke in opposition of the variance request. Letters/Emails opposing the variance were received from Harley D. O'Neil, Jr. & Paul Condon.

6. CONSIDER

- a. The variance request, (BOA Case 05-2023), by Benny Franklin, applicant, to Article 4.203.H (Use Regulations) of the Development Code for the placement of a manufactured home older than 20 years old within the city limits of Huntsville on property located at 2723-3 Angier Road.

Vice-Chairman Grigsby moved to Approve the Variance Request pending the completion of exterior cosmetic repairs and finishing upon placement of manufactured home. Second was by Board Member Reader. Board Member Herzlich voted against the variance. The variance passed 3-1.

- b. **CONSIDER** the minutes of the February 23, 2023, April 27, 2023, and June 29, 2023 meetings.

A quorum was not present to vote on the minutes. They will be carried over to the next meeting.

7. ADJOURNMENT

Vice-Chairman Grigsby moved to adjourn the meeting. Second was by Board Member Reader. The vote was unanimous. [05:49 pm]

BOARD OF ADJUSTMENT

2023-2024 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 the Huntsville Public Library, 1219 13th Street, Huntsville, TX 77340, in the Staggs Community Room (or Nash Board 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.

Meeting Dates	Applicant's Submittal Deadline
October 26, 2023	September 22 – September 29, 2023
November 30, 2023	October 27– November 3, 2023
December 28, 2023	November 28 – December 5, 2023
January 25, 2024	December 29, 2023 – January 5, 2024
February 29, 2024	January 26 – February 2, 2024
March 28, 2024	February 26 – March 4, 2024
April 25, 2024	March 26 – April 2, 2024
May 30, 2024	April 26– May 3, 2024
June 27, 2024	May 27 – June 3, 2024
July 25, 2024	June 26 – July 3, 2024
August 29, 2024	July 26 – August 2, 2024
September 26, 2024	August 26 – September 3, 2024