



Meeting Minutes Board of Adjustment

Tuesday, February 27, 2018

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

Chairman Moore opened the work session at 4:31 PM.

Mrs. Rees introduced case BOA 18-002 to consider a request by Mark Domiteaux with Domiteaux and Baggett, representing property owner John Westbrook, requesting a variance with regards to Section 21-100(4)(a)(iii) of the zoning ordinance which states that a lot shall be assumed to have a setback equal to the average setback for that block. Mrs. Rees presented a brief Power Point presentation. Mrs. Rees displayed the two-hundred foot (200') buffer of where the notices were mailed and expressed that staff did not receive any notices in writing, but did receive two (2) phone calls whom were both in favor. Mrs. Rees also displayed a site plan and explained that the current setback takes a large portion away from the buildable area. Mrs. Rees recommended that the Board Members grant this variance request to allow the proposed front setback line to connect to the existing setbacks on the adjacent properties. A brief discussion was held regarding the front setbacks of the adjacent lots and the previous variance request that was granted on this block. The architect was present at the work session.

The work session was closed at 4:40 PM and no action was taken.

Call to Order

Chairman Moore called the meeting to order at 5 PM.

Introduction of Board Members

- Present:** 5 - Chairman Eddy Moore, John Jackson, Darrell Lane, Bobby Womble and Eurico Francisco
- Excused:** 3 - Kevin Maguire, Jim Hitzelberger and Ann Shaw
- Seated:** 2 - Clay Snelling and Jeff Barnes

Staff in Attendance

Jessica Rees, City Planner
Cecilia Mena, Planning Technician
Rob Dillard, City Attorney

The Board of Adjustment of the City of University Park will conduct a public hearing in the Council (Overflow) Conference Room. Consideration will be given to the following item(s):

[BOA 18-002](#)

Mark Domiteaux with Domiteaux and Baggett, representing property owner John Westbrook, requesting a variance with regards to Section 21-100(4)(a)(iii) of the zoning ordinance which states that a lot shall be assumed to have a setback equal to the average setback for that block. The subject property is located at 7401 Turtle Creek Boulevard.

Chairman Moore asked Board Member Jackson to read case BOA 18-002, then Chairman Moore opened the public hearing and swore-in those persons wishing to speak to the issue. Chairman Moore requested that the applicant speak on behalf of BOA 18-002.

Christopher Anderson, with Domiteaux and Baggett, introduced himself and explained that the current front setback would present a hardship. Mr. Anderson explained that the average of the two adjacent setbacks would be the best solution. Chairman Moore requested that Mrs. Rees provide a briefing on the item.

Mrs. Rees re-emphasized that the curvature of the street does present a hardship for the lot. Mrs. Rees concurred that the request of the applicant goes along with the intent of the code and that the proposed setback will work with the existing lot. Mrs. Rees expressed that staff did not receive any notices in writing from the residents regarding this request.

Chairman Moore asked if there was anyone else to speak in favor or in opposition of the request, with no one else to speak, Chairman Moore closed the public hearing.

A motion was made by Board Member Lane, seconded by Board Member Jackson, that this Variance Request be approved. The motion carried by a unanimous vote.

Consider the previous meeting minutes with or without corrections:

[18-02](#)

Board Of Adjustment Meeting Minutes for 1/23/2018.

A motion was made by Board Member Jackson, seconded by Chairman Moore, that the Minutes be approved. The motion carried by a unanimous vote.

ADJOURNMENT: With there being no further business before the Board, Chairman Moore adjourned the meeting at 5:05 PM.

Approved by:

Acting Chairman Darrell Lane

Date