



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Agenda Board of Adjustment

Tuesday, August 25, 2015

5:00 PM

Council Chamber

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

An open work session to receive agenda item briefings from staff will be held. No action will be taken. Council Conference Room, 2nd floor, City Hall.

Call to Order

Introduction of Board Members

Staff in Attendance

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

[BOA 15-006](#) Mark and Laurie Connell, property owners at 7320 Turtle Creek Blvd, City of University Park requesting a variance under Section 28-105 (3) (a) to allow a 6 feet high decorative wrought iron fence to extend 10 feet in the required front yard. The comprehensive zoning ordinance allows a decorative fence not exceeding 5 feet in height, architecturally attached to the main building to extend up to 6 feet in the required front yard. The subject property is located at 7320 Turtle Creek Boulevard and zoned Single Family "SF-4" zoning district classification in accordance with the comprehensive zoning ordinance.

Attachments: [Staff Report.docx](#)

[Attachment#1 BOA APP 7320 TURTLE CREEK 2015.pdf](#)

[Attachment#2 BOA TURTLE 7320.pdf](#)

[Attachment#3 DSC01004.JPG](#)

[BOA 15-007](#) Alex Eskenasy representing property owner at 3601 Purdue, City of University Park requesting two separate variances (1) under Section 21-100 (3) (a) to construct a single family home with vertical wall surfaces exceeding 12 feet 6 inches in height located within 20 feet of the rear property line, where the minimum requirement is 40 feet to the rear property line and (2) under Section 21-100 (4) (c) to provide a side yard setback of 10 feet on the west property line, where a minimum required setback of 18.75 feet is required. The subject property is zoned Single Family "SF-4" zoning district classification in accordance with the comprehensive zoning ordinance.

Attachments: [Staff Report.docx](#)

[Attachment #1 BOA APP 3601 PURDUE 2015.pdf](#)

[Attachment #2 DSC01005.JPG](#)

[Attachment#3 DSC01006.JPG](#)

[Attachment#4 DSC01007.JPG](#)

[BOA 15-008](#) Larry White representing Legal Fund I, Ltd appealing the determination of the Director of Community Development with regard to Section 25-100 (6) of the comprehensive zoning ordinance which requires that air conditioning compressors be located a minimum of 5 feet from an adjacent side property line. The subject property is located at 3604 Asbury and zoned Planned Development District, PD-6 in accordance with the comprehensive zoning ordinance.

Attachments: [Staff Report.docx](#)

[Attachment#1 BOA APP 3604 ASBURY REVISION 2015.pdf](#)

[Attachment#2 ZONING ORDINANCE.pdf](#)

[Attachment#3 3604 Asbury HVAC Placement Drawing.pdf](#)

[BOA 15-009](#) John Gilley representing JGEF Purdue Ltd, property owner at 3617 Purdue, City of University Park requesting a variance under Section 21-100 (4) (a) of the comprehensive zoning ordinance to provide a front yard setback of 32 feet 6 inches where a minimum setback of 33 feet 10 inches is required. The subject property is zoned Single Family "SF-4" zoning district classification in accordance with the comprehensive zoning ordinance.

Attachments: [Staff Report.docx](#)

[Attachment#1 BOA APP 3617 PURDUE 2015.pdf](#)

[Attachment#2 Survey.pdf](#)

[Attachment#3 Average front yard setback.pdf](#)

[Attachment#4 DSC01008.JPG](#)

[Attachment#5 DSC01009.JPG](#)

[Attachment#6 DSC01010.JPG](#)

Consider the previous meeting minutes with or without corrections:

[15-413](#)

Minutes of the May 26, 2015 Board of Adjustment Meeting

Attachments: [BOA MINUTES 5.26.15.pdf](#)

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

CERTIFICATE:

I, Christine Green, City Secretary, do hereby certify that a copy of this Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and on the City's website, www.uptexas.org, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____

TIME OF POSTING: _____

Christine Green, City Secretary