



City of University Park

City Hall
3800 University Blvd.
University Park, TX 75205

Meeting Minutes Board of Adjustment

Tuesday, August 23, 2016

5:00 PM

Council Chamber

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

Chairman Moore opened the work session at 4:30pm.

Ms. Steele introduced case BOA 16-003 for a request of an Appeal and Variance of an illegal arbor in the required side yard at 3339 Rankin Street. She then briefly presented a powerpoint revealing photos of the illegal arbor and an overview of Mr. Jeff Gilbert's failure to comply with the city's ordinance. Mr. Jeff Gilbert was present towards the end of the work session for a few minutes and verified that the arbor was removed from the plan that was submitted for plan review back in 2013. A discussion was held by the board members. No action was taken.

The work session was closed at 4:48pm.

Call to Order

Chairman Moore called the meeting to order at 5:00pm.

Introduction of Board Members

Present: 5 - Chairman Eddy Moore, John Jackson, Darrell Lane, Clay Snelling and Bobby Womble

Excused: 1 - Eurico Francisco

Seated: 4 - Kevin Maguire, Jeff Barnes, Jim Hitzelberger and Ann Shaw

Staff in Attendance

Jessica Steele, Planner
Patrick Baugh, Community Development Director
Cecilia Mena, Planning Technician
Rob Dillard, City Attorney
Tim Green, Building Official

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

BOA 16-003

Jeff Gilbert property owner, requests a variance to the Zoning Ordinance due to an appeal of the decision of the Community Development Director under Section 9 of the Zoning Ordinance related to reducing or eliminating the side yard setback to install a patio cover at 3339 Rankin Drive, City of University Park. The subject property is zoned Duplex, D-2 zoning district classification in accordance with the comprehensive Zoning Ordinance.

Chairman Moore asked Boardmember Jackson to read case BOA 16-003, then opened the public hearing for 3339 Rankin Street request for a variance and swore-in those persons wishing to speak to the issue. Jeff Gilbert then approached the Board and introduced the case and went through various elements of the request and illustrated photos of similar arbors in the City of University Park. He proposed to make changes to the arbor provided the approval of the variance.

Boardmember Jackson deliberated on the specific location of the similar arbors at nearby properties. Jessica Steele presented a brief Powerpoint presentation and Mr. Gilbert affirmed that the stop work order was not removed from the property, but relocated to the side of the building and out of plain site.

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

No further question or comments were made by the Boardmembers.

A motion was made by Boardmember Lane, seconded by Boardmember Jackson that this Appeal and Variance be denied. The motion carried by a unanimous vote.

Considered the previous meeting minutes with or without corrections:

16-146

Minutes for the Board of Adjustment meeting dated May 24, 2016

A motion was made by Boardmember Moore, seconded by Boardmember Jackson, 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 5:14pm.

Approved by:

Chairman Eddy Moore

Date