

**ZONING BOARD OF ADJUSTMENTS
JUNE 19, 2013
CITY HALL'S COUNCIL CHAMBERS**

MEMBERS PRESENT

Raul Sesin
Ned Sheats
Jaime Acevedo
Kathy Olivarez
Mike Friedrichs

MEMBER ABSENT

Sam Rodio

STAFF PRESENT

Bobby Salinas
Annette Zavala

GUEST PRESENT

Olga Martinez

CALL TO ORDER

Chairman Sesin called the meeting to order at 4:34 p.m.

CITIZENS PARTICIPATION

Chairman Sesin asked if there was anyone in the audience that had anything to present or express that was not on the agenda. The audience remained un-responsive.

APPROVAL OF MINUTES FOR MAY 15, 2013

Chairman Sesin asked if there were any corrections to the minutes. There being none, Mr. Sheats moved to approve the minutes. Mr. Friedrichs seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #1.1

CONSIDER A VARIANCE REQUEST TO REDUCE THE REQUIRED 25' CORNER SIDE SETBACK (BY PLAT NOTE) TO A 10' CORNER SIDE SETBACK BEING LOT 207, TANGLEWOOD SUBDIVISION PHASE II, AS REQUESTED BY MRS. OLGA MARTINEZ

Mr. Salinas mentioned that the site is located at the NE and SE corner of Falcon Dr., and Bentsen Palm Rd., (being the main entrance into Tanglewood Subdivision) the two lots measure approx. 85' in width X 130' in length. Rhodes Enterprises wishes to reduce the plat recorded side corner setback of 25' to 10' in order to allow for more building area for potential buyers.

- Rhodes is the original developer of the subdivision and the owner of Bentsen Palm Development's PUD;

- The minimum R-1 (Single Family Residential) and R-1A (Large Lot Residential) side corner setback is 10'
- The Tanglewood Subdivision also notes a 10' side corner setback to all other corner lots except Lots 1, 45, 186, & 207.
- The street ROW along the corner side is a total of 75', which has an approx. 25' wide lane for vehicular traffic, there would be no impact to vehicular traffic along the corners.

REVIEW COMMENTS: If Tanglewood did not have a higher recorded corner setback, the code would allow for the corner side setback to be 10'. Staff does not feel that this proposal would be detrimental to the area and since the lot is adjacent a 75' wide right of way street, there would be plenty of separation between future structures.

RECOMMENDATION: Approval.

Chairman Sesin asked if there was any opposition.

The audience remained unresponsive

Chairman Sesin asked if the applicant or representative were present.

Mrs. Olga Martinez was present.

There being no further discussion, Chairman Sesin entertained a motion. Mr. Sheats moved to approve the variance request as recommended by staff. Mr. Olivarez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #2.0 OTHER BUSINESS

There was no other business.

ITEM #3.0 ADJOURNMENT

There being no further business, Chairman Sesin entertained a motion to adjourn. Mr. Sheats moved to adjourn. Mr. Acevedo seconded the motion. Upon a vote, the motion passed unanimously at 4:39 p.m.

Raul Sestin, Chairman
Zoning Board of Adjustments