

**ZONING BOARD OF ADJUSTMENTS
OCTOBER 19, 2016
CITY HALL'S COUNCIL CHAMBERS**

**MEMBERS
PRESENT**

Ned Sheats
Mike Friedrichs
Kathy Olivarez
Sam Rodio

**MEMBER
ABSENT**

Jaime Gutierrez

**STAFF
PRESENT**

Daniel Tijerina
Jaime Acevedo
Marie Villarreal

GUESTS PRESENT

Kelley Heller
Jed Brown
Lisa Heller

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 4:33 p.m.

CITIZENS PARTICIPATION

There was no citizen's participation.

APPROVAL OF MINUTES FOR SEPTEMBER 21, 2016

Chairman Sheats asked if there were any corrections to the minutes. There being none, Sam Rodio moved to approve the minutes as presented. Mr. Mike Friedrichs seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #1.1

CONSIDER A TABLED VARIANCE REQUEST TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED FROM 224 PARKING SPACES TO 149 PARKING SPACES, TAYLOR SENIOR VILLAGE SUBDIVISION (UNRECORDED) A 10.285 ACRE TRACT OF LAND CONSISTING OF 0.394 OF ONE ACRE OUT OF AN ABANDONED CANAL R.O.W. ADJACENT TO THE WEST OF LOT 246, JOHN. H. SHARY SUBDIVISION, AND LOT 1 WHITNEY-ROSS SUBDIVISION AS REQUESTED BY BROWNSTONE VENTURES, LLC

Mr. Jaime Acevedo went over the write up stating that the location is located along the west side of Taylor Road between Summer Breeze Ave. and East 20th Street. The applicant is proposing a new multifamily 55 year and over senior community. It is noted that all R-3 area requirements are being exceeded. However, with regards to parking requirements, the applicant is seeking to reduce the number of required parking spaces from 224 parking spaces to 164 parking spaces (1.46 spaces per unit). When this item was last seen by ZBA on September 21, 2016 a request was made for 149 parking spaces. Since that time, the Developer has added 18 additional

parking spaces to his proposal. City ordinance requires 2 parking spaces for every apartment, regardless of the number of bedrooms. The proposed development consists of 84 one bedroom units and 28 two bedroom units or 112 total units which requires a total of 224 parking spaces.

While typical apartment complexes require 2 parking spaces per unit, our parking ordinances do not specifically address retirement communities. Staff did some research with other larger cities to see what parking regulations they have in place and most cities only require 1 parking space per unit with 1 additional parking space for every 10 units to be used by guests. In addition, we also learned that some of these retirement communities have an on-site shuttle van for its residents. However, as of the time of this writing it was still not known if Taylor Senior Village would have such shuttle service. Also, in speaking to the applicant who has constructed multifamily senior communities through the nation and who has researched this particular market, Staff learned that most seniors of today have 0 to 1 cars in their households. Finally, of the 112 housing units that the applicant will be constructing 84 of them will be single bedroom units.

RECOMMENDATION:

Since most of the units are one bedroom and since this is a seniors only community staff does not object to this variance request and recommends approval.

Chairman Sheats asked if the applicant or representative were present.

Jed Brown part of Brownstone Ventures ownership team was present to answer any questions the board may have.

Mr. Brown was stated that he apologized for not being able to attend the last meeting he was out of town. He mentioned that he had a short and long presentation he would like to address, if the short one does not have enough information then he could go with the longer one.

Chairman Sheats stated that the item was tabled in the last meeting because the facility needed more parking spaces. Mr. Sheats mentioned that it appears that you have added more parking spaces to your facility for holiday visiting from 149 to 164.

Mr. Brown mentioned that if 164 parking spaces are what it takes to get approval then he supports that decision. I was trying to support the 149 parking spaces but if it's not on the table then I will go back to my seat. I agree to the 164 parking spaces, if the board has any more questions about the 164 parking spaces I will be glad to answer them.

Mrs. Olivarez stated that she was looking at the chart and wanted to know what the difference between Home for the Aged and Senior Development is.

Mr. Brown stated that it's the way different communities write their ordinances. The two I would strike off that list would be Pharr and Brownsville, I don't think those meet the test of what we are trying to do here today. If you look at the other seven communities and you take an average it would be 99 spaces that to me is more representative of what a demand for parking is. We have done a dozen of retirement communities and the proposed spaces here is more than we have ever done. The last 4 communities on the chart are by income Georgetown, Friendswood, Baytown and Round Rock have a higher income level than the others. I'm from Laredo, if you look up and down through the valley all the way to Laredo the income levels translate to the number of cars people typically have.

Mrs. Olivarez asked, "Is this a low income community"?

Mr. Brown mentioned that it is a mixed income community; we have never had a parking issue before at the 12 different communities we have developed for seniors. The 149 parking spaces exceeded the number we have ever done but if it's off the table and if 164 parking spaces is what it takes to get approved then we will accept it. We are going to do a very nice development in that area.

Mrs. Olivarez mentioned that a Home for the Aged is more like a nursing home facility where as a Senior Development is a community for 55 and over so people might still be very active.

Mr. Brown stated that he hopes they will have a very active community we will provide a van for those individuals who don't have vehicles to take them around, with 164 parking spaces, I'm sure we will have more than enough parking available in my opinion and based on all the other facilities we have done in the past.

Mr. Acevedo mentioned that the majority of the units are single bedroom.

Mr. Brown stated that there are 84 single bedroom units and 28 two bedroom units.

Chairman Sheats thanked the applicant for the information he provided to the board.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mike Fredrichs moved to approve the variance as presented. Mrs. Kathy 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 Sheats entertained a motion to adjourn. Mr. Sam Rodio moved to adjourn. Mr. Mike Friedrichs seconded the motion. Upon a vote, the meeting was adjourned at 5:15 p.m.

Ned Sheats, Chairman
Zoning Board of Adjustments