

**ZONING BOARD OF ADJUSTMENTS
MARCH 15, 2017
CITY HALL'S COUNCIL CHAMBERS**

<u>MEMBERS PRESENT</u>	<u>MEMBER ABSENT</u>	<u>STAFF PRESENT</u>	<u>GUEST PRESENT</u>
Ned Sheats	Julian Gonzalez	Jaime Acevedo	Mark Arguelles
Sam Rodio	Kathy Olivarez	Annette Zavala	
Jaime Gutierrez	Mike Friedriches	Alex Hernandez	
Terry Meewes			

CALL TO ORDER

Vice-Chairman Mr. Rodio called the meeting to order at 4:30 p.m.

CITIZENS PARTICIPATION

Vice-Chairman Mr. Rodio 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 DECEMBER 14, 2016

Vice-Chairman Mr. Rodio asked if there were any corrections to the minutes. Mr. Sheats moved to approve the minutes with corrections. Mr. Gutierrez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #1.1

CONSIDER A VARIANCE REQUEST TO ALLOW EXISTING ENCROACHMENT FOR A CORNER SIDE SETBACK AT 2502 ANTIGUA DRIVE, BEING LOT 1, SHARYLAND PLANTATION VILLAGE ANTIGUA PHASE I SUBDIVISION, AS REQUESTED BY DR. MARIO DEL PINO

Mr. Acevedo mentioned that the site is near the Antigua Drive/Glasscock Road intersection along the south side of Antigua Drive—see vicinity map. The 1.4375 acre irregular lot has a total square footage of 62,616 sq. ft. The owner, Dr. Mario Del Pino, desires to construct an 10,951 sq. ft. single family residence on the irregular shaped lot and is requesting to have a 26.97' corner side setback instead of the required 30' corner side setback. While the building permit site plan showed all setbacks to be in compliance, a pre-pour survey revealed that there to be a slight encroachment in one of the corners of the residence. While typically we ask the contractors to move the forms, because of the size of the proposed residence a variance is being sought as an alternative. There is a recorded 10' Utility Easement along this corner side however the proposed residence will be 16.97' away from any

known utilities and the utility easement. The applicant has also obtained approval from the Hunt Valley Development for his proposed variance request—see attached. Being large estate size lots, setbacks for the development are greater than typical setback. Setbacks for Lot 1 are as follows: Front 80', Side 20', Rear 40' and Corner side 30'. It is noted that all other setbacks are in compliance.

RECOMMENDATION: Since the irregular 1.4375 acre lot has greater than typical building setbacks, since the structure will be 16.97' away from any known utilities, and since the applicant has received support from Hunt Valley Development for his proposed variance, staff does not object and recommends approval of the proposed 26.97' corner side setback.

Vice-Chairman Mr. Rodio asked if there was any opposition.

The audience remained un-responsive.

Vice-Chairman Mr. Rodio asked if the applicant or representative was present.

Mr. Mark Arguelles was present to answer any questions the board might have.

Mr. Sheats mentioned that why would they sell such a big lots and require them to have such big setbacks example required 80' front setback.

Mr. Acevedo mentioned that Hunt Valley Development wanted all their homes to look the same.

There being no further discussion, Vice-Chairman Mr. Rodio entertained a motion. Mr. Meewes moved to 'Approve' the variance request. Mr. Gutierrez seconded the motion. Upon a vote the motion to approve the variance passed unanimously.

**ITEM #2.0
OTHER BUSINESS**

**ITEM #3.0
ADJOURNMENT**

There being no further business, Vice-Chairman Mr. Rodio entertained a motion to adjourn. Mr. Gutierrez moved to adjourn. Mr. Meewes seconded the motion. Upon a vote, the motion passed unanimously at 4:47 p.m.

Sam Rodio, Vice-Chairman
Zoning Board of Adjustments