

ZONING BOARD OF ADJUSTMENTS
April 27, 2011
City Hall's Council Chambers

<u>MEMBERS PRESENT</u>	<u>MEMBER ABSENT</u>	<u>STAFF PRESENT</u>	<u>GUEST PRESENT</u>
Raul Sesin	Kathy Olivarez	Bobby Salinas	John Gaytan
Jon Lown	Keri Amen	Sergio Zavala	
Ned Sheats		Annette Zavala	
Danny Tijerina			
Jorge Garcia			

CALL TO ORDER

Vice-Chairman Sheats called the meeting to order at 4:34 p.m.

CITIZENS PARTICIPATION

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

APPROVAL OF MINUTES FOR MARCH 16, 2011

Vice-Chairman Sheats asked if there were any corrections to the minutes. Mr. Lown moved to approve the minutes as presented. Mr. Garcia seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #1.1

CONSIDER A VARIANCE REQUEST TO HAVE A 2.5' CORNER SIDE YARD SETACK INSTEAD OF THE REQUIRED 5' CORNER SIDE YARD SETBACK; AT PECAN HEIGHTS SUBDIVISION, BEING LOT 1, BLOCK 7 AS REQUESTED BY THE FIRST PRESBYTERIAN CHURCH

Mr. Salinas mentioned that the site was located at the SW corner of Highland Park Dr. and Ash St., The overall site measures 600' x 140' sq. ft., however the only affected lot (Lot 1) measures 100' x 140', which is located on the NW corner of the site. The applicant is proposing to install a new sign approximately 45' from the intersection. Since the sign is so far back from the intersection and would not impede traffic visibility, staff does not have any objection to the variance.

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

The audience remained un-responsive.

Vice-Chairman Sheats asked if the applicant or representative were present.

Mr. Gaytan the contractor was present.

Mr. Sheats mentioned why were they asking for a 2.5' setback.

Mr. Gaytan replied that it was for viability.

Mr. Sesin mentioned that it made sense so cars traveling would see it from either side.

There being no further discussion, Vice-Chairman Sheats entertained a motion. Mr. Lown moved to approve the variance request as recommended by staff Mr. Garcia seconded the motion. Upon a vote, the motion passed passed.

**ITEM #2.0
OTHER BUSINESS**

There was no other business

**ITEM #3.0
ADJOURNMENT**

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

Ned Sheats, Vice-Chairman
Zoning Board of Adjustments