

**SPECIAL ZONING BOARD OF ADJUSTMENTS
JULY 13, 2011
CITY HALL'S COUNCIL CHAMBERS**

<u>MEMBERS PRESENT</u>	<u>MEMBERS ABSENT</u>	<u>STAFF PRESENT</u>	<u>GUEST PRESENT</u>
Kathy Olivarez	Jorge Garcia	Bobby Salinas	Ken DeJarnett
Jon Lown	Raul Sesin	Sergio Zavala	
Ned Sheats		Irasema Dimas	
Keri Aman			
Daniel Tijerina			

CALL TO ORDER

Chairwoman Olivarez called the meeting to order at 4:34 p.m.

CITIZENS PARTICIPATION

The audience remained un-responsive.

ITEM #1.1

TABLED: CONSIDER A VARIANCE REQUEST TO HAVE A 2.2' SIDE SETBACK INSTEAD OF THE REQUIRED 5' SIDE SETBACK AT 1906 SPARROW, BEING LOT 83, TANGLEWOOD AT BENTSEN PALM SUBDIVISION PHASE I, AS REQUESTED BY INTERNATIONAL BANK OF COMMERCE C/O DAVID GUERRA

Chairwoman Olivarez entertained a motion to remove the item from the "Table". Mr. Sheats moved to remove the item from the 'Table'. Mr. Lown seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Salinas mentioned that the site was located 415' north of Green Jay Drive along the west side of Sparrow Lane. The lot measures 65' x 125', there are no unique features as to the lot location or orientation, however, notice the 'off-set' property lines from the lots west of the subject site. The applicant recently acquired this home, built in 2008 by Jimco Homes. (NOTE: Contracting company no longer exists). Notice that the home was supposed to be built with at least 10' on each side. As you can see the foundation was placed by the contractor using the wrong rear pins from Lot 17, (lot north of 83), which are off-set by approximately 12'. By using Lot 17's rear pins and Lot 83's front pins, it created a new irregular lot that was difficult to see by the City Inspector while in the field. Staff recommended no objection to the variance subject to recording the attached 'Higher Setback' affidavit.

Chairwoman Olivarez asked if there was any public opposition to the request.

The audience remained un-responsive.

Chairwoman Olivarez asked if the applicant or representative were present.

Mr. Ken DeJarnett representing Mr. Rhodes stated that Mr. Rhodes was the owner of Lot 84 and that he had already signed the "Higher Setback Affidavit" and forwarded it to the city.

There being no further discussion, Chairwoman Olivarez entertained a motion. Mr. Lown moved to approve the variance request as recommended Mrs. Aman seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #2.0
ADJOURNMENT

There being no further business, Chairwoman Olivarez entertained a motion to adjourn. Mr. Lown moved to adjourn. Mr. Tijerina seconded the motion. Upon a vote, the motion passed unanimously at 4:38 p.m.

Kathy Olivarez, Chairwoman
Zoning Board of Adjustments