

**REGULAR MEETING OF THE BOARD OF ADJUSTMENTS
REMOTE MEETING
TUESDAY, APRIL 21, 2020**

MINUTES

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

Call to Order

Meeting called to order at 6:34 p.m. by Chairman Crawford.

Roll Call

PRESENT

Chairman Larry Crawford
Member Joey Hernandez
Vice Chairman David Jones
Member Jan Bowman
Alternate Gwen Grimsley-McIntosh
Alternate Terri Hunn

ABSENT

Member Chance Allison

ALSO PRESENT

Trey Sargent, Town Attorney
Ian Theodore, Council Liaison
John Smith, Town Administrator
Kristi Rogers, Town Secretary
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. and Texas flags led by Chairman Crawford.

Invocation

Invocation given by Councilman Theodore.

Public Comment

No Public Comment

Consent Agenda

1. June 20, 2019 Meeting Minutes

Motion made by Vice Chairman Jones to accept the minutes as written, Seconded by Member Hernandez.

Voting Yea: Chairman Crawford, Member Hernandez, Vice Chairman Jones, Member Bowman and Member Grimsley. Motion passed unanimously

Regular Agenda

2. Conduct a public hearing regarding a request by Matthew Gilliland for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (3) for a detached garage within the required rear yard and (9) paved driveways and consider and act on the same. The property is located at 207 Woody Trail and is legally described as Lovett Estate 1(EPT). Please submit a Request to Appear Form at least five minutes prior to the meeting if you wish to address the Board.

Public Hearing opened at 6:41 pm

Matthew Gilliland, 207 Woody Trail, stated he started the project as a shed without realizing he needed a permit. After researching code requirements, it was realized the shed fell under garage requirements due to size, but it is within the required rear yard. They are asking for a gravel drive to the structure to allow for drainage. The structure was placed to minimize interference and visibility for the neighbors. Colors and materials are compatible with the house. The main purpose is storage of vehicles and equipment.

Chairman Crawford stated the request was unusual as variances are usually requested prior to construction. He also inquired if there was an encroachment on the side building line and asked if there was a site survey.

Vice-Chairman Jones asked if the project had been discussed with the neighbors. Mr. Gilliland stated he has letters from 2 neighbors in support of the structure.

Chairman Crawford asked about the need for a gravel drive since the house was a new build and drainage should have been addressed. Mr. Gilliland stated he was trying to cut down on hard surfaces although some additional grading was needed in the area.

Member Bowman stated the neighboring house had a similar structure. Mr. Gilliland said several other houses in the neighborhood had gravel drives.

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Vice-Chairman Jones asked staff if similar variances had been granted in the past for gravel. Ms. Chaudoir stated there had not to her knowledge.

Public hearing closed at 6:55 p.m.

Chairman Crawford stated he was concerned with the gravel driveway and the possible encroachment to the side building line as he felt the lot had sufficient space to keep the building within the building lines.

Mr. Smith asked Mr. Gilliland about the roof height. It is 10 feet at plate and 15 feet at peak. Mr. Gilliland also stated the building could be pulled in on the north to stay within the side building line.

Motion made by Member Bowman to approve the variance, Seconded by Vice Chairman Jones.

Discussion was held about whether to approve the variance as presented or with amendments. Both Mr. Smith and Mr. Sargent advised that, if there were concerns about the exact distances and the Board wanted a detailed survey, the survey should be in place before the final decision rather than making it a condition of the approval. Mr. Gilliland said he would be willing to produce additional paperwork.

Motion by Vice Chairman Jones to table Item 2 until the next meeting, Seconded by Member Hernandez.

Voting Yea: Chairman Crawford, Member Hernandez, Vice Chairman Jones, Member Bowman and Member Grimsley. Motion passed unanimously

Adjournment

Motion to adjourn made by Vice Chairman Jones, Seconded by Member Hernandez.

Voting Yea: Chairman Crawford, Member Hernandez, Vice Chairman Jones, Member Bowman and Member Grimsley. Motion passed unanimously

Meeting adjourned at 7:19 p.m.

Approved:

Attest:

Larry Crawford, Chairman
Position 4
Board of Adjustments

Chris Chaudoir,
Administrative Assistant
Board of Adjustments