

MINUTES
BOARD OF ADJUSTMENTS OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, 21 May 2018

1. CALL TO ORDER: Chairman Mat Matecko at 6:09 PM.
2. QUORUM CHECK: Jacob Jenkins, Code Enforcement Officer

Members Present:
Mat Matecko, Chairman
John Hudson, Member
Lori Putt, Member
Cheryl Maxwell, Vice-Chairman
Ronald Jackson, Member
Michael Murray, Member

Present:
Ken Taylor- City Manager
Jaclyn Redmon- Building Official
Sarah Alexander- 242 Doris, Property Owner

3. MINUTES OF PREVIOUS MEETING:

Regular Meeting – 23 April 2018

Mr. Hudson moved to approve the minutes as presented. Mr. Murray seconded the motion. The minutes were unanimously approved without correction on a 6/0 vote.

4. NEW BUSINESS:

- A. **Public Hearing:** Purpose of the public hearing is a request for variance for property at 242 Doris (CB 5047A BLK 5 LOT 5 Rose Garden Est) to encroach the required 5 ft side yard setback by 2 feet with a primary structure, zoned R-2 Low Density Residential per zoning ordinance 581.

City staff gave a report to the Board concerning the property.

Chairman Matecko opened the public hearing at 6:13 PM and the property owner made comments concerning the issues and answered questions. There were no further comments for or against the variance at 242 Doris.

- B. **Consider:** Purpose of the public hearing is a request for variance for property at 242 Doris (CB 5047A BLK 5 LOT 5 Rose Garden Est) to encroach the required 5 ft side yard setback by 2 feet with a primary structure, zoned R-2 Low Density Residential per zoning ordinance 581.

The property owner's representative was present to make comments concerning the issues. The General Contractor was not present.

Member Maxwell made a motion stating, "I concur with the findings of fact as outlined in the variance application. Specifically,

- **That there are extraordinary conditions affecting the land; Specifically, the structure was originally built with 5-foot setback and even though the structure was demolished due to a fire, the slab is still in good condition and should be reused to construct a new home**
- **That the variance is necessary and essential to the preservation of substantial property rights**
- **That granting the variance will not be detrimental to the public health or safety**
- **That extraordinary conditions do not generally apply to other properties within the vicinity**
- **The unique conditions of the property were not created by the property owner**
- **The variance requested are in conformance with the City's Future Land Use Plan**
- **Approval of the variance requested allows the greatest utilization of the property**

Therefore, I move to approve VC 651.A and to grant the variance to keep the slab that is 2 feet inside the 5-foot side yard setback at 242 Doris.

The motion was seconded by Member Hudson and the vote was unanimously approved on a 6-0 vote.

5. CITY MANAGER REPORT:

a. New Fire Marshal started May 21, 2018

6. ADJOURNMENT:

The meeting adjourned at 6:17PM

G.F. (Mat) Matecko
Chairman