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MEETING NOTICE

BOARD OF ADJUSTMENT - REGULAR MEETING

City of El Campo

315 East Jackson Street, El Campo, TX 77437

City Hall - Council Chambers 5:30 PM - November 15, 2018

NOTICE is hereby given that a meeting of the Board of Adjustment of El Campo will be held at City Hall - Council Chambers 315 East Jackson Street, El Campo, TX 77437 at 5:30 PM on November 15, 2018. The purpose of the meeting will be to review and consider taking official action on the following agenda items:

Agenda

- 1. CALL TO ORDER AND ROLL CALL**
- 2. CONSIDERATION OF AND ACTION ON MINUTES**
 1. Board of Adjustment - Regular Meeting - Apr 20, 2017 5:30 PM
 2. Board of Adjustment - Regular Meeting - Jul 19, 2018 5:30 PM
- 3. NEW BUSINESS FOR CONSIDERATION AT A FUTURE MEETING**
- 4. ADJOURNMENT**

Agenda Approved By: Liz Staff, Building Official
Published By: Janine Dorris, Permit Clerk

In compliance with the Americans with Disabilities Act, the City of El Campo will provide reasonable accommodations for disabled person attending Board of Adjustment meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting City Hall at 979-541-5000, or by FAX at 979-543-0027.

This meeting is posted and conducted in accordance with Chapter 551 of the Texas Government Code. I certify that a copy of this agenda of the Board of Adjustment – Regular Meeting, City of El Campo was posted at City Hall 315 East Jackson Street, El Campo, TX 77437 on the public bulletin board and on the City of El Campo website; and remained posted continuously for at least 72 hours before the scheduled meeting time.

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1. CALL TO ORDER

The notice of Meeting and Agenda having been duly posted in accordance with legal requirements and a quorum being present, the meeting was called to order by Chairman Paul Soechting at 5:31 PM.

2. ROLL CALL

Present:

Paul Soechting

Jim Elliott

John Hancock

Ann Strarup

Philip Miller

Zoning Official: Penny Hornsby

Absent:

Ken Shanks

Bob VonDer Au

Visitors:

Jessica and Anthony Garcia

Tina Strarup

Delores and Harold Niemeier

Danni Daniel

Ray Janak

3. READING OF MINUTES

Chairman Paul Soechting called the meeting to order asking if the Board members read the minutes from the February 2, 2017 meeting and if so, requested a motion to approve.

Motion: Paul Soechting

Second: Commissioner Jim Elliott

Ayes: Paul Soechting, Jim Elliott, John Hancock, Ann Strarup and Philip Miller

Nays: None

Motion status: Approved unanimously

4. PUBLIC COMMENTS

No public comments.

5. ITEMS FOR CONSIDERATION

A. VARIANCE

- I. Chairman Paul Soechting read the request to deviate from the established 7000sf lot size minimum requirement in an R-1 Residential District. A variance request was submitted on March 20, 2017 by Tina Strarup requesting to divide an existing lot to add a small house. Property location is the 900 block of South Street El Campo Texas with a CAD ID # R036722. The current lot size is approximately 12,934 square feet with a primary residence and a garage apartment. Dividing the lot into an approximate 7750 square foot lot and an approximate 5184 square foot lot. The Board referenced several times it was

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reduced to 6000 square feet. The Board after a brief discussion offered the floor to hear from guests. Danni Daniel, Anthony Garcia, Delores and Harold Niemeier all residents of the area took turns affirming their protest against this variance request. Danni Daniels distributed an eleven page document to the Board and Zoning Official that identified existing and previous issues with the property and tenants. Each expressed concern for increased crime, increased traffic, illegal drug activity, property value decrease and other similar concerns. The podium was offered to requestor Tina Strarup. Ms. Strarup stated that she had several rental properties that she renovated and takes great pride in providing restored properties to those needing housing. She is aware of the lack of housing in El Campo and is constantly inundated with calls for rentals. She addressed the concerns of the neighbors. The previous tenant was from 2014 and was removed quickly. She has also stated that it is their policy to screen and seek out the best tenants for rental properties. The Board questioned Ms. Strarup in regards to her plan for the property. Ms. Strarup responded with describing the plan to place a single family open concept home with 1 bedroom, 1 full bathroom and a large front porch that would be placed approximately 12 feet from the garage apartment. The Board debated and expressed concern over the residents protest. There was much debate over this being a Planning and Zoning issue as it dealt with the replatting of a property. It was stated that it was Board of Adjustments matter as it dealt with a variance from the minimum lot size. Penny further expressed the comprehensive plan states a need for more affordable housing and the need to adapt more zoning. The motion was made to table this item and defer to Planning and Zoning.

Motion: John Hancock

Second: Philip Miller

Ayes: Paul Soechting, Jim Elliott, John Hancock, Ann Strarup and Philip Miller

Nays: None

Motion status: Tabled and deferred

- I. Chairman Paul Soechting read a request to deviate from the setback requirements of the R-1 Residential District in order to build a carport. Property location is the 600 block of Dorothy El Campo Texas. The request was submitted on March 22, 2017. The Board offered the podium to Mr. Janak. He states he would like to have a 24 foot by 24 foot carport similar to his neighbors built on his property. Board presented with question over variance size. Stated a 25 foot variance is standard. Stated needed exact feet and any utility easement. Mr. Janak and his son stated 23 feet and it was covering an existing concrete slab. After a short debate amongst the Board the variance was granted and stated it shall not exceed the single existing slab and the poles to set back 2 feet in single existing slab. Also noted the waiting period is 10 working days to pull permit.

Motion: Philip Miller

Second: Jim Elliott

Ayes: Paul Shechting, Jim Elliott, John Hancock, Ann Startup and Philip Miller

Nays: None

Motion status: Approved unanimously

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6. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION

None at this time.

7. ADJOURN

Meeting adjourn 6:53 PM

Penny Hornsby – Zoning Official

Minutes Acceptance: Minutes of Apr 20, 2017 5:30 PM (Consideration of and Action on Minutes)

BOARD OF ADJUSTMENT - REGULAR MEETING

City of El Campo

315 EAST JACKSON STREET, EL CAMPO, TX 77437
City Hall - Council Chambers 5:30 PM - July 19, 2018Meeting Minutes**1. CALL TO ORDER AND ROLL CALL**

Attendee Name	Title	Status	Arrived
Paul Soechting	Chairman	Present	
Jim Elliott	Board Member	Present	
Robert Perez	Board Member	Present	
Ken Shanks	Board Member	Present	
Thomas Coblentz	Board Member	Absent	
Ann Strarup	Board Member	Present	
Mark Pool	Board Member	Absent	

City Employees Present - Building Official Liz Staff, Permit Clerk Janine Dorris, City Manager Mindi Snyder, City Secretary Lori Hollingsworth, Finance Director Courtney Sladek, and Planning Consultant Lata Krishnarao.

Media Present: None

Guests: Al North (late)

2. CONSIDERATION OF AND ACTION ON MINUTES

- Board of Adjustment - Regular Meeting - May 17, 2018 5:30 PM

Board Member Ken Shanks made the Motion to accept the Minutes of May 17, 2018 as written. Board Member Ann Strarup seconded.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ken Shanks, Board Member
SECONDER:	Ann Strarup, Board Member
AYES:	Soechting, Elliott, Perez, Shanks, Strarup
ABSENT:	Coblentz, Pool

3. PUBLIC COMMENTS

At this time, any person with city-related business, not scheduled on the agenda, may speak to the Board of Adjustment. In compliance with the Texas Open Meetings Act, the Board of Adjustment is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy, but may not discuss, deliberate, or take any action on any item. Each speaker will be limited to 3 minutes. The issue may be placed on a future agenda for consideration.

4. CONSIDERATION OF AND ACTION ON

- Variance Request from the 25 ft Setback Requirement

Applicant, Al North, on behalf of Owner, Aubrey Miller is requesting a 14 ft Variance from the standard 25 ft Setback Requirement (from the Front Property Line) for placement of a Carport. The property is legally described as Lot 9 Block 9 Otell 2nd in a Single Family Residential District and is located at 1105 Otell.

Minutes Acceptance: Minutes of Jul 19, 2018 5:30 PM (Consideration of and Action on Minutes)

After a brief discussion, Board Member Ken Shanks made the Motion to deny the request and Board Member Robert Perez seconded. The Variance was unanimously denied.

RESULT:	DENIED [0 TO 5]
MOVER:	Ken Shanks, Board Member
SECONDER:	Robert Perez, Board Member
NAYS:	Soechting, Elliott, Perez, Shanks, Strarup
ABSENT:	Coblentz, Pool

5. NEW BUSINESS FOR CONSIDERATION AT A FUTURE MEETING

There was no New Business for Consideration before the Board of Adjustments at this time.

6. ADJOURNMENT

Chairman Paul Soechting called the meeting adjourned at 5:43 PM.