

THE STATE OF TEXAS §
CITY OF BROWNSVILLE §
COUNTY OF CAMERON §

MINUTES of a **Regular Meeting** of Board of Adjustment of the City of Brownsville, Texas, held in the Commission Chambers, on the Second Floor of the Brownsville City Hall – Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, on **Wednesday, June 27, 2018 at 5:30 P.M.** with the following members present:

PRESENT:

DILLON VANDERFORD, JR.	CHAIRMAN
ROY DE LOS SANTOS	VICE CHAIRMAN
MARY ALICE LOYA	BOARD MEMBER
HOWARD SLACKMAN	BOARD MEMBER
JOHN KINCH	BOARD MEMBER
TIM SAMPECK	ASSISTANT CITY ATTORNEY
ANA HERNANDEZ	PLANNING & DEVELOPMENT
	SERVICES ASSISTANT DIRECTOR
FRANCESCA LINDER	ZONING & SUBDIVISION
	ADMINISTRATOR
OMAR OCHOA	BUILDING OFFICIAL
MYRNA LEAL	PLANNER I

ABSENT:

CONSTANZA MINER	PLANNING AND DEVELOPMENT
	SERVICES DIRECTOR
NORMA CASTANEDA	ADMINISTRATIVE SPECIALIST II
ELEAZAR RODRIGUEZ	PLANS EXAMINER MANAGER

A quorum being present, Chairman Dillon Vanderford called the meeting to order at 5:32 PM.

Item No. 1: Approval of minutes for the meeting of June 06, 2018.

Board Member Roy De Los Santos made a motion to **approve** the minutes with corrections for the meeting of June 06, 2018; the motion was seconded by Board Member Howard Slackman and was **unanimously approved**.

Item No. 2: Public Hearing and Action on Case Number 2018-023-V: Public Hearing and Action to consider a variance from Chapter 320, Article II.-Sidewalk Facilities, to exempt the property from ROW sidewalk along Old Port Isabel

Item No. 3: Public Hearing and Action on Case Number 2018-024-V: Public Hearing and Action to consider a variance from Chapter 348, Article V, Sec. 348-812.- Yards, to allow a 10 feet front yard setback for Lots 1,2,3,4,5 and 15, Block 2, and Lots 4,5,7,8,9, Block 1, Rio Bravo Section 8, as requested by Mark Kerney.

Ms. Francesca Linder, Zoning and Subdivision Administrator, presented on the setback variance request and stated that the Planning and Development Services Department has no objections to the variance request.

Board Member John Kinch request clarification on the difference between a rear setback on an alley and a rear setback not on an alley.

Building Official Omar Ochoa clarified that within the ordinance there is an explanation stating that measurements are taken from the midpoint of an alleyway which results in a larger setback rule for properties on an alley.

Board Member Roy De Los Santos stated that he and Board Member Mary Alice Loya were contacted by Coastal Realty regarding the variance application. He did not respond to the applicant through email because it would be considered an ex parte conversation due to the nature of the Board but he did share the material sent to him with the rest of the Board and with City Staff.

Mark Kerney, representative for River Bend, stated the 2012 annexation affected the zoning of the properties. The property underwent a change of ownership and now the few properties left vacant are available for development.

Board Member Roy De Los Santos made a motion to close the public hearing, seconded by Board Member John Kinch and **carried unanimously**, the public hearing was **closed**.

Board Member Roy De Los Santos made a motion to **approve** the variance from Chapter 348, Article V, Sec. 348-812.- Yards, to allow a 10 feet front yard setback for Lots 1,2,3,4,5 and 15, Block 2, and Lots 4,5,7,8,9, Block 1, Rio Bravo Section 8. Motion was seconded by Board Member Mary Alice Loya seconded the motion; motion **carried unanimously**.

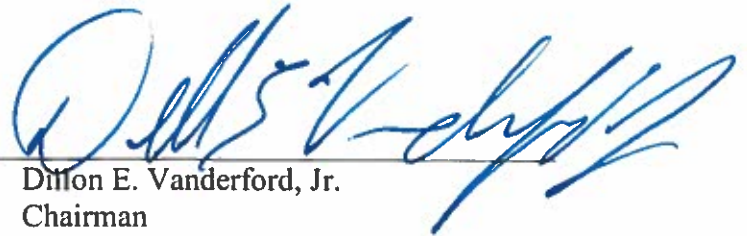
Item No. 4: Public Hearing and Action on Case Number 2018-025-V: Public Hearing and Action to consider a variance from Chapter 348, Article V, Sec. 348-2, Yard (1)(b), to allow a driveway within 36 feet of the corner, for Lot 1, Block 2, Rio Bravo Section 8, located at 805 Wabash River as requested by Mark Kerney.

Ms. Francesca Linder, Zoning and Subdivision Administrator, presented on the driveway variance request and stated that the Planning and Development Services Department has no objection to this variance request.

Adjournment:

Board Member John Kinch made a motion to adjourn; motion was seconded by Board Member Howard Slackman, and carried unanimously. Meeting adjourned at 6:35p.m.

Approved this 03 day of oct, 2018.



Dillon E. Vanderford, Jr.
Chairman

Attest:



Myrna Leal
Planner I

Respectfully submitted by:
Myrna Leal, Planner I
Planning and Development Services Department