

BZA August2024
August 7th, 2024

Board Members Present Were: Al Hayes, Shaun Roberts, Kathleen Mullins, Angela Strange.
City Personnel Present Were: Fred Cobb, Isaac Todd, Will Johnson, Eric Gansauer.
Meeting Called to Order: 2:00pm

First Order of business is to approve minutes from July 3rd hearing. Shaun Roberts motions to approve the minutes. Angela Strange seconds. All vote to approve the minutes.

BZA-07-24-001432

6551 Fairfax Way

Appellant called ahead and informed the board they could not attend. Roberts motions to table the variance request to the September board meeting. Mullins seconds. All vote to table the variance request.

BZA-07-24-001478

11550 County Line Rd.

Brandon Bolt is present representing Bolt Engineering. Tyler of Hughston homes present. Tyler and Brandon state they are looking for approval on flag lots for a new subdivision. The natural land makes it difficult to place septic tanks. Brandon states that the provided plans show they will place the septic higher to allow a buffer between the septic and the houses. Al inquires if the lots are all similar sizes. Tyler replies that they are. Fred Cobb asks if each lot will have the driveways distance between paving. Brandon replies it is possible. Tyler also states they have no issue doing an easement, but they are working on customers preferences. Roberts says it's lots that haven't been sold yet. Will Johnson announces that regarding easements or driveways will need to be consulted with engineering beforehand. Brandon says they submitted the plans to engineering yesterday. Fred says he is concerned about their input. Johnson clarifies the issue is on the frontage and that engineering will determine the driveways. Angela Strange asks if it's close to Harris County. The appellants reply yes.

CASE DECISION: Mullins votes to table. Strange Seconds. All vote to table.

Brandon and Tyler ask for feedback from the board for the next meeting. Mullins state she wants more of engineering's opinion. Roberts says he doesn't believe what they have is a hardship. Strange says the rest of the board's hesitancy is what gives her pause.

BZA-07-24-001483

726 3rd Ave

Siavosh Etemadi of 624 2nd Ave. Present representing Alifarhani Farhad. He states Farhad has been parking under the tree at the location. The tree has been dropping limbs, so he wants to build a carport. It will be uncovered. Farhad also owns the adjacent property. It will encroach only by five

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feet. BHAR has reviewed and approved it already. Al states Fran Carpenter is aware and has no problems. Roberts inquires what the hardship is. Etemadi shares that you would have to cut two large trees to prevent the limbs from dropping on the cars. Eric Gansauer says the UDO is being reviewed to allow a permitting process to cut trees in the historic districts. He says removal of those two trees would be between \$10,00 and \$15,000.

CASE DECISION: Roberts motions to approve on the cities recommendation on price to remove trees. Mullins seconds. All vote to approve.

Meeting adjourned at 2:27 P.M.