



**BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
OCTOBER 27, 2021**

PRESENT:

Aaron Moreno, Chair, Place 3

BOARD MEMBERS:

William D. Mann, Place 1 (Absent)
Yolanda Daniels, Place 2
James D. Sulcer, Place 4
Karen S. Mazerac, Place 5
Brandon Drayden, Alternate No. 1
Neal Edwards, Alternate No. 2 (Absent)

CITY STAFF:

Scott Dunlop, Interim City Manager
Lluvia Almaraz, City Secretary

REGULAR SESSION – 6:30 P.M.

With a quorum of the Board of Adjustment (BOA) present, the regular session of the BOA was called to order by Chair Aaron Moreno at 6:30 p.m. on Wednesday, October 27, 2021.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARINGS

- 1. Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 14, Article 14.02, Section 14.02.007 and located at Lot 4, Block 55, locally known as 401 Llano Street, Manor, TX, to reduce the building setbacks. Applicant: Joel Lopez. Owner: Fernandez Sergio.**

City staff recommended that the BOA conduct a public hearing.

Chair Moreno opened the public hearing.

Joel Lopez, 1920 Misty Ridge Dr., Leander, Texas, submitted at speaker card in support of this item and requested to speak. She stated that she is requesting the variance so a house can be built on the property.

Interim City Manager Dunlop stated that the property did not qualify to allow the request to go before the Planning and Zoning Commission. A description of the uniquely shaped property was given to the Board along with Zoning Code guidelines. He stated that the City Staff will be recommending approval for this specific variance request because the standard setbacks create an undo hardship for the owner.

Interim City Manager Dunlop and Property Owner Lopez answered questions from the Board regarding length of time property has been owned by the current owner and building plans for the property. Discussion was held by the Board regarding the building structure plans.

MOTION: Upon a motion made by Chair Moreno and Seconded by Board Member Mazerac to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

- 2. Consideration, discussion, and possible action to approve the Board of Adjustment Minutes for the February 24, 2021, Regular Session and the September 22, 2021, Regular Session.**

MOTION: Upon a motion made by Board Member Mazerac and Seconded by Board Member Sulcer to approve the Consent Agenda with a correction to the February 24, 2021, Regular Session Minutes to reflect Board Member Sulcer as the opposing vote on Regular Agenda Item No. 3.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

- 3. Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Article 14.02, Section 14.02.007 and located at Lot 4, Block 55, locally known as 401 Llano Street, Manor, TX, to reduce the building setbacks. *Applicant: Joel Lopez. Owner: Fernandez Sergio.***

City Staff recommended approval of the variance request with a 15 feet Front Setback and 10 feet Rear Setback for Lot 4, Block 55, locally known as 401 Llano Street, Manor, Texas.

MOTION: Upon a motion made by Board Member Mazerac and seconded by Board Member Sulcer to deny the variance request.

Discussion was held regarding the reason for the request and property details. The motion failed to carry.

MOTION: Upon a motion made by Board Member Sulcer and seconded by Board Member Daniels to approve the variance request as recommended by City Staff.

There was no further discussion.

Motion to approve carried 4-1 (Board Member Mazerac voted against)

ADJOURNMENT

The Regular Session of the Manor Board of Adjustment Adjourned at 6:51 p.m. on Wednesday, October 27, 2021.

These minutes approved by the Board of Adjustment on the 23rd day of November 2021

APPROVED:

Chairperson

ATTEST:

Scott Dunlop
Interim City Manager