



**MINUTES OF THE LEON VALLEY
BOARD OF ADJUSTMENT
September 23, 2014**

I. ROLL CALL

Chairman Ray Olvera convened the meeting at 5:00 p.m. Present at the meeting were Members Lupita Carpio, Liz Maloy, and Vivian Pankey. Also present was Community Development Director Kristie Flores, acting as recording secretary.

**II. BOARD OF ADJUSTMENT CASE NO. BOA 2014-209
(Jerry Woolf, applicant and property owner)**

A variance to the L.V.C.C, Chapter 14, "Zoning," Appendix C, "Sustainability Overlay District and Commercial and Industrial Overlay District Standards," Section IV., "Standards for Commercial and Industrial Overlay," Subsection 3.(b), "Color," to utilize a color not specified by ordinance, at 6018 Exchange Parkway, being Lot 16, Block 5, CB 17375, Bandera Exchange Unit 3.

Chairman Olvera opened the public hearing. After being sworn in, Ms. Flores presented the case information and stated that BOA Case #2014-209 was a request by Jerry Woolf, applicant and property owner for a variance to L.V.C.C, Chapter 14, "Zoning," Appendix C, "Sustainability Overlay District and Commercial and Industrial Overlay District Standards," Section IV., "Standards for Commercial and Industrial Overlay," Subsection 3.(b), "Color," to allow a forest green roof. Staff noted it was contrary to the colors prescribed in the Zoning Overlay, at 6018 Exchange Parkway, being Lot 16, Block 5, CB 17375, Bandera Exchange Unit 3.

Staff presented details of the request to allow a forest green roof. In addition, staff noted attached comments # 1-5 and noted no objection to the request as other roofs in the area were green as well.

1. The property is zoned B-3 (Commercial) and is within the Commercial/Industrial Zoning Overlay. The zoning overlay requires roof colors to be muted shades of cool gray, warm gray, brown or red. The owner is proposing a forest green roof.
2. The zoning overlay requires that building colors be earth tones.

3. The proposed roof color of forest green is an earth tone, but as noted previously this applies to building color. Therefore, the applicant is requesting a variance to the roof color to allow forest green.
4. When reviewing the site you may note that the adjacent Super 8 Motel has a green roof.
5. Staff has no objection to the request. It is a minor request in terms of what is specified in the Code and the color will still be consistent with the overall intent of the zoning overlay to utilize earth tones.

Staff remained available for questions.

After being sworn in by Chairman Olvera, applicant and property owner Mr. Woolf thanked the Board for their consideration noting that the roof color fit his design and would look nice.

The Board had no questions for Mr. Woolf.

Member Vivian Pankey noted that she had no objection to the roof and thought that the green color would be nice.

Chair Ray Olvera agreed that he had no objection to the roof color and wished Mr. Woolf success in his project.

Member Lupita Carpio agreed she liked the green roof as well.

Member Liz Maloy made a motion to approve the variance. Member Lupita Carpio seconded the motion, and the motion to approve the variance passed unanimously by voice vote, 4-0.

III. OTHER BUSINESS

No other business.

IV. ADJOURN

There being no further request for discussion, Board Member Lupita Carpio moved to adjourn the meeting. Board Member Vivian Pankey seconded the motion and the motion carried unanimously by voice vote.

TIME: 5:15 p.m.


STAFF


CHAIR