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City of Leon Valley Board of Adjustment Minutes

Meeting Date: September 13, 2018

Meeting Duration: 5:00 p.m. to 7:57 p.m.

1) **CALL TO ORDER**

**Regular Board Members Present:** Steven Mouser, Phillip Riddle, Vivian Pankey, Albert Alcocer, Lyn Joseph

**Regular Board Members Absent:** None

**City Staff Present:** Brandon Melland, Planning and Zoning Director, Kelly Kuentler, City Manager

2) **APPROVAL OF MINUTES**

- a. May 29, 2018 Board of Adjustment Meeting. **Approved**
- b. June 28, 2018 Board of Adjustment Meeting. **Approved**

3) **NEW BUSINESS**

- a. Discussion and action to elect a Chair, Vice-Chair, and Second Vice-Chair. **The Board voted unanimously to elect Board Member Mouser to the position of Chair, Member Riddle to the position of Vice-Chair, and Board Member Joseph to Second Vice-Chair.**
- b. Receive a presentation from Staff and have discussion regarding rules, procedures, and laws governing the conduct of business of the Board of Adjustment. **No Action Taken**

4) **NEW HEARINGS**

- c. 2018-224 (Variance) – Hold a public hearing and consider a request by Quick Trip Corp., for a variance to Chapter 15, Appendix C(I)(G)(2)(c)(i), regarding pole signs in the Sustainability Overlay District, to allow a 302 square foot, 45 foot tall pole sign at 6461 Bandera Road. **Board Member Pankey motioned to approve the request, with Board Members Joseph seconding. The motion carried unanimously.**

Public Comments: JD Dudley

- d. 2018-225 (Variance) – Hold a public hearing and consider a request by Ervin Mendlovitz, for a variance to Chapter 15, Appendix C(I)(G)(2)(j)(i), regarding roof signs in the Sustainability Overlay District, to allow a 102 square foot, roof sign at 7213 Bandera Road; generally located on the east side of Bandera Road, 150 feet north of Linkwood Drive. **The motion did not carry and received a vote of 3-2 with Board Members Alcocer, Joseph, and Pankey voting in favor, and Mouser and Riddle voting against.**

Public Comments: Dr. Ervin Mendlovitz

- e. 2018-226 (Variance) – Hold a public hearing and consider a request by Kaufman Killen Law firm, on behalf of Stepstone Credit, for a variance to Section 15.02.325(a)(1) and Section 15.02.325(a)(5) regarding distance and operating regulations for Non-Chartered Financial

Institutions at 6816 Huebner Road; generally located at the southwest corner of Bandera Road and Huebner Road. *The applicant requested that the item be removed from the table for consideration. Board Member Joseph motioned to approve the request, with Board Member Riddle seconding. The motion carried unanimously.*

Public Comments: None

- f. 2018-227 (Variance) – Hold a public hearing and consider a request by Brown & Ortiz, P.C, on behalf of WAJ-Hardy Oak, LLC, for a variance to Chapter 15, Appendix C(I)(G)(2)(c)(i), to allow the expansion of an existing pole sign at 6959 Bandera Road; generally located at the southeast corner of Bandera Road and Huebner Road. *Board Member Riddle motioned to approve the request subject to the condition the 4 additional panels totaling 125 square feet be allowed, but that spacing be provided between the lowest existing panels and additional panels to be added. Board Member Alcocer seconding. The motion carried with a vote of 4-1 with Board Members Alcocer, Riddle Joseph, Mouser, and Pankey voting in favor, and Joseph voting against.*

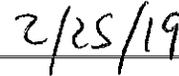
Public Comments: James McKnight, Greg Burkett

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned. I certify that the above minutes were approved by the Commission on October 11, 2018.



Chair



Date: