



**AGENDA**  
**REGULAR BOARD OF ADJUSTMENT AND**  
**BUILDING AND STANDARDS COMMISSION MEETING**  
**THURSDAY, September 15, 2016, 9:00 A.M.**  
**City Hall Annex, 115 S.W. 1<sup>st</sup> Street, Mineral Wells, Texas**

**BOARD MEMBERS**

Virgil Youngblood, Chairman  
Myra Johnson  
Jonathon Rusher  
Matt Butcher  
Kenneth Drew

**BOARD ALTERNATES**

Lawrence Kauffman  
Paul Schmidtke  
Barry Campbell  
Michael Ward

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Note: The order of the meeting is subject to change per the Board's discretion.

**CALL TO ORDER**

**MINUTES** – Consider approving the Minutes from August 18<sup>th</sup>, 2016 Board of Adjustment and Building and Standards Commission Meeting minutes.

**PUBLIC HEARINGS**

**PUBLIC HEARING ON BOA CASE 2016-17** Applicant, Harold Phelan, is requesting (a) A 7.5 ft Variance in order to construct a permanent accessory building up to the side property line in an SF-9 (single family) zoned district located at 621 NW 5<sup>th</sup> St., being Lot W/2 of 15, Block 2, of the S & B West Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 10 ft. Variance in order to construct a permanent accessory building up to the rear property line in an SF-9 (single family) zoned district located at 621 NW 5<sup>th</sup> St., being Lot W/2 of 15, Block 2, of the S & B West Addition to the City of Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BOA CASE 2016-18** Applicants, Kathy Zibilich, and Griffin Harris PLLC, representing Verizon Wireless, and property owner, Mineral Wells Independent School District are requesting (a) A Special Exception in order to install a lattice tower as defined by Section 6-10 of the City of Mineral Wells Zoning Ordinance in a nonresidential district, being a WP-A zoned district, located at 904 Hood Road, Mineral Wells, Parker County, Texas. (b) A Special Exception in accordance with Section 6-10, Subsection E. 3. (b) of the City of Mineral Wells Zoning Ordinance, in order to construct a lattice tower as defined in Section 6-10, at a height of 195 feet centerline, on the property located at 904 Hood Road, Mineral Wells, Parker County, Texas.

**PUBLIC HEARING ON BOA CASE 2016-19** Applicant, Jay Webb, is requesting (a) A 4.5 ft Variance from the 7.5 ft. side yard set back requirements, in order to construct a permanent accessory building up to 3 ft. of the side property line in an SF-9 (single family) zoned district located at 1901 SE 26<sup>th</sup> Ave., being Lot 3, Block 6, of the Grandview Acres 3<sup>rd</sup> Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 2 ft. Variance from the 5 ft. rear yard set back requirements in order to construct a permanent accessory building up to 3 ft. of the rear property line in an SF-9 (single family) zoned district located at 1901 SE 26<sup>th</sup> Ave., being Lot 3, Block 6, of the Grandview Acres 3<sup>rd</sup> Addition to the City of Mineral Wells, Palo Pinto County, Texas. (c) A 1 ft. Variance from the 5 ft. separation requirement in order to construct a permanent accessory building to within 4 ft. of the primary structure in an SF-9 (single family) zoned district located at 1901 SE 26<sup>th</sup> Ave., being Lot 3, Block 6, of the Grandview Acres 3<sup>rd</sup> Addition to the City of Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BOA CASE 2016-20** Applicant, Shane Crawford, is requesting a Special Exception in order to construct a carport to within 10 ft. of the front property line and 3 ft. of the side property line in a C (Commercial) zoned district located at 403 NW 9<sup>th</sup> St., being Lot W/2 of NE/4, Block 39, of the Wiggins Addition to the City of Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BSC CASE 2016-09** Consider possible condemnation of a substandard structure owned by Ellis Patterson, 802 Pasadena, Pasadena Heights, Block 8, Lots 2-5 and 13-16, Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BSC CASE 2016-07** Consider possible condemnation of a substandard structure owned by Carlin Showalter, 1015 N.W. 1<sup>st</sup> Ave., Wiggins, Block 23, NE 50x100 Lot 1, Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BSC CASE 2016-13** Consider possible condemnation of a substandard structure owned by HAD Real Estate, 311 N.E. 7<sup>th</sup> Ave., O'Neal and Cunningham, Block 2, Lot S/2 of 4, Lot 4A, Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BSC CASE 2016-14** Consider possible condemnation of a substandard structure owned by HAD Real Estate, 1006 N. Oak, Wiggins, Block 12, Lot N/2 of W/2 of B, Mineral Wells, Palo Pinto County, Texas.

**PUBLIC HEARING ON BSC CASE 2016-15** Consider possible condemnation of a substandard structure owned by HAD Real Estate, 1008 N. Oak, Wiggins, Block 12, Lot S50x125 of A, Mineral Wells, Palo Pinto County, Texas.

**ADJOURN**

STATE OF TEXAS

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CITY OF MINERAL WELLS

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I hereby certify that notice of this meeting of the Mineral Wells Board of Adjustment/Building and Standards Commission was posted outside City Hall at

\_\_\_\_\_ o'clock on this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day

of \_\_\_\_\_, \_\_\_\_\_.

(seal)

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Juanita Formby, City Clerk