



AGENDA
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
Thursday, September 17 , 2020, 4:00 P.M.
City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

BOARD MEMBERS

Myra Johnson, (Chairperson)
Jonathon Rusher
Kenneth Drew
Barry Campbell

BOARD ALTERNATES

Michael Garza Jr.
Thomas Zinn Brown

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

CALL TO ORDER

MINUTES – Consider approving the Minutes from the August 20, 2020 Board of Adjustment and Building and Standards Commission Meeting.

PUBLIC HEARINGS:

PUBLIC HEARING ON BOA CASE 2020-10: Applicant, Michael Walker, is requesting (a) A Special Exception in order to construct a carport to within 3 ft. of the side property line in an SF-9 zone district located at 1603 SE 23rd Ave., being Lot 12, Block 2, of the Johnson Quarter Acre Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 2.5 ft. Variance from the above Special Exception, in order to construct a carport to within 0.5 ft. (6 inches) of the side property line in an SF-9 zone district located at 1603 SE 23rd Ave., being Lot 12, Block 2, of the Johnson Quarter Acre Addition to the City of Mineral Wells, Palo Pinto County, Texas.

ADJOURN

STATE OF TEXAS
CITY OF MINERAL WELLS

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)

Peggy Clifton, City Clerk



MINUTES
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
THURSDAY, AUGUST 20, AT 4:00 P.M.
CITY HALL ANNEX, 115 S.W. 1ST STREET, MINERAL WELLS, TEXAS

BOARD MEMBERS

Myra Johnson, (Chairperson)
Jonathon Rusher
Kenneth Drew
Barry Campbell

BOARD ALTERNATES

Thomas Zinn Brown
Michael Garza Jr

CALL TO ORDER: The meeting was called to order at 4:00 p.m. by Mrs. Myra Johnson.

BOARD MEMBERS PRESENT: Myra Johnson (Chair), Kenneth Drew,, Berry Campbell, Jonathan Rusher

BOARD ALTERNATES PRESENT: Michael Garza Jr (Via Phone)

STAFF MEMBERS PRESENT: – Robert Turk Building Official, Mari N Hernandez – Code Enforcement Secretary

MINUTES: The minutes of the June 18, 2020, Board of Adjustment meeting were approved with all in favor, at 4:02 p.m.

PUBLIC HEARINGS

PUBLIC HEARING ON BOA CASE 2020-08: Applicant, Scott Wilber, is requesting (a) A Special Exception in order to construct a carport to within 5 ft. of the front property line in an SF-9 (Single Family) zoned district located at 500 Beetham Rd., being Lot 5, Block 3, of the Brazos Villa Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 5 ft. Variance from the above Special Exception in order to construct a carport up to the front property line in an SF-9 (Single Family) zoned district located at 500 Beetham Rd., being Lot 5, Block 3, of the Brazos Villa Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 4:05 p.m. No one was present to speak regarding the case. Mrs. Johnson asked how many letters were sent out to property owners within a 200 ft radius. Mrs. Hernandez stated that 17 letters were sent out with no response. Mrs. Johnson then read aloud the staff recommendation, which was no objection to the Special Exception/ Variance as submitted. The Special Exception/ Variance was approved with all in favor, at 4:05 p.m.

PUBLIC HEARING ON BOA CASE 2020-09: Applicant, Chris Roberts, is requesting a 15 ft. Variance in order to construct a single family residence to within 10 ft. of the front property line in an SF-6 (Single Family) zoned district on the property being Lots 14, 15, and 16, Block 17, of the Morningside Park Addition to the City of Mineral Wells, Palo Pinto County, Texas

A public hearing opened at 4:06 p.m. No one was present to speak regarding the case. Mrs. Johnson asked how many letters were sent out to property owners within a 200 ft radius. Mrs. Hernandez stated that 15 letters were sent out with two recipients having called the office. Mr. Turk explained that one call was questioning what was going to be built and the other had questions about the request itself, and had their attorney contact him for explanation. He stated that the attorney said that if there was opposition from the property owner after explaining it to her, that they would attend the meeting. Mrs. Johnson stated that there was no one present to speak on the case. Mr. Drew asked if they would be

setting a precedent if they were to grant the request, and Mr. Turk stated that they would not be setting a precedent due to the hardship imposed to meet set-backs from the terrain at the rear of the property. Mr. Drew then inquired as whether it would be a spec or custom home built home. Mr. Rusher stated that he believed that it was being built to sell, and Mr. Turk confirmed. Mr. Drew expressed concerns regarding prospective buyers possibly having problems in the future, and Mr. Rusher stated that he thought that any buyers would recognize any possible issues before buying the home. Mr. Turk explained that the main reason of the Variance request was to minimize any possible future problems from the back of the property contouring down the hill, by wanting to keep as far to the front as possible. Mrs. Johnson asked if the property was a total of three lots, and Mr. Turk confirmed. Mr. Rusher noted that they were the last remaining vacant lots in that area, and stated that the abutting residences on either side, although appearing to have more rear yard, approached the hill side as well and had been there since the 60's or possibly longer. Mr. Rusher then asked Mr. Turk if the Board could be held responsible for any future problems with the house if they granted the Variance, and Mr. Turk stated that they would not be responsible for any construction deficiencies by the contractor/builder that caused structural problems in the future by granting the Variance on the property. The Variance was approved with all in favor, at 4:06 p.m.

ADJOURNMENT: There was no further business. The meeting was adjourned at 4:10 p. m. by Mrs. Johnson.

Minutes approved on: _____

Myra Johnson, Chairperson

Mari N Hernandez, Secretary

City of Mineral Wells Board of Adjustment Application

Type of Request (check one):

- Variance Appeal to the Board of Adjustments
 Special Exception Application

Case #: 2020-10
Fee Paid: 125.00 OK 30/11

Property address: 1603 SE 23 AVE MINERAL WELLS TX 76067
Legal description of property: _____

Zoning district: SF-9 / _____ Present use: Single Family Residence

Specific request: _____ (a) A Special Exception in order to construct a carport to within 3 ft. of the side property line in an SF-9 zone district located at 1603 SE 23rd Ave., being Lot 12, Block 2, of the Johnson Quarter Acre Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 2.5 ft. Variance from the above Special Exception, in order to construct a carport to within 0.5 ft. (6 inches) of the side property line in an SF-9 zone district located at 1603 SE 23rd Ave., being Lot 12, Block 2, of the Johnson Quarter Acre Addition to the City of Mineral Wells, Palo Pinto County, Texas.

Fill out questions 1-4 for variance requests only:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request:

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

3. State how literal interpretation of the provisions of this ordinance deprive the applicant of rights enjoyed by others in the district.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the ordinance to land, structure, or buildings in the district.

Applicant's Name MICHAEL WALKER
Mailing Address 1603 SE 23 AVE City, State, Zip MINNEAPOLIS MN 55407
Phone No. 940-745-1534

Property Owner's Name MICHAEL WALKER
Mailing Address 1603 SE 23 AVE City, State, Zip MINNEAPOLIS MN 55407
Phone No. 940-745-1534

I hereby certify that all information contained herein is true and correct, and that all submission requirements have been met.

Michael Walker
Applicant's Signature

8-13-20
Date

Michael Walker
Property Owner's Signature

8-13-20
Date

INSTRUCTIONS:

Submission Requirements: Submit 2 copies of a site plan drawn in a professional manner indicating the request. The completed application, along with all required documentation and the required fee must be submitted at least 21 days prior to the Board of Adjustment meeting date. Your application can not be processed until all documentation and the required fee are submitted. If you are unsure what documentation is required, please contact the Board of Adjustment Secretary in the Inspection Department for more information. Required documentation: \$125.00 fee, completed application, site plan, construction plans, vicinity map, and other related information that may be helpful regarding your case.

Fees:

Special Exception - \$125.00
Variance - \$125.00
Appeal - \$125.00

Procedure: Submit completed application at least 21 days prior to the Board of Adjustment meeting date along with the prescribed fee. The Board of Adjustment meets the 3rd Thursday of each month at 4:00pm in the Council Chambers at the City Hall Annex, 115 S.W. 1st Street.

If you have further questions, please contact the Inspection Department at (940) 328-7715. Thank you.

OFFICE USE ONLY:

This application was conditionally approved disapproved
by the Board of Adjustment on _____ (date*).

* A special exception is valid for 90 days from date of approval.

Director of Planning

Date



Dear Applicant:

Proposed Address of Use:

1603 SE 23rd ave MW 76067

Please read and sign the sections that apply to your project. Please also read and sign the final section, titled "All Applicants." Please be advised that this list is not all-inclusive, and that additional regulations may apply.

Non-residential projects in excess of \$50,000: You are required to provide proof that your building or facility has been registered with the Texas Department of Licensing and Regulation (TDLR) for compliance with the Texas Accessibility Standards. You must provide the City of Mineral Wells with the TDLR project number assigned to your building or facility. TDLR project registration #: _____

Signature

Date

Renovations or demolitions for public or commercial buildings: Senate Bill 509 requires municipalities to verify that an asbestos survey has been conducted prior to issuing renovation or demolition permits for public or commercial buildings. Please read and sign the following.

A copy of the asbestos survey for the area(s) to be renovated/demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP). _____ Yes _____ No

Signature

Date

Manufactured Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete. Also acceptable skirting shall be installed within 30 days of placement of the home. The skirting shall be fire resistant skirting with the necessary vents, screens, and/or openings, and the finish and appearance of the skirting shall match as near as possible the finish of the mobile home.

Signature

Date

New Homes: Please be advised that upon issuance of a building permit a driveway is required capable of parking 2 vehicles off street for residences and shall be surfaced with asphaltic concrete or concrete.

Signature

Date

New Commercial Construction: Two complete sets of engineered plans will have to be submitted for review prior to issuance of a permit. A minimum of two weeks may be required for plan review. These plans must include a site plan, landscaping plan, off-street parking plan, grading plans, utility plans, as well as foundation, framing, electrical, plumbing, mechanical, and elevations. Additional plans, details, and engineering may be required.

Signature

Date

All Applicants:

I, Michael Walker, certify that I have read and understood the requirements stated in this letter, and agree to abide by said requirements, and to abide by all requirements of the City of Mineral Wells Code of Ordinances, including the Zoning Ordinance..

Michael Walker

Signature

8-7-20

Date

Building Permit Application

City of Mineral Wells

Kitty Walker 940452-3707

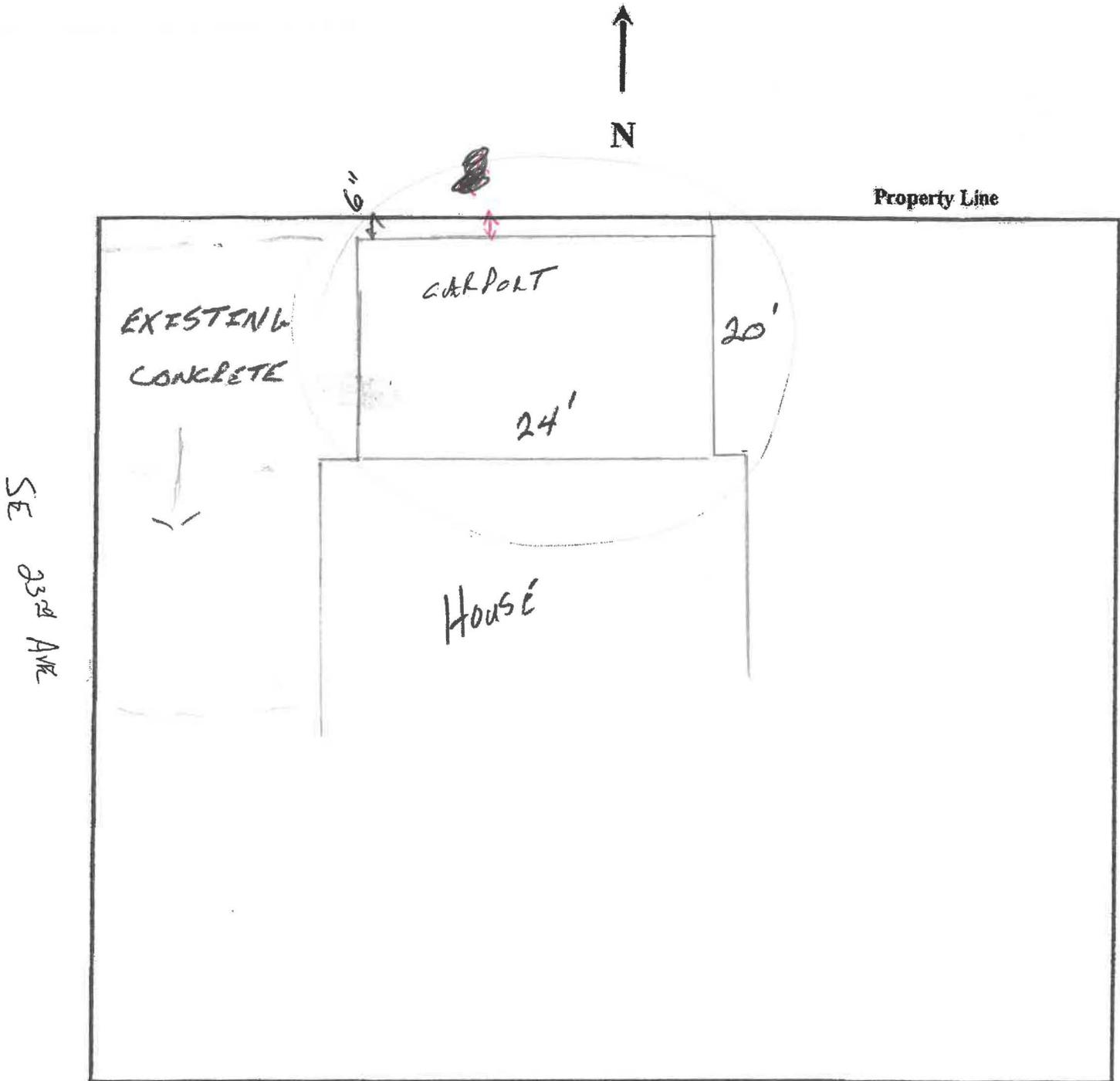
Print or Type (by Applicant)

Address where work is to be done (No. and Street) <i>1603 SE Cordale</i>		Property Owner <i>Michael Walker</i>	Owner Telephone No. <i>940 7451534</i>
SUBDIVISION <i>Johnson Qtr Acre</i>		BLOCK <i>2</i>	LOT <i>12</i>
Contractor	Contractor Telephone No.	Applicant Name (Print)	
Architect	Architect Telephone No.	Applicant Telephone No. & Address	
Building Use <i>Store boat trailer</i>	Square Feet - New or Addition <i>20x24</i>	Value (cost) of Construction <i>1500⁰⁰</i>	
Type of Improvement <i>carport</i>	<p>CONDITIONS OF PERMIT</p> <p>Two copies of construction plans and specifications must be submitted by the applicant. Work may not start until a permit has been issued pursuant to approval of this application. Permits so issued shall not be construed as authority to alter or set aside any building code or zoning ordinance requirements, nor shall such issuance of a permit prevent the Building Official from thereafter requiring correction of error in plans or in construction, or violations or building or zoning codes. Permits shall become invalid if work is not commenced within six (6) months after issuance, or work authorized by such permit is suspended, or abandoned for a period of six (6) months after work has commenced.</p> <p>I hereby make application for building permit for work noted herein and as described by submitted plans and specifications.</p>		
Type of Frame <i>Steel</i>			
For Manufactured Homes only - List Year Model of Home			
See Next Page for Plat	<i>Michael Walker</i>		<i>8-7-20</i>
	Signature of Applicant		Date

Inspection Division Use Only:

Availability of Utilities		Water _____	Sewer _____	Zone _____
<input type="checkbox"/> Platted <input type="checkbox"/> Flood Plain Elevation				
<input type="checkbox"/> Planning Department		<input type="checkbox"/> Engineering Department		<input type="checkbox"/> Health Department
Building Type	Construction Type	Permit Fee	Total Fee	
Approved <input type="checkbox"/> Rejected <input type="checkbox"/>	Date		Comments	
By _____	Permit #		Date Issued	
Processed By				

Site Plan:



The above information is true and correct:

Signed by: Mitch Walker

Date: 8-7-20



1600

R18231

R18230

R18230

SE 23RD AVE

1601

R18252

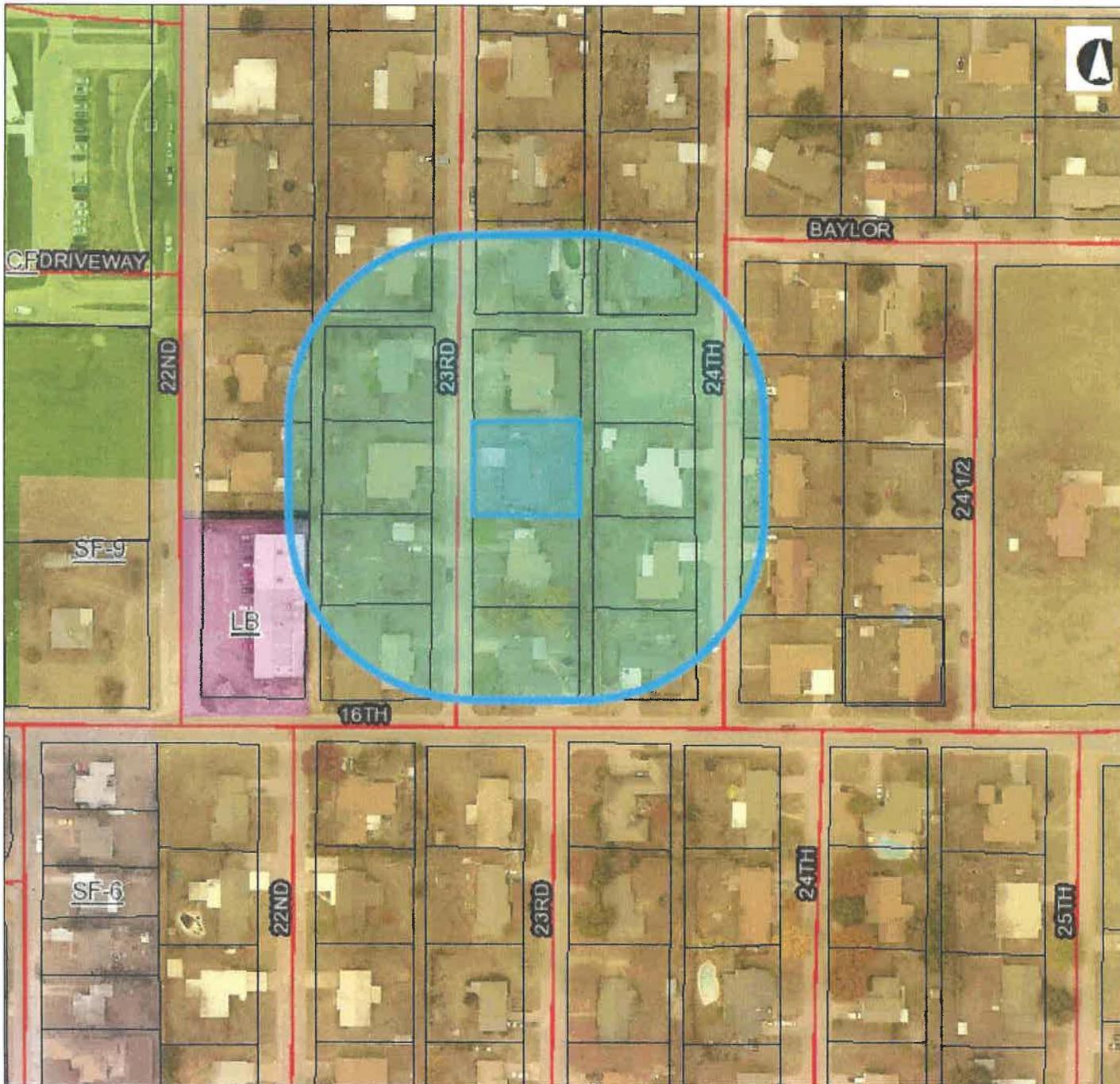
R18253

R18253

R18259

R18258

R18258

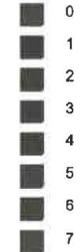


Map

Legend

- Parcel
- Roads
- Zoning**
- Central Business District
- Commercial
- Community Facilities
- General Retail
- HUD Code Manufactured Home
- Heavy Industrial
- Light Industrial
- Limited Business
- Moderate Density Residential
- Multi-Family Residential
- Planned Development
- Single Family 6,000
- Single Family 9,000
- Wolter's Park Zone A
- Wolter's Park Zone B

Pictometry



Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

0 0.03 0.06 Miles



1: 2,257

Copyright/Disclaimer

This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no responsibility for erroneous measurements or computations that may be made through use of any information contained in this map

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