



MINUTES
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
THURSDAY, February 21, 2018, AT 9:00 A.M.
CITY HALL ANNEX, 115 S.W. 1ST STREET, MINERAL WELLS, TEXAS

BOARD MEMBERS

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

BOARD ALTERNATES

Lawrence Kaufmann
Paul Schmidtke
Barry Campbell

CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Mr. Youngblood.

BOARD MEMBERS PRESENT: Virgil Youngblood (Chairman) Myra Johnson, Jonathon Rusher,

BOARD ALTERNATES PRESENT: Lawrence Kauffman (Voting Alternate) , Paul Schmidtke, Barry Campbell (Voting Alternate)

STAFF MEMBERS PRESENT: Tony Stubblefield – Building Official, Stacie Frye – Code Enforcement Secretary

MINUTES: The minutes of the January 17, 2019, Board of Adjustment meeting were approved with all in favor, at 9:00 a.m.

PUBLIC HEARINGS

PUBLIC HEARING ON BOA CASE 2019-01: Applicant, Gerardo Zapata, is requesting (a) a Special Exception in order to construct a carport within 5 feet of the front property line in an SF-9 (single family) zoned district and (b) a Variance in order to construct a carport up to the front property line in an SF-9 (single family) zoned district located at 1203 SW 14th Street, being Lots 5 & 6, Block 11 of the of the Elmhurst Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 9:00 a.m. Mr. Youngblood asked Mr. Stubblefield how many letters were sent out to property owners within a 200 ft radius. Mr. Stubblefield stated that 17 letters were sent out with no response. Mr. Stubblefield then read aloud the staff recommendation, which was no objection to the Variance as submitted. The variance was approved with all in favor, at 9:01 a.m.

PUBLIC HEARING ON BOA CASE 2019-02: Applicants, Mike Tincer and Mitch Bradshaw, are requesting (a) a 7 foot Variance from the required 20 foot rear yard building setback for a GR (General Retail) zoned district and (b) a 3 foot Variance from the required 10 foot side yard building setback for a GR (General Retail) zoned district in order to remodel an existing building that is located at 1812 SE 1st Street, being Lots 2, 3, 5 & 6, Block 12 of the of the Wynwood Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 9:01 a.m. Mr. Tincer was present at the meeting but did not speak. Mr. Youngblood asked Mr. Stubblefield how many letters were sent out to property owners within in a 200 ft radius. Mr., Stubblefield stated that 11 letters were sent out with no repsonse. Mr, Stubblefiled then read aloud the staff recommendation, which was no objection to the Variance as submitted. The Variance was approved with all in favor, at 9:02 a.m.

PUBLIC HEARING ON BOA CASE 2019-03: Applicant Judy Caldwell is requesting a 4 foot Variance from the required 12 foot minimum height requirement for a pole sign in a CF (Community Facilities) zoned district located at 2300 SE Martin Luther King Jr Street, being AB 322, TR 11, FULLER MILLSAPS Survey, Mineral Wells, Palo Pinto County, Texas.


A public hearing opened at 9:02 a.m. Mrs. Caldwell was present at the meeting but did not speak. Mr. Youngblood asked Mr. Stubblefield how many letters were sent out to property owners with in a 200 ft radius. Mr. Stubblefield stated that 13 letters were sent out with no response. Mr. Stubblefield then read aloud the staff recommendation, which was no objection to the Variance as submitted. The Variance was approved with all in favor, at 9:03 a.m.

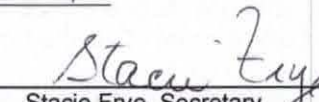
PUBLIC HEARING ON BSC CASE 2018-61: Consider possible removal of condemnation order of a substandard owned by Christopher M. Perricone, 704 SE 13th Street, Stromberg Addition, Block 2, Lots N/2 of 2 & 3

A public hearing opened at 9:03 a.m. Mr. Stubblefield spoke about how Mr. Perricone was within the 60 days from the date the order for Condemnation was done to be able to start improvements on the house. Mr. Stubblefield went on to tell the board that Mr. Perricone had already pulled a roofing permit and completed the job. Mr. Stubblefield read aloud the staff recommendation which was removal of the condemnation order. Board member Myra Johnson made a motion to give a 60 day extension for work to proceed and for Mr. Perricone to come in and discuss further process. No second on the motion so no action taken on the motion. Mr. Youngblood read aloud the staff recommendation which was approval for removal from condemnation list. The removal from condemnation list was approved with all in favor, at 9:05 a.m.

ADJOURNMENT: There was no further business. The meeting was adjourned at 9:05 a. m. by Mr. Youngblood.

Minutes approved on: 3-21-19


Virgil Youngblood, Chairman


Stacie Frye, Secretary