

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 20, 2025 AT 3:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Zoning Board Meeting - 2-20-25

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

- 1. Variance 2502ZB011:(Tabled to March meeting due to applicant's absence)**

Variance 2502ZB011, by agent Richard J. Copponex, seeking approval for an eight-foot-tall fence where six feet is the height limit, Tax Parcel 1010C-01-001-002, 10988 Channelside Drive, Zoned R-2 (Single-family), Ward 5

2. Variance 2502ZB013:(Tabled to March meeting due to applicant's absence)

Variance 2502ZB013, by owners Timothy Daigle Jr. and Jenece Daigle, seeking approval for a six-foot-tall fence where the height limit is 4 feet, Tax Parcels 0807E-01-001.001, 0807E-01-001.000, 15361 S Swan Road, Zoned R-1-15 (Single-Family), I-2 (Heavy Industry), Ward 7

**3. Variance 2503ZB028:
(Deferred to April Meeting by Applicant)**

Variance 2503ZB028, by owners Juan Ibarra and Angelica Robles, seeking approval for 17 parking spaces where 20 parking spaces are required, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

**4. Variance 2503ZB029:
(Deferred to April Meeting by Applicant)**

Variance 2503ZB029, by owners Juan Ibarra and Angelica Robles, seeking approval for parking that backs out into city right-of-way, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

**5. Special Exception 2503SE030:
(Deferred to April Meeting by Applicant)**

Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

6. Variance 2503ZB031:

Variance 2503ZB031, by agent John Ruble, seeking approval to allow for a 10-foot front yard setback where 25 feet is required, Tax Parcel 1010B-03-001.002, Zoned R-2 (Single-family), Ward 4

7. Variance 2503ZB032:

Variance 2503ZB032, by agent Jack Schmidt, seeking approval to allow for a 12.6 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.015, 12108 Turnberry Cove, Zoned R-1-7.5 (Single-family) Ward 6

8. Variance 2503ZB033:

Variance 2503ZB033, by agent Jack Schmidt, seeking approval to allow for a 13.76 side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.029, 12065 Turnberry, Zoned R-1-7.5 (Single-family), Ward 6

9. Variance 2503ZB034:

Variance 2503ZB034, by agent Jack Schmidt, seeking approval to allow for 13.66 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.030, 12061 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

10. Variance 2503ZB035:

Variance 2503ZB035, by agent Jack Schmidt, seeking approval for 13.29 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.014, 12104 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

11. Variance 2503ZB036:

Variance 2503ZB036, by agent Jack Schmidt, seeking approval to allow for a 13.72 side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.028, 12069 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

12. Variance 2503ZB037:

Variance 2503ZB037, by agent Jack Schmidt, seeking approval to allow for a 13.06 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.024, 12085 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

13. Variance 2503ZB038:

Variance 2503ZB038, by agent Jack Schmidt, seeking approval to allow for a 13.05 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.023, 12089 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

14. Variance 2503ZB039:

Variance 2503ZB039, by agent Jack Schmidt, seeking approval to allow for a 13.35 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.016, 12112 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

15. Variance 2503ZB040:

Variance 2503ZB040, by agent Jack Schmidt, seeking approval to allow for a 12.66 feet side yard setback where 14 feet is required, Tax Parcel 0908P-01-006.031, 12057 Turnberry Cove, Zoned R-1-7.5 (Single-family), Ward 6

H. Adjournment