

**CITY OF ANDREWS, TEXAS**

NAME OF MEMBER	M O V E D	S E C O N D E D	V O T E D A Y E	V O T E D A Y	A B S T A I N E D	MINUTES OF:           REGULAR MEETING-PLANNING&ZONING DATE OF MEETING:       MARCH 21, 2016 TIME OF MEETING:       7:00 P.M. PLACE OF MEETING:      CITY HALL	Index No. Caption
						<p><b>ROLL CALL</b> was answered by Jay Waldrop, Gail Averitt, Amy Johnson, Ramiro Bueno and Yankton Wyatt.</p> <p><b>GUESTS:</b> Lonnie Martinez, Cynthia Martinez, Arnulfo Sanchez, Raymond Hernandez and Charles Beck</p> <p><b>STAFF:</b> Sara Copeland, Anna Garcia and Steven Gallier</p> <p>Introduce Yankton Wyatt, our new member.</p> <p>Appoint Chairman and Vice Chairman</p>	
AVERITT	X		X			<p>Motion made by Gail Averitt to appoint Jay Waldrop as Chairman.</p>	
BUENO			X				
JOHNSON		X	X				
MAY			A				
WALDROP			X				
SALDIVAR,ALT			A				
WYATT, ALT			X				
AVERITT						<p>Motion made by Jay Waldrop to appoint Gail Averitt as Vice Chairman.</p>	
BUENO			X				
JOHNSON		X	X				
MAY			A				
WALDROP	X		X				
SALDIVAR,ALT			A				
WYATT, ALT			X				
AVERITT	X		X			<p>MINUTES of Regular Meeting, November 16, 2015 were <b>APPROVED</b></p>	
BUENO		X	X				
JOHNSON			X				
MAY			A				
WALDROP			X				
SALDIVAR,ALT			A				
WYATT, ALT			X				

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						<p>B.A.#1157 – Charles Beck – Consider Request for Variance, Front Yard Setback Requirement for a Double Open Carport, Lot 106 N4’ &amp; Lot 107, Mecca, 1132 Golf Course</p> <p>Mr. Beck proposed the installation of a front carport that would protrude into the 25’ front yard setback. His existing metal roof would be removed and the carport would be extended and tied back in with same roofing material. The carport would cover an existing concrete driveway. An encroachment into the 25’ front yard setback requires a variance to be pre-approved by the Board of Adjustments.</p> <p>Board Member Gail Averitt voiced a concern about visibility since Mr. Beck’s lot is on the corner of Golf Course and NE Ave K. Ms. Averitt further expressed concern about setting a precedence since there are currently no carports on Golf Course Road. Further, she recalls the City’s Comprehensive Plan discouraging encroachments which can be detrimental to the integrity of neighborhoods.</p> <p>The City of Andrews Comprehensive Plan provides:  “Goal 1: Ensure that future development is orderly and efficient, compatible with existing land uses and enhances the overall quality of life of Andrews.</p> <ul style="list-style-type: none"> <li>• Define areas for residential and non-residential uses to guide the overall development of Andrews over the next 20 years.</li> <li>• Ensure that the Comprehensive Plan is utilized by City Staff as decisions about the future of Andrews are made.</li> <li>• Encourage the Planning &amp; Zoning Commission to utilize the Comprehensive Plan as a basis for zoning related decisions.</li> </ul>	

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<p>AVERITT</p> <p>BUENO</p> <p>JOHNSON</p> <p>MAY</p> <p>WALDROP</p> <p>SALDIVAR,ALT</p> <p>WYATT, ALT</p>	<p></p> <p></p> <p>X</p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p>X</p> <p>X</p> <p>A</p> <p>X</p> <p>A</p> <p>X</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>“Goal 2: Provide quality, safe and attractive neighborhoods”.</p> <ul style="list-style-type: none"> <li>Ensure that new neighborhoods are developed to a higher standard in order to preserve their long term attractiveness and maintenance.</li> <li>Protect neighborhood integrity by minimizing the presence of adjacent incompatible uses.</li> </ul> <p>Board Member Amy Johnson stated she is also against placing carports in this area, citing the need to preserve the visual integrity of Golf Course Road and the view from the course itself. Mr. Beck stated that he understands ‘either way they decide, all he can do is ask’.</p> <p>Board Member Jay Waldrop asked about the general construction of the proposed carport. He inquired of Mr. Beck about the support posts, 3 on one side, 2 on the other and if he thought that would be sufficient. Mr. Beck stated ‘he guessed, that’s what the contractor designed’. The Board discussed the overall height and how much space between top of eave to fascia board. He stated that is how contractor designed it and he would guess about 5’. Mr. Beck was asked if there was any way he could put a carport in his backyard to which he replied ‘probably’.</p> <p>Motion made by Amy Johnson, seconded by Gail Averitt, to <b>deny the variance</b>, Front Yard Setback Requirement for a Double Open Carport.</p> <p>The Board voted unanimously to <b>deny the variance</b>.</p>	<p></p>

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						<p>Z.C. #292 – Irvin Sanchez – Request Consideration of a Zone Change from “Local Retail” to “Specific Use Permit” for Storage Buildings, Blk. A-45, Sec. 17, AB 2269, 90x200 out SW/4 (Tr. 20), 1907 NE Mustang Dr.</p> <p>Mr. Sanchez is proposing small storage units as shown on his diagram. Building Inspector Steven Gallier stated they would be constructed only on one side of the property with a maximum of 13 units. Board Member Ramiro Bueno questioned the location of the property. Mr. Gallier stated it is beside Mustang Printers and the Burrito place with a chain link fence around it. Steven advised they will require Mr. Sanchez to set the building 5’ off the side property line with the entrance off NE Mustang. Board Member Gail Averitt questioned about hours of operation, what means he planned to use for people to get in and out. Steven advised there is a double gate at the back so people could drive through. Sara Copeland, Board Secretary, stated that is not possible unless he intends to pave the alley. That gate if for emergency personnel. Mr. Sanchez stated he did not plan to have any lighting or electricity. The Board agrees he needs to have some type of security lighting at the entrance also stating it is also included in the “Specific Conditions for the zone change”. The Board would also like to see some type of façade improvement and landscaping on the north end since it will be the end of a building that is visible from the street. Could possibly include something with signage. Mr. Sanchez stated the building would be beige in color.</p>	

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<p>AVERITT BUENO JOHNSON MAY WALDROP SALDIVAR,ALT WYATT, ALT</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>Motion made by Gail Averitt, seconded by Ramiro Bueno, to <b>Recommend Approval</b> of the zone change from “Local Retail” to “Specific Use Permit” for storage buildings with the following changes to the specifications: add building facade improvements and landscaping to the north end of the building. Will need to install lighting as listed in specifications.</p> <p>The Board voted unanimously to <b>recommend approval</b> of the zone change.</p> <p>B.A.#1160 – Lonnie Martinez – Request Consideration of Preliminary Plat, Martinez SW 4<sup>th</sup> Street Addition, located in the W/2 of the N/4 of Sec. 5, Blk. A-44, PSL, 501 SW 4th</p> <p>Mr. Martinez stated he is platting his 1.5 acres into 5 lots with Lots 1 being 90’ in width and the remaining lots being 60’ in width. He stated he will retain Lot 2 just south of his home. Saul Flores, Jr. plans to develop the remaining 3 lots for manufactured homes with metal fencing, curb &amp; gutter, 2-car driveways, etc. Plat meets all requirements of the Subdivision Ordinance.</p>	
<p>AVERITT BUENO JOHNSON MAY WALDROP SALDIVAR,ALT WYATT, ALT</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>The Board <b>Recommends Approval</b> of the Preliminary Plat, Martinez SW 4<sup>th</sup> St. Addition.</p> <p>The Board voted unanimously to <b>recommend approval</b> of the preliminary plat.</p>	

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<p>AVERITT BUENO JOHNSON MAY WALDROP SALDIVAR,ALT WYATT, ALT</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>Z.C.#294 – Raymond and Virginia Hernandez – Request Consideration of a Zone Change from “Single Family” to “Residential”, Blk. A-44, Sec. 5, AB 1670, .329 Ac. out W/2, N/2, NE/4, PSL, 515 SW 4<sup>th</sup>.</p> <p>Mr. Hernandez left with Mr. Martinez. No discussion.</p> <p>Amy Johnson made a motion to <b>recommend approval</b> of the zone change from “Single Family” to “Residential”, seconded by Gail Averitt.</p> <p>The Board voted unanimously to <b>recommend approval</b> of the zone change from “Single Family” to “Residential” for 515 SW 4<sup>th</sup>.</p>	

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	M	O	V	V	A	<p>THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 7:55 P.M.</p> <p style="text-align: right;">_____ JAY WALDROP, CHAIRMAN</p> <p>ATTEST:</p> <p style="text-align: right;">_____ SARA COPELAND, SECRETARY</p>	