

The Board of Adjustments of the City of Columbus, Texas met in regular session Thursday, June 22, 2017 at 6:00 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Member	-	Elizabeth Flint
Member	-	Patti Hill (absent)
Member	-	Modina Mangini
Member	-	Whitney Werland
Member	-	Mike Craddock
Code Enforcement	-	Richard LaCourse

1. **Call to order.**

Code Enforcement Officer Richard LaCourse called the meeting to order at 6:05 p.m.

2. **Pledge of Allegiance**

Officer LaCourse led the Pledge of Allegiance.

3. **Consideration and action to elect a new chairperson.**

Officer LaCourse opened the discussion for election of a new board chair. Mrs. Flint made a motion to nominate Mrs. Modina Mangini as the Board Chair of the Board of Adjustments and to vote her by acclamation. Mr. Craddock second the nomination. The vote was 4-0 in favor, nomination passed.

4. **Approval of minutes from May 18, 2017 Regular Meeting.**

Board Chair Mangini opened the discussion for review of the minutes. Mrs. Flint requested the minutes be amended to add to each of the votes that she supported the request but was not able to vote in favor because it did not meet the requirements of the code. Mrs. Flint made a motion to accept the minutes, as amended. Mrs. Werland second the motion. The vote was 4 – 0 in favor, motion passed.

5. **Public Hearing for the purpose of receiving comments concerning a request for a variance on the twenty-five (25) foot back yard setback at 310 Houston Street.**

Board Chair Mangini opened the public hearing for public comments. Board recognized Abel Garcia for his information on the request. Mr. Garcia reported that he was requesting a 2 ½ ft variance on the rear side of the spec home that he is going to build at 310 Houston Street. He advised the new back yard would be 22 ½ ft deep between the house and the property line. He reported that all other setback, sides and front, would be adhered to. Mrs. Flint asked if the rear variance was to accommodate the porch and the breakfast area of the house. Mr. Garcia answered yes. Mr. Garcia said any modifications would hinder the design of the spec house and cause the structures internal rooms to be modified to be smaller and will not be representative to the house plans. The Board recognized another individual in attendance. He advised he was a neighbor and was interested in hearing the meeting. He made no official comment during the hearing. Mrs. Flint advised she is also a neighbor and spoke with another neighbor in regards to the request. Mrs.

Flint spoke on the setbacks, as required for building on a corner lot and standard side lot. Mrs. Flint commented the person in attendance would be the most affected by this request. She also said if the person in attendance didn't have a concern; it should not be a problem because the change is insignificant to the other two property owners. Their properties structures are already closer to the property lines than the requested variance. She knows the house will be nice and they will have a good neighbor in the future. Officer LaCourse commented that one property owner, Wade Gibson, commented in person, and relayed that he had no objection to the variance. He thought the house will be a good addition to the neighborhood.

6. **Discussion and action regarding a request for variance on the required twenty-five (25) foot back yard setback at 310 Houston Street.**

Mrs. Werland commented the 2 ½ feet is insignificant as a request. Mrs. Flint also commented the adjoining two properties structures are closer to the property line than this request. Mr. Craddock requested to look at the house prints because he had arrived just before start of the meeting and a discussion was made on the design and layout of the property.

Board Chair Mangini asked for a motion.

Mr. Craddock made a motion to approve the variance request for the back yard setback of 2 ½ ft.

Mrs. Werland seconded the motion.

The vote was 4-0. The motion passed.


7. **Adjournment.**

Officer LaCourse adjourned the meeting at 6:15 PM.



Modina Mangini, Board Chair

ATTEST:



Richard LaCourse, Code Enforcement