

Members Present:

Chair Veronica Garcia
Vice-Chair Elizabeth Templeman
Autumn Flanagan
Roy Leatherberry
Jennifer Dalton (alternate)

Members Absent:

David Krawczynski

City Staff and City Councilmembers Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary/Communications Specialist
Cynthia Trevino, City Attorney
Mayor Robb Erickson

1. Call to Order/Roll Call

With a quorum of the Board of Adjustment members present, Chair Garcia called the regular meeting of the Garden Ridge Board of Adjustment to order at 6:00 p.m. on Monday, May 6, 2024, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Chair Garcia led the Pledge of Allegiance.

3. Citizen Comment Period

No one signed up to speak.

4. Business Items

The following items are for discussion, consideration, and action.

a) Approval of Minutes for January 29, 2024, Board of Adjustment Meeting.

Motion: A motion was made by Vice-Chair Templeman, seconded by Member Leatherberry, to approve the Minutes for January 29, 2024, Board of Adjustment Meeting. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Rules of Procedure.

Motion: A motion was made by Member Leatherberry, seconded by Vice-Chair Templeman, to follow Robert's Rules of Order and follow the Public Hearing process as outlined on the agenda. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

c) Petition by Martin and Pamela Oconnor for a zoning variance to Ordinance No. 13-032023, Section 3, Subsection 3.05, Flag Poles, 3.05.01. General Provisions and Applicability, B. to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive. The property is further known as Lot 45, Block 3, Trophy Oaks Subdivision, Unit 2A, Garden Ridge, Texas, consisting of 7.40 acres in size and zoned Residential Estate (RE) District. In residential zoning districts, flag poles shall not exceed twenty-five (25) feet in height.**1. Receive presentations from Applicant and/or City Staff.**

Martin Oconnor presented the petition for a zoning variance to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive.

2. Hold a public hearing.

Chair Garcia opened the public hearing at 6:06 p.m.

No citizens spoke regarding the petition and City Secretary Marisa Spencer read one (1) written comment submitted.

Chair Garcia closed the public hearing at 6:07 p.m.

3. Discuss and take action.

The Board discussed the petition and findings of fact for zoning ordinance variance.

Upon giving public notice and conducting a public hearing on this variance request in accordance with Ordinance No. 13-032023, the Board of Adjustment adopts these specific, written findings as follows:

- i. There any not any special circumstances or conditions affecting the land such that the application of the Zoning Ordinance deprives the applicant of reasonable use of the land.
- ii. The requested variance is not the minimum necessary required to alleviate the undue hardship.
- iii. The request is necessary for the preservation and enjoyment of a substantial property right.
- iv. The request is not detrimental to the public health, safety, or general welfare.
- v. The variance does not impair the purpose and intent of the Zoning Ordinance/Comprehensive Plan or cause injury to other property in the area.
- vi. The variance does not prevent the orderly use of land within the area.
- vii. No undue hardship exists for the Applicant without the variance.

Motion: A motion was made by Member Leatherberry, seconded by Member Dalton, to approve the petition by Martin and Pamela Oconnor for a zoning variance to Ordinance No. 13-032023, Section 3, Subsection 3.05, Flag Poles, 3.05.01. General Provisions and Applicability, B. to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

5. Citizen Comment Period


No one wished to speak.

6. Adjournment

There being no further business, the Monday, May 6, 2024, Board of Adjustment Meeting was adjourned at 6:13 p.m. by Chair Garcia.


Veronica Garcia
Chair

ATTEST:


Marisa Spencer
City Secretary