

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
SPECIAL MEETING
MONDAY, AUGUST 1, 2022 – 6:30 P.M.**

I. CALL TO ORDER - ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Public Library Annex (Civic Center), located at 404 N. Main St., Elgin, TX U.S.A.

BOARD PRESENT: Chair Regan Dumbeck, Franklin Boettcher, Ruby Simms, Darren Mogonye (Junior Alternate), and Shifton McShan.

BOARD ABSENT: Vice-Chair Stephen Kylberg (Senior Alternate).

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary.

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak.

III. CONSENT AGENDA.

1. April 20, 2022, Minutes.

On a motion by Franklin Boettcher, seconded by Shifton McShan, the Board voted unanimously (4-0) to approve the Minutes.

IV. NEW BUSINESS.

1. Project #202200093: Zoning variance from Section 46-265 to reduce the front setback along E. 3rd St from twenty-five (25) feet to zero (0) feet for a new accessory building (garage) at 300 N. Ave G (Lots 9 & 10, Block 11 Puckett Addition).
 - A. Staff Presentation – David Harrell conducted a PowerPoint presentation of the staff report.
 - B. Applicant Presentation – Anne Zulka, applicant, indicated she was here to answer any questions and that she had letters from neighbors indicating their support.
 - C. Open Public Hearing - The public hearing was opened at 6:35 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:35 P.M.
 - E. Discussion – There was brief discussion between Staff and the Board concerning notifications and whether there had been anyone who had contacted the City.
 - F. Consideration – Ruby Simms made a motion to approve the item, seconded by Franklin Boettcher, the Board unanimously voted four (4) to zero (0) to approve Project #202200093.
2. Project #202200099: Special exception from Sec. 46-634 to reduce the parking stall sizes from 9' x 20' to 9' x 18' for a new commercial development on a lot at the SE corner of Lee Dildy Dr. and Roy Rivers Rd. (Elgin Business Park II, Block C, Lot 8, 2.020 ACRES)
 - A. Staff Presentation – David Harrell conducted a PowerPoint presentation of the staff report.
 - B. Applicant Presentation – Shravan Indrakinti, applicant's representative, indicated that he and others for the project were here to answer any questions.
 - C. Open Public Hearing - The public hearing was opened at 6:40 P.M. with one (1) member of the public present and they offered the following public comments:

i. Jeff Carter, 108 Schuylerville Drive, spoke in neither favor nor opposition but desired additional development information on the item. Staff indicated to the Chair, they could provide this information at a future time.

D. Close Public Hearing – The public hearing was closed at 6:41 P.M.

E. Discussion - There was a brief discussion by the Board and City Staff regarding handicap parking & benefits to reduction in stall sizes.

F. Consideration – Franklin Boettcher made a motion to approve the item, seconded by Shifton McShan, the Board unanimously voted four (4) to zero (0) to approve Project #202200099.

V. ANNOUNCEMENTS: David Harrell indicated that there would be a future zoning variance coming before the Board and he indicated that the meeting would be held on September 1, 2022. Regan Dumbeck indicated that it may be difficult for him to be at the meeting, but all others would in attendance.

VI. ADJOURNMENT: Franklin Boettcher made a motion to adjourn the meeting, seconded by Ruby Simms, the Board unanimously voted four (4) to zero (0) to adjourn at 6:45 P.M.

Regan Dumbeck, Chair

Attested: _____

Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the

foregoing instrument was passed and approved this 1st day of September 2022.