

MINUTES
CITY OF LIVE OAK
BOARD OF ADJUSTMENT
8001 SHIN OAK DRIVE, LIVE OAK, TEXAS
THURSDAY, AUGUST 21, 2014

1. CALL TO ORDER

Member John Talbot called the meeting to order on August 21, 2014 at 6:30 p.m.

2. INVOCATION/PLEDGE OF ALLEGIANCE

A moment of silence was observed and the Pledge was recited.

3. ROLL CALL

PRESENT

Vice Chairman Phillip Tsai
Member John Talbot
Member Margaret Zucco
Alt. Member Italli Liberatore
Alt. Janeth D. Sanchez

ABSENT

Chairman David Emler

Staff asked Alt. Member Alternate Member Janeth D. Sanchez to vote in the absence of Chairman Emler. Member John Talbot conducted the meeting during the Chairman's absence.

4. CITIZENS TO BE HEARD

None

5. CONSENT AGENDA

A. Approval of Minutes – February 20, 2014 – Regular Meeting

Member Zucco made the motion to approve the consent agenda as submitted; seconded by Vice Chairman Tsai.

Vote FOR: Members Talbot, Zucco, and Vice Chairman Tsai; and Alt. Member Sanchez - **PASSED**
4-0

6. NEW BUSINESS

A. V-14-0002 – PUBLIC HEARING ITEM - Public Hearing to discuss the request for height variance for a new hotel on 3.3 Acres out of the Francisco Villareal Survey No. 309, Abstract 776, County Block 5048, Block, 60, Lots 8 & 9, recorded in Volume 14696,

PG. 581 and Volume 14204, PG. 2105, of the Deed and Plat Records of Bexar County, Texas. The Height Variance request for a 5 story hotel has been made due to changes in the site plan created by topography and fire lanes. Property is situated along Pat Booker Road and Loop 1604 East near the former site of the Live Oak Civic Center; 1000 feet west of the intersection of Pat Booker Road and Village Oak Drive.

Member Talbot read the legal description for V-14-0002 and asked staff to make presentation.

Scott Wayman provided the Board with past approved height variance projects within the city of Live Oak; Value Inn, Northeast Methodist Hospital Parking Garage and Randolph Brooks Federal Credit Union Administrative buildings. Mr. Wayman's presentation included a site layout of the proposed hotel. Mr. Wayman made the following points:

- City joined in talks with Hilton for two (2) years for a five (5) story building.
- Live Oak Fire Department owns Quint Fire truck to provide adequate fire protection
- City will partner with HGI Live Oak Inc. to lease 12,000 sq. ft. conference.
- Lease Agreement has been approved for 20 years.
- Phoenix Hospitality will be the developer.
- Confirmed the hotel's height footprint would be outside of the Randolph Brooks Air Force Base' flight stadium.

Mr. Wayman introduced Mr. John Corcoran with Phoenix Hospitality Group.

John Corcoran, Phoenix Hospitality Group – 502 W. Cesar Chavez Blvd., San Antonio, TX 78207 – stated his firm enjoyed working with the city staff and looked forward to bring new job opportunities and tourism business during scheduled events to the city of Live Oak. The soft opening would be estimated for November 2015.

Q&A:

Member Zucco – Asked if they had planned for sufficient amount of parking to accommodate the hotel guest and convention events. Mr. Corcoran stated by code the required parking spaces would be 140 spaces and the project will allow for 175 spaces for the hotel with 139 total rooms. Member Zucco asked how many proposed signs would be erected on the property; Mr. Corcoran stated the plans were to have signage on both Loop 1604 and Pat Booker Road.

Alt. Member Liberatore – None

Alt. Member Sanchez – None

Vice Chairman Tsai – Asked if there would be speed bumps in the parking lot; and how many entrances are planned. Mr. Corcoran stated he would consider implementing speed bumps but at this time there were no plans for speed bumps and Pat Booker would be the only entrance allowed by Texas Department of Transportation (TXDOT) but would have cross access within the whole development.

Member Talbot – Asked if the development would add to the building at a later date to make 7 stories; Mr. Corcoran stated the building had been designed for 139 guest rooms and they had accomplished the number with 5 stories.

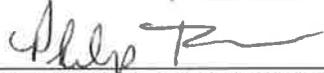
Vice Chairman Tsai made a motion to approve V-140002 as presented; seconded by Member Zucco.

VOTE FOR: Members Zucco and Talbot; Alt. Member Sanchez; and Vice Chairman Tsai. 4/0

7. ADJOURNMENT

Vice Chairman made a motion to adjourn; seconded by Member Zucco; adjourned the meeting at 6:53 p.m.

APPROVED: 8/20/15



PHILLIP TSAI, VICE PRESIDENT

ATTEST:



DONNA LOWDER, EXECUTIVE ASST.