

MINUTES
CITY OF LIVE OAK
BOARD OF ADJUSTMENT
8001 SHIN OAK DRIVE, LIVE OAK, TEXAS
THURSDAY, FEBRUARY 20, 2014

1. CALL TO ORDER

Member John Talbot called the meeting to order on February 20, 2014 at 6:00 p.m.

2. INVOCATION/PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Member John Talbot
Member Margaret Zucco
Member David Emler
Member Phillip Tsai
Alt. Member Italli Liberatore
Alt. Janeth D. Sanchez

Staff asked Alt. Member Italli Liberatore to vote as a regular member until the position is official filled by Council.

4. CITIZENS TO BE HEARD

None

5. CONSENT AGENDA

A. Approval of Minutes – JULY 25, 2013 – Regular Meeting

Member Emler made the motion to approve the consent agenda as submitted; seconded by Member Tsai.

Vote FOR: Members Talbot, Zucco, Tsai and Member Emler; and Alt. Liberatore - **PASSED 5-0**

6. NEW BUSINESS

A. Election of New Officers – Mrs. Jordan Matney conducted all presentations for staff due to the absence of Mr. Scott Wayman. Mrs. Matney asked Board to begin the election process to fill the vacancies of Chairman and Vice Chairman.

Member Talbot nominated Member Emler as Chairman; nomination seconded by Member Zucco.

Vote FOR: Members Talbot, Zucco, Tsai and Member Emler; and Alt. Liberatore – **PASSED 5-0**

Chairman Emler nominated Member Tsai as Vice Chairman; nomination seconded by Member Talbot.

Vote FOR: Members Talbot, Zucco, Tsai; and Alt. Liberatore and Chairman Emler – **PASSED 5-0**

B. V-14-0001 – Discussion and Possible Action Regarding a Request from the applicant requesting a variance of the Code of Ordinances, Appendix-A, Zoning regulation requiring a minimum lot width in a B-3 General Business District to accommodate a new Automated Teller Machine for Randolph Brooks Credit Union in which the current lot size width is 39.67. The property is described as being a 0.164 Acre Tract of Land out of the Francisco Villarreal Survey No. 309, Abstract No. 776, County Block 5048, Situated in the City of Live Oak, Bexar County, Texas and Conveyed to Reata Assests, Investments & Development Live Oak I, Ltd. of Record in Volume 15925, Page 2328 of the Official Public Records of Bexar County, Texas. The property has been conveyed to Randolph Brooks Federal Credit Union by a metes and bounds survey and is under their ownership. The lot is approximately 250 feet west of the intersection of N. Loop 1604 and Pat Booker Road.

Mrs. Matney made presentation of the variance including mentioning the current statistic for the RBFCU ATM at this location being the most widely used automatic teller machine currently owned by RBFCU. Mrs. Matney stated had no objection to the lot size being less than the required 100 ft. lot width for such use.

Eric Etzler – Randolph Brooks Federal Credit Union – One Randolph Brooks Parkway, Live Oak, Texas - Briefly stated the RBFCU ATM located at the old Civic Center parking lot has approximately 7,000 transactions monthly and has been in the location for the last fifteen (15) years; RBFCU purchased the land for \$200,000.

Q&A:

Member Talbot – Asked about the entrances for the ATM and the height of the ATM; Mr. Etzler pointed out the entrance for the ATM would be off of Pat Booker and the maximum height would be 9ft.

Member Zucco – Asked for clarification on all entrances to the new site because of her concern of traffic problems; also asked where the Starbucks would be located at the site; Mrs. Matney stated there would be three (3) entrances off of Pat Booker road and three (3) from Loop 1604 access road and Starbucks would be built at the end of the site nearest to Pat Booker/Loop 1604 intersection.

Alt. Member Liberatore – Concerned with the traffic speed coming from the Loop 1604 exit onto the access road.

Alt. Member Sanchez – None

Vice Chairman Tsai – Asked if there would be speed signs in the parking lot.

Chairman Emler – Stated he felt the hardship had been proven by RBFCU for the Board to approve the width variance; with this approval the future establishment's lots would not be forced to have a smaller lot sizes.

Member Talbot made a motion to approve V-140001 as presented; seconded by Member Zucco.

VOTE FOR: Members Zucco and Talbot; Alt. Member Liberatore; and Vice Chairman Tsai and Chairman Emler. **5/0**

7. ADJOURNMENT

Member Talbot made a motion to adjourn; seconded by Chairman Emler; adjourned the meeting at 6:16 p.m.

APPROVED: 8/21/14

Phillip Tsai

VICE CHAIRMAN PHILLIP TSAI

ATTEST:

Donna Lowder

DONNA LOWDER, ADMINISTRATIVE ASST.