

**MINUTES**  
**CITY OF LIVE OAK**  
**BOARD OF ADJUSTMENT**  
**8001 SHIN OAK DRIVE, LIVE OAK, TEXAS**  
**THURSDAY, OCTOBER 22, 2015**

**1. CALL TO ORDER**

Member Talbot called the meeting to order on October 22, 2015 at 6:32 p.m.

**2. INVOCATION/PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL**

**PRESENT**

Member John Talbot  
Member Margaret Zucco  
Member Janeth D. Sanchez  
Alt. Member Italli Liberatore  
Alt. Member Terence Jenkins

**ABSENT**

Vice Chairman Phillip Tsai (Excused)

Member Talbot asked Alt. Member Italli Liberatore to vote during the public hearing in the absence of Vice Chairman Tsai; and Alt. Member Terence Jenkins to vote due to the vacancy of the President.

**4. CITIZENS TO BE HEARD**

No Citizens to be heard for the regular meeting portion. The "Citizens to Be Heard" in opposition or in favor was read under Public Hearing item: 6A V-15-005.

**5. CONSENT AGENDA**

**A. Approval of Minutes – August 20, 2015 – Regular Meeting**

Member Zucco made the motion to approve the consent agenda as submitted; seconded by Member Sanchez.

**Vote FOR:** Members Talbot, Zucco, Sanchez; and Alt. Members Jenkins and Liberatore- **PASSED 5-0**

**6. PUBLIC HEARING ITEM**

- A. V-15-005: RANDOLPH BROOKS FEDERAL CREDIT UNION HAS SUBMITTED A HEIGHT VARIANCE REQUEST TO APPENDIX A-ZONING REGULATIONS, ARTICLE XIII, SECTION 2; TO CONSTRUCT A 5 STORY OFFICE BUILDING AND 928 CAR PARKING STRUCTURE WITH 4 ELEVATED LEVELS IN A B-3 – (GENERAL BUSINESS DISTRICT) LOCATED AT THEIR CORPORATE HEADQUARTERS. THE PROPERTY IS DESCRIBED AS COUNTY BLOCK 5043,**

**BLOCK 1, LOTS 1 OF THE BEXAR COUNTY RECORDS; THE PROPERTY IS SITUATED ON THE SOUTH WEST SIDE OF LOOP 1604; APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF LOOP 1604 WITH RANDOLPH BROOKS PARKWAY.**

Member Talbot read the legal description for Variance request, V-15-005 and asked for staff presentation.

Ms. Matney made a brief summary of the Randolph Brooks Federal Credit Union's (RBFCU) request for height variance on both ASC III and new parking structure. Introductions for Mary O'Rourke, Executive Vice President overseeing new construction RBFCU and Mac Chesney, Architect with Chesney-Morales Partners Inc. were made by staff.

Ms. O'Rourke addressed the Board providing key points on the upcoming proposed ASC III and the parking structure:

- RBFCU has grown to one of the largest credit unions in the country
- 800 RBFCU employees reside in the city of Live Oak
- ASC III will provide for 400 additional jobs

Mr. Malcom Chesney, Chesney Morales Partners Inc. made a power-point presentation to the board with the following key points:

- Site plan provided included the building layout and the associated parking structures for the two existing buildings and the proposed new building.
- Hardships for the variance provided were the interference of the existing underground electric easement owned by City Public Service which would prevent any expansion of the proposed building size and the sloped topography of the land provides slopes of 17' to 30' to the front and right of proposed building.
- The buffer from the rear of new building to the Bridlewood Subdivision is 72 ½ feet which complies with the city's ordinance.
- Eight foot fence will be erected between the commercial and residential properties.
- Trees and bushes will be planted along 2,000 feet of the rear property abutting the Bridlewood Subdivision to provide a buffer.

**PUBLIC NOTICE RECIPIENTS:**

**Robert & Adrian Brassfield** – 14008 Roslin Forest, Live Oak, Texas 78233 – Representing Lot 29, Block 1. In opposition as a property owner due to the following concerns:

- Had questions on the landscaping and tree buffer in relation to their property; was satisfied with the future landscaping plans and no further concerns.

**William T. Mitchell** – 14013 Hadley Run, Live Oak, Texas 78233 – Representing Lot 40, Block 1. In opposition as a property owner due to the following concerns:

- The property was purchased for the open space it provided and the view it provided
- Opposed to the 5 story building.

**Raymundo Aguirre** - 14010 Wenrich, Live Oak, Texas 78233 – Representing Lot 61, Block 1. In opposition as a property owner due to the following concerns:

- The property was purchased for the open space it provided and the view it provided
- Opposed to the 5 story building.

Mr. Chesney reiterated the distance between the building and the Bridlewood property line exceeds three (3) times the distance according to the city's ordinance.

**Donna Lowder** – read the public notices received by staff via US postal service for the following in opposition/favor for the record:

- **Roderick & Laura Gordon** – 14006 Tivoli Gardens, Live Oak, Texas 78233, Lot 1, Block 1 – Marked **opposed** with no explanation.
- **LOTC Holdings Ltd. c/o Cencor Realty Svcs. Inc.** – CB 5042, P-5 & P-5F ABS 864 – Marked **in favor** with no explanation.
- **Jean-Denis & Guylaine G. Boucher** – 14005 Dane Park, Live Oak, Texas 78233, Lot 13, Block 1 – Marked **in favor** with stipulations of providing a 200 foot green belt between the parking structure and Bridlewood Subdivision fence.
- **Erin Perez** – 14006 Dane Park, Live Oak, Texas 78233, Lot 14, Block 1 – Submitted opposition via email. The following points of concern were noted:
  1. Parking garage would allow for “toxic” fumes to carry over to the Bridlewood neighborhood.
  2. Concerned about the visibility into her home from the parking structure. Requested two rows of shrubs and trees are planted to block the view into her home in lieu of the one row submitted.
  3. Requested the parking garage be moved from 73’ to a minimum of 100’.

**RETURNED VIA US MAIL AS UNABLE TO FORWARD:**

Tseggai Nuatu – 14007 Roslin Forest, Live Oak, Texas 78233  
Arturo & Yolanda Ramos – 14003 Amalfi Park, Live Oak, Texas 78233

**Q&A**

**Alt. Member Liberatore** – None  
**Member Zucco** – None  
**Member Sanchez** – None

**Alt. Member Jenkins** – stated a five (5) story building would allow the previously built buildings to stay in line with the new building due to the topography. Mr. Jenkins added the master plan of the property purchased by RBFCU would be to expand on the whole property.

**Laura Gordon** – 14006 Tivoli Gardens, Live Oak, Texas 78233 – property owner – asked staff for clarification on the “master plan” comment made by Alt. Member Jenkins. She stated when purchasing her property, the real estate agent stated there would not be an expansion behind her property which abuts the RBFCU property.

Ms. Matney clarified for Ms. Gordon that the property owned by RBFC is zoned as a B-3 General Business district in the comprehensive plan of the City of Live Oak and has been zone B-3 since

Bridlewood Subdivision began development. She apologized to Ms. Gordon for the misinformation her real estate agent provided her at the time of closing on her property.

Hearing no further testimony on the public hearing item, Member Talbot called for a motion. Member Zucco made a motion to approve request #V-15-005, Height Variance request for a five (5) story building and five (5) story parking structure as presented; seconded by Member Sanchez.

**VOTE FOR:** Members Zucco, Talbot, Sanchez; and Alt. Members Liberatore and Jenkins. **5/0**

**7. ELECTIONS**

Ms. Matney advised the Board that Vice Chairman Tsai had notified staff of his interest in remaining Vice President and Member Talbot had also indicated to staff of his interest for President.

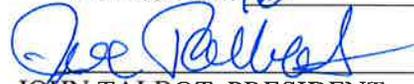
Member Talbot asked for additional nominations; hearing none called for a motion. Member Zucco made a motion to elect Member Tsai as Vice President and elect Member Talbot for President; seconded by Member Sanchez.

**VOTE FOR:** Members Zucco, Talbot, Sanchez; and Alt. Members Liberatore and Jenkins. **5/0**

Having no further business, Member Talbot called for a motion to adjourn.

Alt. Member Jenkins made a motion to adjourn; seconded by Alt. Member Liberatore; adjourned the meeting at 7:04 p.m.

APPROVED: 18 Feb 2016



JOHN TALBOT, PRESIDENT

ATTEST:



DONNA LOWDER, EXECUTIVE ASST.