

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**MAY 12, 2021 - 5:00 P.M.**

**STATE OF TEXAS**  
**COUNTIES OF ARANSAS , SAN PATRICIO AND NUECES**  
**CITY OF ARNASAS PASS**

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On this the 12<sup>th</sup> day of April, 2021 the Zoning Board of Adjustment convened in a Meeting being open to the Public at Aransas Pass City Hall 600 W. Cleveland Aransas Pass, Texas and notice of said meeting giving the time, place, date and subject thereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit and constituting a quorum:

**PRESENT:**

Lisa Barker (Vice Chair)  
Myron Schroeder  
Richard “Sandy” Kubek  
Michael Moore

**ABSENT:**

Dr. Lawrence Bailey

**STAFF PRESENT:**

Osei Amo-Mensah, AICP, City Planner  
Laura Harris, Planning Technician

**I. CALL TO ORDER:**

Vice Chair, Lisa Barker called the meeting to order at 5:05 pm.

**II. ELECTION OF CHAIR:**

Vice Chair, Lisa Barker called for the Board Members to elect a new Chairperson in light of Carol Salinas stepping down from the Board. Board Member, Moore nominated Myron Schroeder and Board Member, Kubek seconded the motion. The vote was unanimous and Board Member, Schroeder was elected as Chair and thus conducted the remainder of the meeting.

**III. APPROVAL OF MINUTES:**

Chairman Schroeder called for a motion to approve the minutes of the April 14, 2021 meeting. A motion was made and seconded to approve the minutes and the motion carried.

**IV. PUBLIC HEARING:**

**Case No. ZBA 2105-02:** A request for a variance by Cindy Quintanilla at Gas Lite Village, 1500 W. Matlock to locate a new (76x16) Manufactured Home on Lot/Pad # 52 to allow 9 feet in lieu of the required 20 feet front yard setback and in excess of 4 feet into the rear alley in lieu of the required 10 feet rear yard setback, within the MH- Manufactured Home District, in Aransas Pass, Texas.

Chair Schroeder declared the public hearing open at 5:10 pm and asked the applicant to come forward to the podium to introduce herself. The Board had some concerns about the

encroachment into the alley, and it was clarified that the alley was not a public alley used for emergency vehicles but rather is a space where the telephone cable and water line is run. It was determined that the MH would not intrude on the space allocated for the water and telephone. Chair Schroeder then asked if there were any other comments from the public to speak on this case, and there being none, he then closed the public hearing portion and asked the Board if there were any other comments before a vote was taken. Vice Chair, Barker wanted some clarity on the comment made by staff about setting the MH off-center to allow for parking on the entrance side of the MH. Planning Technician, Harris pointed out that the MH next door was placed off-center to allow more space for parking on the entrance side of the MH and thought that might be a good idea to do the same to allow for off-street parking. The Park Manager was available at this point by phone and the Board asked her about that being okay. The Park Manager said that would be fine.

There being no further comments on this case, Chairman Schroeder asked the disposition of the Board. A motion was made by Board Member Barker to approve the variance request and seconded by Board Member Kubek, and the motion carried- VARIANCE GRANTED.

**V. ITEMS SCHEDULED ON NEXT AGENDA**

City Planner, Mensah explained that there was an appeal to be heard by the Board pertaining a property at 558 N McCampbell that had a MH on it that was destroyed by hurricane Harvey and was being demolished and vacant for more than 12 months and would therefore lose its legal non-conforming status needed to conform.

**VI. DIRECTOR'S REPORT:**

City Planner, Mensah reported to the Board that there are now two vacancies for alternate members to the Board that need to be filled. Planning Technician, Harris mentioned to the Board that a quorum is no less than four Board Members, so that allows for only one absent member at a time.

**VII. ADJOURNMENT**

There being no further business to come before the Board, Chairman Schroeder adjourned the meeting at 5:35 pm.

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- Myron Schroeder, Chairperson

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Date Approved