

City of Haltom City

SIGN BOARD OF APPEALS AND ZONING BOARD OF ADJUSTMENT

MINUTES

June 14, 2016

CALL TO ORDER

Chairman White called the meeting to order at 5:47 p.m.

ROLL CALL

PRESENT: Cotton, Eckhart, Elliott-Roach, Odell, Pinkerton, White

PRESENT ALTERNATES: None

PRESENT COUNCIL LIAISON: Watkins

ABSENT BOARD MEMBERS: Dobbs, Weast

ABSENT ALTERNATES: None

ADMINISTRATIVE STAFF PRESENT

Justin French, Director of Planning and Community Development

APPROVAL OF MINUTES

A motion was made for approval of the previous meeting minutes with corrections. Motion passed by a 6-0-0 vote.

MEETING FORMAT

Chairman White went over the meeting format. Applicants were sworn in.

CHAIRMAN WHITE OPENED SIGN BOARD OF APPEALS AT 5:52 PM

SBA-002-16 Application of Murray Turner, on behalf of Hussain Haider, for approval of electronic message center signs with variances to Haltom City Code of Ordinances, Chapter 82 Sign Regulations, 82-5.4 for signs serving Lot 8R1, Block 1 of the Parkdale Gardens Addition, locally known as 6001 Midway Road.

The legal notice regarding the public hearing was published in the May 26, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to sixteen (16) property owners within 200' of the site on May 26, 2016. Staff received no (0) response(s) in favor or without objection, none (0) opposed, and none (0) returned to sender.

Staff presented the applicant's case to the Board.

Chairman White opened the meeting for questions of City Staff

There were no questions for City staff.

Chairman White asked the applicant to make a presentation.

Mr. Murray Turner residing 5558 Lobos Court in Fort Worth stated the he is requesting two digital gas price signs that will not be used for any other electronic messaging. He stated he

did the same for several other gas stations in Haltom City, such as, the Exxon on Denton Highway and the Valero on Haltom Road and Airport Freeway. He also stated the client is just upgrading the sign as he is upgrading the building.

Chairman White opened the meeting to questions for the applicant.

Mr. White asked the applicant if his client is aware of the regulations for operating the electronic message center sign, such as moving graphics, etc.

Mr. Turner stated the sign is strictly a gas pricing sign.

Chairman White opened the Public Hearing.

No one was in the audience to speak on this agenda item.

Chairman White closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

None

ACTION BY THE BOARD

Ms. Elliott-Roach, seconded by Ms. Eckhart, made the motion to approve SBA-002-16 with the applicant required to procure all necessary permits and follow all instructions by the Building Official and permit department. Motion passed 6-0-0.

ADJOURN

There being no further business for the Sign Board of Appeals, Chairman White adjourned the meeting at 5:57 p.m.

CHAIRMAN WHITE OPENED ZONING BOARD OF ADJUSTMENT AT 5:58 PM

ZBA-006-16 Application of Eloy Silva requesting a special exception to allow required parking within the front yard in accordance with Zoning Ordinance O-2002-032-15, Sections 31.E and 35.H, in order to enclose a two-car garage on Lot 16, Block 10 of the Browning Heights East Addition, locally known as 5212 Bonnie Wayne Street.

Mr. French stated that the applicant is having car trouble had not arrived.

Mr. White moved ZBA-006-16 to the end of the agenda to give the applicant more time to make it to the meeting.

ZBA-007-16 Application of Maria D. Villalpando for variance to Zoning Ordinance O-2002-032-15, Section 33.E.1.e to allow a fence to encroach into the minimum street side yard setback on Lot 9, Block 67 of the Browning Heights Addition, locally known as 5333 Nadine Drive.

The legal notice regarding the public hearing was published in the May 26, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to twenty-five (25) property owners within 200' of the site on May 26, 2016. Staff received one (1) response in favor or without objection, one (1) opposed or having objection, and one (1) returned to sender.

Mr. White noted that the Board was given prior notice of the applicant's request to continue the public hearing to the June 28, 2016, Board meeting.

Chairman White opened the Public Hearing.

No one was in the audience to speak on this agenda item.

ACTION BY THE BOARD

Mr. Cotton, seconded by Mr. Pinkerton, made the motion to continue ZBA-007-16 to the June 28, 2016, Board meeting. Motion passed 6-0-0.

ZBA-008-16 Application of Ricardo Canchola for variances to Zoning Ordinance O-2002-032-15, Sections 29.D.4 to allow a detached garage and attached carport over 600 square feet and more than 30% of the floor area of the main building on Lot 8, Block 2 of the Wilkinson-Wright Addition, locally known as 5032 Catalpa Street.

The legal notice regarding the public hearing was published in the May 26, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to ten (10) property owners within 200' of the site on May 26, 2016. Staff received no (0) response(s) in favor or without objection, none (0) opposed or having objection, and none (0) returned to sender.

Staff presented the applicant's case to the Board.

Chairman White opened the meeting for questions of City Staff

Mr. White noted that existing residence appears to be twice the size of the proposed detached garage.

Mr. French informed the Board that the staff report attachments include a site plan showing existing improvements and a site plan showing the proposed improvements.

Mr. Cotton asked if the other accessory buildings will be removed.

Mr. French replied in the affirmative.

Ms. Elliott-Roach asked if the house was at one time smaller and has been enlarged or if it was originally constructed at its present size.

Mr. French stated that appears to him to be the original size of the house today.

Mr. Odell asked how for the lot's width.

Mr. French indicated the lot width to be 55 feet wide.

Mr. Odell asked if the drive traverses along the side of the house.

Mr. French replied in the affirmative.

Mr. Odell asked for the side yard width of the side yard containing the drive way.

Mr. French replied that it was ten feet wide.

Mr. White noted that the driveway widens to 20 feet wide in the back of the lot.

Chairman White asked the applicant to make a presentation.

Mr. Ricardo Canchola residing 5032 Catalpa Street stated he is asking for the garage for storage of his belongings.

Mr. White asked if the garage building will have electricity.

Mr. Canchola replied in the affirmative.

Mr. White asked if Mr. Canchola is aware of what the City requires for the electrical.

Mr. Canchola replied in the affirmative.

Mr. White asked if the garage building will have water and plumbing.

Mr. Canchola replied in the negative.

Mr. White asked for a description of the door on the garage building.

Mr. Canchola stated it to have garage door and a walk-through door.

Chairman White opened the Public Hearing.

No one was in the audience to speak on this agenda item.

Chairman White closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

Mr. White stated he trusts Mr. Branson's blueprints and personally does not see any problem with the request. He said he thinks the applicant wants to keep his place nice and clean.

ACTION BY THE BOARD

Mr. White, seconded by Ms. Elliott-Roach, made the motion to approve ZBA-008-16 with the applicant obtaining to applicable permits and being guided by all directions of the Planning Department. Motion passed 6-0-0.

ZBA-006-16 Application of Eloy Silva requesting a special exception to allow required parking within the front yard in accordance with Zoning Ordinance O-2002-032-15, Sections 31.E and 35.H, in order to enclose a two-car garage on Lot 16, Block 10 of the Browning Heights East Addition, locally known as 5212 Bonnie Wayne Street.

The legal notice regarding the public hearing was published in the May 26, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to twenty-three (23) property owners within 200' of the site on May 26, 2016. Staff received no (0) response(s) in favor or without objection, two (2) opposed or having objection, and none (0) returned to sender.

Chairman White opened the Public Hearing.

No one was in the audience to speak on this agenda item.

ACTION BY THE BOARD

Mr. Pinkerton, seconded by Ms. Eckhart, made the motion to continue ZBA-006-16 to the June 28, 2016, Board meeting. Motion passed 6-0-0.

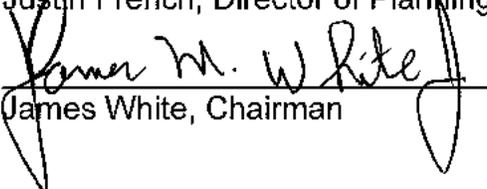
ADJOURN

There being no further business, Chairman White adjourned the meeting at 6:10 p.m.

Respectfully submitted,



Justin French, Director of Planning and Community Development



James White, Chairman