

City of Haltom City

SIGN BOARD OF APPEALS AND ZONING BOARD OF ADJUSTMENT MINUTES August 9, 2016

CALL TO ORDER

Chairman White called the meeting to order at 5:45 p.m.

ROLL CALL

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

PRESENT ALTERNATES: None

PRESENT COUNCIL LIAISON: Watkins

ABSENT BOARD MEMBERS: None

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 as written. Motion passed by an 8-0-0 vote.

MEETING FORMAT

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

CHAIRMAN WHITE OPENED THE ZONING BOARD OF ADJUSTMENT

ZBA-017-16 Application of Peter Kavanagh with Zone Systems, Inc. for a special exception in accordance with Zoning Ordinance 2002-032-015 Sections 9, 29.S, and 35.H.4, to construct a 100-foot monopole antenna facility located on Tract 39A of the John W. Elliston Survey, Abstract 472, being 3.09 acres located north of Hires Lane and east of Fincher Road, locally known as 4951 Hires Lane.

The legal notice regarding the public hearing was published in the July 28, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to twenty-nine (29) property owners within 200' of the site on July 27, 2016. Staff received two (2) 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

Mr. Dobbs asked if this request had come before the Board before.

Mr. French replied in the affirmative and stated that the Board previously approved the request but the approval expired since the antennae facility was never constructed.

Mrs. Elliott-Roach asked for clarification of the antennae facilities proximity to Fincher Road.

Mr. French replied that the applicant's site plan indicates a 55-foot setback from the Fincher Road right-of-way line.

Mrs. Elliot-Roach asked why the facilities is gaining access so far from the north.

Mr. French stated he believes it is because of an existing drive approach but that the applicant would be best to answer.

There were no further questions for staff.

Chairman White asked the applicant to make a presentation.

Peter Kava with Zoning Systems, Inc. with an office at 1620 Handley Drive, Suite A, Dallas, TX 75208, was present to represent the request and answer any questions of the Board. He noted that there is an existing parking lot north of the subject lease area that will have a drive paved to a gate on the north side of proposed antennae facility, which will be within an eight-foot masonry wall.

Chairman White opened the meeting to questions for the applicant.

Ms. Eckhart asked if the applicant has communicated with the FAA to address any concerns.

Mr. Kavanagh replied in the affirmative and stated that the FAA is only concerned when heights reach closer to 200 feet or if the structure is to be located near an airport or other aircraft facility, such as a helipad at a hospital, where the FAA may require lights be installed on the tower. He stated the proposed 100-foot tower and the subject site do not have these concerns.

There were no further questions for the applicant.

Chairman White opened the Public Hearing.

Mayor David Averitt asked for results of the notices returned.

Chairman White noted that two notices were returned having no objections, none were returned having objections and none were returned to sender.

No additional speakers were present to speak in regards to the request.

Chairman White closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

Mr. White noted that he appreciates the technological advancement and the fact that the antennae facility will have a stealth design with the antennas concealed inside the pole.

ACTION BY THE BOARD

Mr. Dobbs, seconded by Mr. Cotton, made the motion to approve ZBA-017-16 with the applicant required to procure all necessary permits and follow all instructions by the building official and permit department. Motion passed 8-0-0.

ZBA-016-16 Application of Israel Pacheco for a special exception for a front yard carport in accordance with Zoning Ordinance O-2002-032-15, Section 35.H, on Lot 6, Block 2 of the West Browning Addition, locally known as 4312 Monna Street.

The legal notice regarding the public hearing was published in the July 28, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to twenty-seven (27) property owners within 200' of the site on July 27, 2016. Staff received two (2) 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 further questions for the applicant.

Chairman White asked the applicant to make a presentation.

Israel Pacheco residing at 4312 Monna Street was present to answer any questions of the Board. He stated he has no garage and needs the carport to protect his vehicles from rain and hell.

Chairman White opened the meeting to questions for the applicant.

There were no questions for the applicant.

Chairman White opened the Public Hearing.

No one was present to speak in regards to the request.

Chairman White closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

ACTION BY THE BOARD

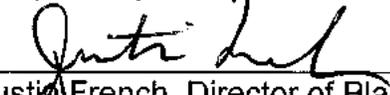
Mr. Cotton, seconded by Mr. Dobbs and Mr. Pinkerton, made the motion to approve ZBA-016-16 with the applicant required to procure all necessary permits and follow all instructions by the building official and permit department. Motion passed 8-0-0.

ADJOURN

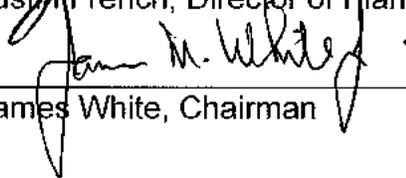
Chairman White thanked Commissioner Dobbs for his service to the Board and recognized his resignation. He also welcomed Commissioner Hardin back to the Board. Chairman White then gaged the Board's availability to meet on August 30th, an off week, for a Hearings Board meeting; which the Board was open to the meeting.

There being no further business, Chairman White adjourned the meeting at 6:15 p.m.

Respectfully submitted,



Justin French, Director of Planning and Community Development



James White, Chairman