

MINUTES

ZONING BOARD OF ADJUSTMENT HELD ON February 27, 2007

CALL TO ORDER

Chairman White called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT: Dobbs, Iverson, Chairman White, & Whitfield

PRESENT ALTERNATES: Elliott & Shannon

Shannon sat in for Garrett

ABSENT BOARD MEMBERS: Garrett

ABSENT ALTERNATES: Hudson

ADMINISTRATIVE STAFF PRESENT

James Pliska, Director of Planning & Zoning

Roy Castro, Building Official

Kellie Little, Planning & Zoning Assistant

DISCUSSION OF ABSENCES

The Board voted unanimously to approve Board member Garrett's absence.

APPROVAL OF MINUTES

The minutes of the Zoning Board of Adjustment meeting held on February 13, 2007, were approved unanimously.

The minutes of the Sign Board of Appeals meeting held on February 13, 2007, were approved unanimously.

MEETING FORMAT

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

PUBLIC HEARING

ZBA-028-06 Continue conducting a Public Hearing and Consider the application of Christopher Crosby for variances in accordance with "Zoning Ordinance" 2002-032-15, Sections 31A., 31B., 31.C., 31.F., 31.G. 31.H., 31.I, 31.T. 31.U., and 31.Y., "Parking Requirements" and Section 25.C.4. "Landscaping" in the "M-2" Industrial District, for an existing off-site gravel parking lot for employee parking on Lot 22, Blk. 2, Cascade Heights Add'n, being on the north side of Garland Dr., locally known as 4405 Garland Dr.

Mr. Pliska reviewed this case for the Board to consider.

The legal notice was published in the February 2, 2007, *Fort Worth Star Telegram*, and that fourteen (14) property owners had been notified. Staff had received six (6) written response in favor of the request, zero (0) opposed and zero (0) returned. Mr. Pliska formally submitted the applicant's site plan for the record along with all staff

attachments.

CHAIRMAN WHITE OPENED THE PUBLIC HEARING

Board member Whitfield asked why the Ordinance discourages gravel for parking.

Mr. Pliska said in 1998 a hard surface amendment passed by the City Council because there were a lot of Auto Storage facilities in the City. Typically, a lot of grass and debris accumulates at these sites. As a result, storage and parking must be on hard surface, asphalt or concrete.

Board member Whitfield asked if they approved this request, would it set precedence.

Mr. Pliska said no, the variance would be site specific.

Mr. Christopher Crosby, applicant said they purchased this property last year. He said they have improved it a lot. The purpose of this request is to get the employees parking off the street. He said they paid someone \$3,300.00 for work done on the approach. They corrected the flooding by redirecting the water. They put down base material, then gravel, and drove over and outlined it with railroad ties. He said their employment would increase approximately 30 employees by next month.

Board member Iverson asked how thick the gravel was.

Mr. Crosby said two layers of base material and gravel on top of that.

Board member Iverson asked if it was approximately 3" to 4" thick.

Mr. Crosby said at least that.

Board member Iverson asked about the gas meter being exposed.

Mr. Crosby said he could place a Bollard around it.

There were none to speak for or against the request.

CHAIRMAN WHITE CLOSED THE PUBLIC HEARING

ACTION OF THE COMMISSION

Board member Iverson, seconded by Dobbs, motioned to approve ZBA-028-06. The motion passed unanimously with a stipulation that a Bollard be placed around the gas line in the front of the lot.

PUBLIC HEARING

ZBA-004-07 Conduct a Public Hearing and Consider the application of Mr. Willie Hunt of Christ the King Church for a variance in accordance with "Zoning Ordinance" 2002-032-15, Section 29.F.1 "Non-Residential Temporary and Portable Type Accessory Buildings", to allow for a 10' x 20' metal shipping container to be used as a storage/utility structure, in the C-F, Community Facilities District (to be treated as a C-3 District) on Lot A, Blk. 1, Diamond Oaks Country Club Add'n. being on the east side of Denton Hwy., locally known as 4200 Denton Hwy. Mr. Pliska reviewed this case for the Board to consider.

The legal notice was published in the February 16, 2007, *Fort Worth Star Telegram*, and that thirty-three (33) property owners had been notified. Staff had received two (2) written response in favor of the request, two (2) opposed and zero (0) returned. Mr. Pliska formally submitted the applicant's site plan for the record along with all staff attachments.

CHAIRMAN WHITE OPENED THE PUBLIC HEARING

Board member Iverson asked if there was new slab.

Mr. Pliska said yes, there was a slab on the southeast portion of the site. It is adjacent to the AT&T relay facility, it was behind the building line of twenty – five feet (25').

Board member Iverson asked if there was a fence around the AT&T facility.

Mr. Pliska said yes, around all four sides with a 6' high wood fence with a gate that faces Diamond Oaks Drive.

Pastor Willie Hunt, applicant said that the current shed is constantly getting broken into so they brought in a metal container. He said that he wanted to make it fit into the community and would comply with the codes.

Board member Shannon asked the applicant if he would be willing to make everyone happy even if it wasn't required by Code.

Pastor Hunt said yes.

Board member Whitfield asked Pastor Hunt about painting the container.

Pastor Hunt said that it was painted approximately three months ago.

Board member Whitfield asked Pastor Hunt if he would be willing to place a screening device around it to make it fit in.

Board member Shannon asked about a roof over it on suspended poles to keep the rain off to prevent rust.

Board member Iverson asked what the height of the container was.

Pastor Hunt said that it was 8'6".

Board member Iverson asked Mr. Pliska if an 8' fence would work.

Mr. Pliska said yes, but a roof would then require masonry construction.

Board member Iverson said masonry would be a tendency for graffiti.

Mr. Pliska said that masonry would be harder to remove graffiti.

Chairman White said he felt that a roof would be overkill and an 8' wood fence should be fine without any masonry.

CHAIRMAN WHITE OPENED THE PUBLIC HEARING

THOSE TO SPEAK AGAINST THE REQUEST:

Jack Brown, 5625 Silver Lake Dr., He said that the Church needed to replace the fence that they currently have and suggested a permanent structure as opposed to the container.

CHAIRMAN WHITE CLOSED THE PUBLIC HEARING

Chairman White said that it would be a Code Enforcement issue if the fence and container weren't maintained.

ACTION OF THE COMMISSION

Board member Iverson, seconded by Whitfield, motioned to approve ZBA-004-07 with the stipulation of placing an 8' fence for a screening device around the container. The motion passed unanimously.

OTHER ITEMS TO DISCUSS

There wasn't any.

ADJOURN

There being no further business to discuss, Chairman White adjourned the Zoning Board of Adjustment at 6:20 p.m.

Respectfully submitted,

Kellie M. Little, Planning and Zoning Assistant

James White, Chairman