

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING - FEBRUARY 22, 2010  
FOREST HILL COMMUNITY CENTER  
6800 FOREST HILL DR.  
REGULAR MEETING - 6:00 PM**

Ms. Faulkner called the meeting to order at 6:05 p.m.

Members present: Clara Faulkner, Nancy Stowe, Malinda Miller, Lonnie Tucker, and Robert Shanklin

Members absent: Mildred Newhouse

Staff present: Venus Wehle, Economic Development Director; and Lisa Dawn Cabrera, Zoning Board of Adjustment Secretary.

Ms. Faulkner delivered the invocation.

The pledge of allegiance to the United State and the Texas flags were recited.

**A. VISITORS/CITIZENS FORUM**

No one wished to speak at this time.

Ms. Faulkner closed the Visitors/Citizens Forum at 6:08 pm.

**B. PUBLIC HEARING**

Ms. Faulkner opened the public hearing at 6:08 pm.

Ms. Cabrera swore in all persons who wished to testify in the following hearings.

1. Case #BOA 2009-01 to receive citizen's comments regarding a request for a variance to the Comprehensive Zoning Ordinance Section 10.1100 (b) for the requirement of all non-residential structures to be constructed of at least 75% brick, tile, stone, concrete block, precast or reinforced concrete materials or material of equal characteristics and fire resistance. The current zoning of this property is LI (Light Industrial) and the address of the property is 3161 Sabine Street with the legal description being Lot 6R, Block 19 of the Trentman City Addition in the City of Forest Hill, Tarrant County, Texas as requested by Barclay Waddell.

Barclay Waddell, 5099 S. Eden Road, Mansfield, TX addressed the board in favor of his project and presented the board with pictures of other structures that are not currently in compliance with the masonry requirements. Mr. Waddell testified that he has replatted the property and that the property has been dormant for more than 15 years. He stated that if he should be required to brick the buildings then the rent would be higher and that the masonry requirement is the reason that developers are not building in Forest Hill.

Discussion was held among the members of the board, the staff, and Mr. Waddell regarding that the buildings in that area should be uniform, if the granting of this variance will set a precedence to allow other builders to disregard the masonry requirements, variances being location specific, keeping the property maintained, Sabine Street is not generally traveled by the public, removing the older buildings on the property, and Mr. Waddell adding a brick wainscoting to the buildings to make them more aesthetically pleasing.

2. Case #BOA 2009-02 to receive citizen's comments regarding a request for a variance to the Comprehensive Zoning Ordinance Section 9.500 for the requirement of the minimum lot width to be seventy (70) feet. The current zoning of this property is R2 (Single Family Residential) and the address of the property is 6115 Wichita Street with the legal description being Lots 8B & 8C, Block 10 of the Hager Estates Addition in the City of Forest Hill, Tarrant County, Texas as requested by Margaret Tarpley.

Ms. Cabrera presented the Board with a brief history of this property due to Ms. Tarpley selling the property to Angelica Vega. At the time the property was platted the current zoning ordinance was not in effect and lot sizes have changed since the platting of the property. As the property sits the Vega's will not be able to build on it due to it being a nonconforming lot without the granting of this variance. A discussion was held among the Board members, the Vega's, and staff regarding setbacks, masonry requirements, future development of this property, and necessity of this variance.

The public hearing was closed at 6:46 pm.

### **C. REGULAR ITEMS**

1. Appoint Chairman and Vice Chairman.

Ms. Miller made a motion to appoint Clara Faulkner as Chairperson, seconded by Mr. Shanklin.

Motion passed without opposition.

Mr. Shanklin made a motion to appoint Malinda Miller as Vice-Chair, seconded by Ms. Stowe.

Motion passed unanimously.

2. Case #BOA 2009-01 to consider approval of a request for a variance to the Comprehensive Zoning Ordinance Section 10.1100 (b) for the requirement of all non-residential structures to be constructed of at least 75% brick, tile, stone, concrete block, precast or reinforced concrete materials or material of equal characteristics and fire resistance. The current zoning of this property is LI (Light Industrial) and the address of the property is 3161 Sabine Street with the legal description being Lot 6R, Block 19 of the Trentman City Addition in the City of Forest Hill, Tarrant County, Texas as requested by Barclay Waddell.

After a brief discussion among the Board members and the staff, Mr. Shanklin made a motion to approve the variance with the condition that Mr. Waddell adds a masonry wainscoting on the elevation that faces Sabine Street, seconded by Ms. Stowe.

Motion passed unanimously.

3. Case #BOA 2009-02 to consider approval of a request for a variance to the Comprehensive Zoning Ordinance Section 9.500 for the requirement of the minimum lot width to be seventy (70) feet. The current zoning of this property is R2 (Single Family Residential) and the address of the property is 6115 Wichita Street with the legal description being Lots 8B & 8C,

Block 10 of the Hager Estates Addition in the City of Forest Hill, Tarrant County, Texas as requested by Margaret Tarpley.

Ms. Faulkner made a motion to approve the variance, seconded by Ms. Miller.

Motion passed without opposition.

**D. ADJOURNMENT**

Ms. Faulkner adjourned the meeting at 6:53 pm.

---

Clara Faulkner  
Zoning Board of Adjustment

ATTEST:

---

Lisa Dawn Cabrera  
Zoning Board of Adjustment Secretary