

**MINUTES
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING - MAY 31, 2011
FOREST HILL COUNCIL CHAMBERS
3219 CALIFORNIA PARKWAY
REGULAR MEETING - 6:00 PM**

Ms. Faulkner called the meeting to order at 6:07 p.m.

Members present: Clara Faulkner, Nancy Stowe, Lonnie Tucker, Mildred Newhouse, and Robert Shanklin

Members absent: None

Staff present: Lisa Dawn Cabrera, City Planner

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 6:10 pm.

B. PUBLIC HEARING

Ms. Faulkner opened the public hearing at 6:11 pm.

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

1. Case #ZBA 2011-01 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 6109 Anglin Drive with the legal description being Tract 34A03 of the David Strickland Survey, Abstract 1376 in the City of Forest Hill, Tarrant County, Texas as requested by James Sobczak.

James Sobczak, 4105 Crossbend Drive, Ft. Worth, TX, addressed the Board in favor of this case. He presented a brief history of this property to the Board and informed them that due to an addition to the building the building had to now be brought into compliance with the current zoning regulations and that would mean adding 75% masonry to the entire building. The property owners have already added a brick façade to 100% of the front elevation and the rear elevation of the building, but felt that adding a brick or masonry façade to the side elevations would not be attractive. Mr. Shanklin asked why did the property owners bother to brick the front and the back, because the only people that you have going into the building are members.

John Shorts, 6109 Anglin Drive, Forest Hill, TX addressed the Board in favor of this variance and informed the Board that he does not think that adding masonry to the building would be feasible and would not enhance the building any more that what they have already done and feel that they have met the spirit of the ordinance.

No one else wished to speak, but the following persons signed up in favor of the variance, but did not want to speak:

Billy Selman, 6109 Anglin Drive, Forest Hill, TX 76119
Terry Johnson, 6109 Anglin Drive, Forest Hill, TX 76119

Mr. Shanklin asked the representatives if they would be agreeable to adding a masonry wainscoting to the building.

Mr. Sobczak replied that the building was not designed to allow for the extra weight that a wainscoting would add and the maintenance would be difficult with rain getting in between the wainscoting and the current building.

Mr. Shanklin then asked about painting the building a color that would match the stone that they have already placed on the building. Mr. Shorts replied that their intent is to paint the building to match the stone that was placed on the building.

Mr. Shanklin made a motion to close the public hearing, seconded by Ms. Stowe.

Motion passed unanimously.

Ms. Faulkner closed the public hearing at 6:22 pm.

Ms. Faulkner opened the public hearing at 6:24 pm.

2. Case #ZBA 2011-02 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 HI (Heavy Industrial) and the address of the property is 3153 Sabine Street with the legal description being Lot 8, Block 19 of the Trentman City Addition in the City of Forest Hill, Tarrant County, Texas as requested by Luis Ruvalcaba.

Luis Ruvalcaba, 1100 W Drew Street, Fort Worth, TX addressed the Board in favor of this variance and informed the Board that he would like to build a shop in order to park his trucks. His owns 6 small bobcat trucks and the shop would be big enough to park trucks inside. He would like to build a shop about 30' X 40'.

Mr. Shanklin made a motion to close the public hearing, seconded by Ms. Stowe.

Motion passed without opposition.

Ms. Faulkner closed the public hearing at 6:29 pm.

C. REGULAR ITEMS

1. Approval of minutes dated February 22, 2010.

Ms. Stowe made a motion to approve the minutes as presented, seconded by Ms. Newhouse.

Motion passed with a vote of five (5) to zero (0).

2. Case #ZBA 2011-01 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 6109 Anglin Drive with the legal description being Tract 34A03 of the David Strickland Survey, Abstract 1376 in the City of Forest Hill, Tarrant County, Texas as requested by James Sobczak.

Mr. Shanklin made a motion to grant the variance on the condition that the building be painted to match the masonry façade that has been placed on the front and rear elevations, seconded by Ms. Newhouse.

Motion passed without objection.

3. Case # ZBA 2011-02 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 HI (Heavy Industrial) and the address of the property is 3153 Sabine Street with the legal description being Lot 8, Block 19 of the Trentman City Addition in the City of Forest Hill, Tarrant County, Texas as requested by Luis Ruvalcaba.

Mr. Shanklin made a motion to approve the variance with condition that the building have a 4 ft. wainscoting across the front of the building that faces Sabine Street, seconded by Ms. Newhouse.

Motion passed unanimously.

4. Discuss and consider date for next meeting

Ms. Cabrera informed the Board that we have another case that will need to be presented to the Board and asked the Board to schedule the next meeting.

The Board decided that June 30 would be a good date for a meeting.

D. ADJOURNMENT

Mr. Shanklin made a motion to adjourn the meeting, seconded by Ms. Stowe.

Motion passed unanimously.

Ms. Faulkner adjourned the meeting at 6:38 pm.

Clara Faulkner
Zoning Board of Adjustment

ATTEST:

Lisa Dawn Cabrera
Zoning Board of Adjustment Secretary