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**BOARD OF ADJUSTMENT**  
**February 14, 2017**  
**Minutes**

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**Members Present:** Mr. Wayne Bradshaw, Chairman  
Col. Morton Langholtz  
Mr. Robert Beermann  
Mr. Scott Hay

**Members Absent:** Mr. Roger Huber

**Staff Present:** Mr. Dana Schoening, Director  
Mr. Taurus Freeman, Assistant Director  
Mr. Zack Rainbow, Planning Services Manager  
Mr. James Prescott, Planner  
Mrs. Kelley Messer, Assistant City Attorney  
Mrs. Melissa Farr, Administrative Secretary

**Others Present:** Mr. Bruce Kreitler

**Item One: Call the Meeting to Order**

Chairman Bradshaw called the meeting to order at 8:30 A.M. and declared a quorum present.

**Item Two: Approval of the Minutes**

Colonel Langholtz moved to approve both sets of minutes (revision of Dec. 13, 2016 and previous meeting, Jan. 10, 2017), and Mr. Hays seconded that motion. The vote to approve minutes was carried by four (Langholtz, Hay, Beerman, and Bradshaw), with none in opposition.

**Item Three: Agenda Items**

**a. BA-2017-02**

A public hearing to consider a request from Tony Panian for a 10' variance to the required 10' front side building setback in O (Office) zoning. Legal description being BROOKHOLLOW SEC 4, BLOCK 13, LOT 6-8, Located at 2500 S. Willis St.

Mr. James Prescott presented this request for a variance. The applicant would be removing the existing sign and relocating it to the front of the building. A wall sign permit would be required. A new pole sign approx. 3'6" x 6'8" on a 4'6" pole for a total height of 8' would require a separate pole sign permit.

This property and many of the surrounding properties are developed with office building spaces. The properties to the east are developed with general retail uses located in an area dominated by residential and multifamily use. The PD Zoning is currently used as a Donut shop previously rezoned to accommodate car sales.

Chairman Bradshaw opened the public hearing.

The proponent was not in attendance, and no one else spoke in favor or against this item.

Chairman Bradshaw closed the public hearing.

Property owners within 200 feet of the request were notified. Zero (0) comment forms were returned in favor with zero (0) in opposition.

**STAFF RECOMMENDATION:**

Based on conditions peculiar to the land (setting sign back would also require the removal of large mature trees) potential hardship and no effect to the public from the request, staff feels the request may be approved.

**Colonel Langholtz moved to approve this request, and Mr. Beerman seconded the motion. The vote to approve was carried by four (Langholtz, Hay, Beerman, and Bradshaw), with none in opposition.**

**b. BA-2017-03**

A public hearing to consider a request from Dale Roberts for a Special Exception to locate a carport in the front building setback in RS-6 (Residential Single-Family) zoning. Legal description being NORTHWOOD SEC 3, BLOCK 7, LOT 23. Located at 2125 Marsalis Dr.

Mr. James Prescott presented this request for a special exception. The applicant proposes to construct a 22' x 24' front carport extending from the garage. The carport would be 4' from the side property line and 20' from the curb on Marsalis Dr. The parkway width on Marsalis Dr. is 12'. The Board of Adjustment has the authority to grant a special exception for a front carport up to 5' from the front property line. Therefore, if the special exception is granted the carport must be a minimum of 15' from the face of the curb.

Chairman Bradshaw opened the public hearing.

Mrs. Linda Roberts approached to address this request. She and her husband would like to construct a metal carport. They have two teenagers, and need the carport to protect their vehicles.

Chairman Bradshaw closed the public hearing.

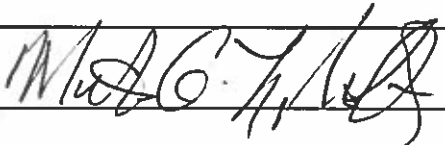
Property owners within 200 feet of the request were notified. Zero (0) comment forms were returned in favor with (0) in opposition.

**STAFF RECOMMENDATION:** Approval. From a strict interpretation, the request does meet the criteria necessary to approve a special exception.

**Colonel Langholtz moved to approve this request, and Mr. Beerman seconded the motion. The vote to approve was carried by four (Langholtz, Hay, Beerman, and Bradshaw), with none in opposition.**

**Item Five: Adjourn**

Chairman Bradshaw requested a motion to end the meeting, and Colonel Langholtz moved to adjourn. The meeting was adjourned at 8:45 a.m.

Approved:  , Chairman

