

Board of Adjustment

Agenda

DAVID SHUFF, CHAIR	
GREG LAMBRIGHT, VICE CHAIR	MIKE CLEMENT
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January 10, 2006

City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE DECEMBER 13, 2005 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
- *1. BA05-039 905 North Country Club Drive (Council District 4) – Requesting a Substantial Conformance Improvement Permit to allow the development of an office building in the O-S district. This case was continued from the September 13, 2005 and December 13, 2005 Board of Adjustment hearings. **Staff is recommending a 30 day continuance.**
 - *2. BA05-048 1210 East Southern Avenue (Council District 4) – Requesting a Development Incentive Permit to allow the development of a retail building in the C-2 zoning district. This case was continued from the December 13, 2005 Board of Adjustment hearing.
 - *3. BA05-049 2020 East Brown Road (Council District 1) – Requesting a Special Use Permit to allow the modification of a Commercial Communication Tower in the O-S zoning district. This case was continued from the December 13, 2005 Board of Adjustment hearing. **Staff is recommending a 30 day continuance.**

- *4. BA05-050 1142 West Guadalupe Road (Council District 3) – Requesting a Special Use Permit to allow a modification to a Comprehensive Sign Plan in the C-2 zoning district. This case was continued from the December 13, 2005 Board of Adjustment hearing. **Staff is recommending a 30 day continuance.**

- 5. BA06-001 3449 East Hermosa Vista Drive (Council District 1) – Requesting a variance to allow a fence to exceed the maximum height in the R1-35 zoning district.

- *6. BA06-002 107 North Ellsworth Road (Council District 5) – Requesting a Substantial Improvement Conformance Permit to allow for the expansion of a storage facility in the C-2 zoning district.

- *7. BA06-003 506 through 710 West Broadway Road (Council District 4) - Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan for a group commercial industrial center in the M-1 and M-2 zoning districts.

- *8. BA06-004 240 West Baseline Road (Council District 4) - Requesting a Special Use Permit for a Comprehensive Sign Plan for a group commercial center in the M-1 zoning district.

- * 9. BA06-005 1051 North Dobson Road (Council District 1) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a group commercial center in the C-2 and C-3 zoning district. **Staff is recommending a 30 day continuance.**

- *10. BA06-006 2130 West Southern Avenue (Council District 3) – Requesting a Development Incentive Permit (DIP) to allow the redevelopment of an existing restaurant with a drive-through window and lane in the C-2 district.

D. ITEMS FROM CITIZENS PRESENT.