

Board of Adjustment

Agenda

MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL ROXANNE PIERSON	DINA HIGGINS, CHAIR	CRAIG BOSWELL GARRET MCCRAY
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June 12, 2007

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 May 8, 2007 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. [BA07-013](#) 3215 South Sossaman Road (Council District 6) - Requesting 1) variances to allow reductions in the landscape setbacks and landscape plantings along the north and east property lines; and 2) a Special Use Permit, both to allow the development of athletic facilities in conjunction with a place of worship in the AG zoning district. **Staff is recommending a continuance to the July 10, 2007.**
2. [BA07-019](#) 1040 East Main Street (Council District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a restaurant use in the C-3 zoning district. **This case was continued from the May 8, 2007 hearing.**
- *3. [BA07-023](#) 1502 North Crismon Road (Council District 5) - Requesting a variance to allow the total roof area of detached accessory buildings to exceed the maximum allowed in the R1-43 zoning district.
- *4. [BA07-024](#) 1821 South Country Club Drive (Council District 3) - Requesting a Special Use Permit for a modification of a Comprehensive Sign Plan in the C-3 zoning district.

5. [BA07-025](#) 950 South Drew Street (Council District 4) - Requesting a variance to allow a carport enclosure to encroach into the required rear yard in the R1-6 zoning district.
- *6. BA07-026 435 North Grand (Council District 4) - Requesting 1) a Special Use Permit; and 2) a variance to encroach into the required side yard, both in conjunction with a detached accessory living quarters in the R1-6 zoning district. **This case has been withdrawn by staff and to be processed by Town Center Redevelopment.**
- *7. [BA07-027](#) 2539 East Javelina Avenue (Council District 3) - Requesting a variance to allow a covered entry porch to encroach into the required front yard in the R1-6 zoning district.
- *8. [BA07-028](#) 5153 East Roadrunner Drive (Council District 5) - Requesting variances to allow: 1) encroach into the required setback from adjacent R1-43 zoning district, 2) encroach into the required setback from adjacent M-1 zoning district, and 3) a reduction in foundation base width all related to the development of a hangar in the M-1-AF zoning district.
- *9. [BA07-029](#) 1130 North Higley Road (Council District 5) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-2 zoning district.
10. [BA07-030](#) The 10400 to 10700 block of East Southern Avenue south side (Council District 6) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the C-2-PAD and C-2-BIZ-PAD zoning districts.

D. ITEMS FROM CITIZENS PRESENT.