MEETING AGENDA
BOARD OF ADJUSTMENT
Monday, January 7, 2019
6:30 p.m
City Hall, 101 E. Main Street, Forney, Texas 75126

1. Call Meeting To Order

2. Consent Items
   2.I. Consider Approval Of The Minutes Of The September 20, 2018, Board Of Adjustment Meeting.

        Documents:
        SEPTEMBER 20, 2018.PDF

3. Public Hearing Items
   3.I. Hold A Public Hearing And Discuss And Consider Approval Of A Special Exception For An Expansion Of The Residential Structure Located At 310 Border Street.

        Documents:
        ITEM SUMMARY-310 BORDER STREET.PDF
        EXHIBITS-310 BORDER STREET.PDF

4. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of January, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
I. CALL TO ORDER

Director Peter Morgan called the meeting to order at 6:30 PM. Present were board members and alternates Richard Salgado, Jamie Brown, Brian Reese, Brian Halverson and Thomas Hoffman. Also present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Board Secretary Gladis Saldana. Board member Rick Henrichs was absent.

II. DISCUSS AND CONSIDER APPOINTMENT OF A CHAIR PERSON AND VICE-CHAIRPERSON

Brian Reese made a motion to nominate and select Richard Salgado as Chairperson. Seconded the motion. The motion passed by a vote of 4 ayes and 1 nay (Salgado). Mr. Salgado did accept the position.

Richard Salgado made a motion to nominate and select Rick Henrichs as Vice-Chairperson. Brian Halverson second the motion. The motion passed by a vote of 5 ayes and 0 nays.

III. CONSENT ITEMS

1. Consider approval of minutes from the August 28, 2018, meeting of the Board of Adjustment.

Richard Salgado made a motion to approve the minutes and Thomas Hoffman seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a variance to section 48 of the City of Forney Comprehensive Zoning Ordinance, to allow a requested signage to be constructed within the Overland Grove Single-Family Residential Subdivision, located North of Walnut Lane (S. F.M. 548) and South of S. Bois D’Arc Street, in the City of Forney, Texas

Planner Alex Dixon introduced the item and went over the dimensions of the proposed sign, zoning ordinance and variance criteria. Michael Jackson the applicant approached the board to answer any questions. The board questioned the size and location of the proposed signs. After a brief discussion Richard Salgado made a motion to approve the request with the stipulation that sign “A” would be no larger than 130sq. ft and a setback...
of 50ft. from the road. Thomas Hoffman seconded the motion. Motion passed by a vote of 5 ayes and 0 nays.

V. ADJOURNMENT

There being no further business to bring before the board, Richard Salgado made a motion to adjourn from public hearing and close the meeting at 7:05 p.m. Brian Reese seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

PASSED AND APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF FORNEY, TEXAS, this ______ day of ________________, 2019.

_____________________________________________________________________
Chairperson

ATTEST:

_____________________________________________________________________
Gladis Saldana, City of Forney
Mr. Kevin Moon requests approval of a special exception to allow for the expansion of the residential structure located at 310 Border Street. The purpose of the expansion is to extend the rear of the structure to provide additional living space.

The renovation plans show that the existing living area is 1,302 square feet. The proposed expansion is 602 square feet, which would result in a new total living area of 1,904 square feet. The expansion includes a 21’6” extension of the rear of the structure and the existing and proposed floor plans are provided within the plans. The elevation plan shows that the new addition will have wood siding that matches the existing structure. Hardie board siding, a cementitious fiber board with a 50-year lifespan warranty is the primary material. The roof will be composite shingles that match the existing roof.

The property renovation will also include a new pool house and pool. However, those details do not require Board approval.

Section 9.6 (E) of the City of Forney Comprehensive Zoning Ordinance provides the procedure for a property owner to request, and the Board of Adjustment to approve, an expansion of a nonconforming residential structure:

9. **Special Exceptions for Residential Expansions** – Upon written request of the property owner, the Board of Adjustment may authorize a special exception for an expansion greater than ten percent (10%) of the gross floor area of a nonconforming residential structure. In addition to the design guidelines included in the underlying Zoning Ordinance or Base Zoning District for the subject property, the Board of Adjustment shall consider the following in determining the appropriateness of architectural features and the granting, modification, or denial of a requested special exception:

1. The exterior architectural features which are subject to public view from a public street, way, or place;
2. The general design, arrangement, texture, material, color, and fenestration of the proposed building or structure and the relation of such factors to similar features of buildings or structures in the immediate vicinity of the structure in question;
3. The extent to which the building or structure would be harmonious, with or architecturally compatible with other buildings in the surrounding area;
4. The age of the building or structure should be considered in determining the necessity of a special exception;
5. The extent to which the building or structure will preserve or protect the historic and architectural integrity of the surrounding area; and
6. The use of materials that are original or comparable quality to the main structure and the surrounding area.
7. Requests for properties located within the Historic Overlay Zone shall be considered by the Architectural Review Board.
Staff published notification of the public hearing in the Forney Messenger newspaper and mailed notices to adjacent property owners. Staff did not receive any public comment.

Upon review of the plans, staff recommends approval of the request. Current masonry requirements were not yet established when the home was constructed. The request meets the intent of the ordinance. The renovation design (architecture) and materials match the characteristics of the main structure and the surrounding neighborhood.