



T E X A S  
Real. Texas. Service.

BOARD OF ADJUSTMENT PRE-MEETING  
CITY COUNCIL BRIEFING ROOM  
To Discuss the Items on the Regular Agenda  
DECEMBER 2, 2010 – 6:00 P.M.

BOARD OF ADJUSTMENT MEETING  
CITY COUNCIL CHAMBERS  
711 North Galloway Avenue  
DECEMBER 2, 2010 - 6:30 P.M.

AGENDA

I. APPROVAL OF THE MINUTES OF THE SEPTEMBER 23, 2010, MEETING

II. SPECIAL EXCEPTION

A. Case No. 3670

Conduct a public hearing to consider an application submitted by Metro Patio & Carports on behalf of Joan Crutcher for a special exception to allow a front carport and a special exception to allow the carport with a flat roof and metal exterior at 1720 Longview Street.

B. Case No. 3671

Conduct a public hearing to consider an application submitted by Stephen Wittmer on behalf of Greg Dyer for a special exception to allow an accessory structure to exceed the maximum size of 1,000 square feet by 800 square feet for a total size of 1,800 square feet at 2450 Edwards Church Road.

III. VARIANCE

A. Case No. 3669

Conduct a public hearing to consider an application submitted by Elvia Elias for a variance to allow a front-yard fence to exceed the maximum allowed height of 42 inches by 5 <sup>3</sup>/<sub>4</sub> inches for a total height of 47 <sup>3</sup>/<sub>4</sub> inches at 1417 Powell Drive. (**Tabled from September 23, 2010, BOA Meeting**)

B. Case No. 3672

Conduct a public hearing to consider an application submitted by Bill Thomas, Engineering Concepts and Design for a variance to reduce the required landscaping from 10% of the entire site to 1.7% (2,401 sq. ft. to 405 sq. ft.) at 900 Dalworth Drive.

C. Case No. 3674

Conduct a public hearing to consider an application submitted by Betty Erwin for a variance to allow a front-yard fence to exceed the maximum height of 3 1/2 feet for a height of 8 feet at 1432 Oriole Street.

IV. SIGN VARIANCE

A. Case No. 233

Conduct a public hearing to consider an application submitted by Michael DeMeulenaere, Site Enhancement Services on behalf of Lumber Liquidators for a sign variance to allow a monument sign to exceed the maximum height of 10 feet by 9 feet for a total height of 19 feet; and a variance to allow the monument sign with a sign face to exceed the maximum sign area of 50 square feet by 25 square feet for a total area of 75 square feet at 3301 IH 30.

At the conclusion of business, the Chairman shall adjourn the meeting.