KENNEDALE
Board of Adjustment
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BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS

AGENDA
REGULAR MEETING
November 14, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING IN OF SPEAKERS

IV. MINUTES APPROVAL

A. Review and Consider Approval of Minutes from the June 4, 2013 Board of Adjustment meeting

V. VISITOR/CITIZENS FORUM

At this time, any person with business before the Board of Adjustment not scheduled on the Agenda may speak to the Board, provided that an official 'Speaker's Request Form' has been completed and submitted to the Board Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual board members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

VI. REGULAR ITEMS

A. Elect chair and vice-chair of the Board of Adjustment/Building Board of Appeals

VII. REPORTS/ANNOUNCEMENTS

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirmo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the November 14, 2013, Board of Adjustment agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

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Rachel Roberts, Board Secretary

KENNEDALE
Board of Adjustment
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Staff Report to the Board of Directors

Date: November 14, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:
Review and Consider Approval of Minutes from the June 4, 2013 Board of Adjustment meeting

II. Originated by:

III. Summary:
The minutes from the June 4th meeting are attached to this message for your review and consideration for approval.

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

1.	06.04.2013 BOA Minutes	06.04.2013 BOA Minutes.doc

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BOARD OF ADJUSTMENT

MINUTES
REGULAR MEETING
June 4, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER
Ms. Elam called the meeting to order at 7:03 P.M.

II. ROLL CALL
Ms. Roberts called roll.

Members present: Brian Cassady, Darrell Dixon, Linda Elam, Patrick Vader
Members absent: Rick Adams, Jeff Madrid, Richard West (alternate)

Staff present: James Cowey (director of development services); Rachel Roberts (planner)

A quorum of four (4) members was present.

III. SWEARING IN OF SPEAKERS
Ms. Roberts swore in the speakers.

IV. MINUTES APPROVAL
A. Review and consider approval of the minutes dated January 8, 2013.
Mr. Vader made a motion to approve the minutes. Mr. Dixon seconded the motion. The motion passed with all in favor.

V. VISITOR/CITIZENS FORUM
No one registered to speak.

VI. REGULAR ITEMS
A. CASE # BOA 13-02 to receive comments and consider action on a request by Fellowship Academy for a variance from City Code Section 17-405(d), Schedule of District Regulations, requiring new structures on property zoned "AG" Agricultural to be 80% masonry, to allow temporary use of portable buildings not meeting the masonry requirement, for up to four (4) temporary portable buildings. The variance is requested for 1021 N Bowman Springs Rd, more particularly described as Lot 20-R, Block 1 Woodlea Acres Addn.

Staff Presentation
Mr. Cowey gave the staff presentation, providing the technical aspects of the case. He said the applicant wanted to move four (4) commercial-type portable buildings onto the property, similar to what the school district used some years ago. They would meet fire and safety codes. He pointed out a rough site plan of the proposed building site that was included in the board packet and also directed the Board's attention to an aerial image of the site that he had handed out at the start of the meeting. He said the structures would be built to code with the exception of the masonry requirement.

Applicant Presentation
Scott Oldenburgh, 8207 Wildrock Dr, Arlington, Texas, chairman of the board of Fellowship Academy, gave the presentation. He showed a floorplan of the school and said they hadn't been able to build the athletic facility when they first built and opened the school. He then gave background and attendance information about the school. He handed out a printed Powerpoint presentation to the Board. He said that if the variance is approved, they expect enrollment of 360 for the next year.

Mr. Oldenburgh described the space they now use for students to play and eat lunch, which had been envisioned eventually to be used as seven (7) classrooms. The additional classrooms would allow the school to grow to 500 students, which is their maximum enrollment planned. They also plan to add a cafetorium and fine arts space, as well as a performance gym with a play gym for younger students. They are working with their architect on the design phase currently. He showed the Board a color picture of the proposed portable buildings. He said that they hoped the families of new students would be the lead contributors for the second phase. Portables would allow them to increase the enrollment, which increases the school's fundraising abilities. He added that after the new facilities were built, they expected to be done with building and would not need any additional facilities.

Ms. Elam asked if anyone had any questions.

Mr. Vader asked Mr. Oldenburgh to clarify that the school is not associated with a particular church, which Mr. Oldenburgh confirmed. He also asked if the school was a non-profit, which Mr. Oldenburgh also confirmed.

Mr. Vader asked where the temporary buildings would go during construction, and Mr. Oldenburgh said they would have to relocate them, or they'll build the first building, then build the gym, use the play gym as a cafetorium temporarily. Mr. Vader asked if he understood that if the variance is granted, they can't move the portables later, and Mr. Oldenburgh said he did. Mr. Vader said four years is a long time for temporary buildings, and he was inclined to lean toward a shorter period of time with renewal to allow for review, since temporary buildings have a way of becoming permanent buildings. Mr. Oldenburgh said it was their hope that they could be done more quickly than four years.

Mr. Vader asked if the buildings would fit in area that doesn't encroach on the parking lot, and Mr. Oldenburgh said yes. Mr. Vader asked Mr. Cowey if the school would need additional parking once the school's maximum enrollment was reached. Mr. Cowey said that was part of the new construction plans, and they'll have to add more parking.

Ms. Elam asked if most of the funds raised come from within the school, and Mr. Oldenburgh said they got a good mixture for the first fundraising.

Public Hearing
No one registered to speak.

Applicant Response
No response was needed.

Staff Response
Mr. Cowey said they came up with this location because of floodplain on the property, and there was limited space to place the buildings.

Ms. Elam asked if the portable buildings would be moved as construction begins. Mr. Cowey replied that the buildings would be moved off-site. He said they'll build a multi-purpose building first, get rid of the portable buildings, and then build the classrooms where the portables would be temporarily located.

Action by the Board
Mr. Vader made a motion to approve the variance as recommended with one change, that the variance be approved for two (2) years, to be re-evaluated by the Board at the end of those two (2) years.

The motion was seconded by Mr. Dixon and passed with all in favor.

VII. REPORTS/ANNOUNCEMENTS
James Cowey handed out information about the City Council's balanced scorecard approach to meeting city goals that City Council and staff had been developing.

Mr. Cowey answered questions from Mr. Vader about the Southwest Nature Preserve project in Arlington.

Mr. Cowey described the extension of Link Street to Kennedale Parkway.

Mr. Cassady mentioned the grass growing on the new sidewalks and said when they're mowed, the grass is all left sitting on the sidewalks. Mr. Cowey said that is part of the city's budget process, looking at contracting to get right-of-way maintenance done by contractors.

Ms. Elam asked if the landscaping along the Parkway had sprinklers. Mr. Cowey said it's a TxDOT project, and the trees will be drip-irrigated, but he doesn't know if the irrigation is operable yet.

VIII. ADJOURNMENT
Mr. Vader motioned to adjourn, seconded by Mr. Cassady. The motion passed with all in favor. The meeting adjourned at 7:37 P.M.

______________________________ ______________________________
Rick Adams, Chair Date

ATTEST:

______________________________ ______________________________
Rachel Roberts, Board Secretary Date

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Staff Report to the Board of Directors

Date: November 14, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:
Elect chair and vice-chair of the Board of Adjustment/Building Board of Appeals

II. Originated by:

III. Summary:
The City Council has asked the Board to make a recommendation for the chair and vice-chair positions. Your recommendation will be forwarded to the City Council for consideration at its next regular meeting.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: