

BOARD OF ZONING APPEALS

JULY 8, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:00 P.M.

- I. CALL TO ORDER**
- II. BOARD OF ZONING APPEALS STATEMENT**
- III. CONSIDERATION OF AGENDA**
- IV. ADJOURN**

BOARD OF ZONING APPEALS

AGENDA

JULY 8, 2019

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00023 Reference: 2335

Filed: 05/24/2019 Petitioner: DOUG CLEMENTS WITH USD #500
Address: 1735 N 64TH TER

SYNOPSIS: This appeal has been filed to allow three exterior signs that violate one or more of the following restrictions: maximum number of signs per facade, maximum number of wall signs on a single-tenant building, maximum total signage area, and maximum sign height. Sec. 27-727, Table VIII-11-1 states that attached signs are limited to one sign per facade in a R-1 Single-Family District. The appellant is requesting to erect two attached signs on the south facade of the building, a violation of one sign. Sec. 27-728, Table VIII-11-7(5) states that a single-tenant building is limited to one wall sign on the exterior of the building in an R-1 Single-Family District. The appellant is requesting to erect three wall signs on the exterior of the building, a violation of two signs. Sec. 27-728, Table VIII-11-7(7) states that a sign total area cannot exceed 50 square feet in an R-1 Single-Family District. The appellant is requesting for two signs that have total square footage 632 square feet and 180 square feet, a violation of 582 square feet and 130 square feet, respectively. Sec. 27-728, Table VIII-11-7(8) states that a sign height cannot exceed 4 feet (48 inches) in an R-1 Single-Family District. The appellant is requesting for two signs that have maximum heights of 90 inches and 86 inches, a violation of 42 inches and 38 inches, respectively.

A. Zoning Appeal Petitions

2. #ZA-19410-00024 Reference: 2336

Filed: 05/24/2019 Petitioner: DOUG CLEMENTS/USD 500
Address: 5200 LEAVENWORTH RD

SYNOPSIS: This appeal has been filed to allow four exterior signs that violate one or more of the following restrictions: maximum number of signs per facade, sign area as a percentage of the wall area, maximum number of wall signs on a single-tenant building, maximum total signage area, maximum sign height, and use of illuminated signs. This appeal has also been filed to allow for a flagpole that exceeds that maximum height of 25 feet. Sec. 27-727, Table VIII-11-1 states that attached signs are limited to one sign per facade in a R-1 Single-Family District. The appellant is requesting to erect two attached wall signs to the front facade of the building, a violation of one sign. Sec. 27-727, Table VIII-11-1 states that attached signs shall be not more than seven percent of the total wall area of the facade. The appellant is requesting to erect a sign that consists of 7.14% of the wall area, a violation of 0.14%. Sec. 27-728, Table VIII-11-7(5) states that a single-tenant building is limited to one wall sign on the exterior of the building in an R-1 Single-Family District. The appellant is requesting to erect four wall signs on the exterior of the building, a violation of three signs. Sec. 27-728, Table VIII-11-7(7) states that a sign total area cannot exceed 50 square feet in an R-1 Single-Family District. The appellant is requesting for three of the signs have total square footage 68.64 square feet, 74 square feet, and 420 square feet, a violation of 18.64 square feet, 24 square feet, and 370 square feet, respectively. Sec. 27-728, Table VIII-11-7(8) states that a sign height cannot exceed 4 feet in an R-1 Single-Family District. The appellant is requesting for two signs that have maximum heights of 20.8 feet and 15 feet, a violation of 16.8 feet and 11 feet, respectively. Sec. 27-728, Table VIII-11-7(12) states that a wall sign cannot be internally illuminated in an R-1 Single Family District. The appellant is requesting one sign to be internally illuminated, a violation of one sign. Sec.27-728(d)(2), Table VIII-11-11 states that a flagpole shall not exceed a height of 25 feet in an R-1 Single-Family District. The appellant is requesting to erect a 30-foot flagpole, a violation of 5 feet.

Total number of agenda items: 2

CITY PLANNING COMMISSION

JULY 8, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT
AGENDA**
- V. REPORTS – CMIP**
- VI. ADJOURN**

**CITY PLANNING COMMISSION
AGENDA**

JULY 8, 2019

6:30 PM

I. CALL TO ORDER

II. REPORTS

Presentation of CMIP - Public Works

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE JUNE 10, 2019 MINUTES

A. Special Use Permit Petitions

1. #SP-19402-00065 Reference: **SP-2019-73**
Filed: **05/06/2019** Petitioner: **CARMEN CABIA-GARCIA**
Address: **2932 S 8TH TER**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-35 - expires 6/29/2019) for the Temporary Use of Land to keep a food truck at the residence

2. #SP-19402-00066 Reference: **SP-2019-74**
Filed: **05/23/2019** Petitioner: **MARTHA MEDINA WITH MANHATTAN BAR & GRILL LLC**
Address: **814 S 12TH ST**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-62 - expires 7/27/2019) for a restaurant/drinking establishment with live entertainment

IV. CONSENT AGENDA

A. Special Use Permit Petitions

3. #SP-19402-00070 Reference: **SP-2019-78**
Filed: 05/24/2019 Petitioner: **DENNIS ZOLOTOR**
Address: **3136 S 73RD TER**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (#SP-2017-13 - expired 3/30/2019) for an in-home safety business (internet and in-person sales of firearms and supplies) and consulting services providing safety, security and firearms training

B. Plan Review Petitions

1. #PR-19405-00009 Reference: **PR-2019-12**
Filed: 04/15/2019 Petitioner: **RIAD BAGHDADI/RB ARCHITECTURE ENGINEERING CONSTRUCTION**
Address: **4116 METROPOLITAN AVE**

SYNOPSIS: Final Plan Review for remodel/expansion of existing gas station and tire shop building

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. #CZ-19401-00018 Reference: **3196**
Filed: 04/26/2019 Petitioner: **DANIEL FOSTER/SCHLAGEL & ASSOCIATES, P.A.**
Address: **11234 HASKELL AVE**

SYNOPSIS: Change of Zone from A-G Agriculture District to RP-1 Planned Single Family and RP-3 Planned Townhouse Districts for a single family and duplex development in conjunction with Connor Creek Preliminary Plat

B. Special Use Permit Petitions

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

1. **#SP-19402-00042** Reference: **SP-2019-51**
Filed: **03/29/2019** Petitioner: **VENKATA S. MANTRI**
Address: **9801 PARALLEL PKWY**

SYNOPSIS: Special Use Permit for packaged liquor sales

2. **#SP-19402-00062** Reference: **SP-2019-71**
Filed: **04/26/2019** Petitioner: **DEBORAH JONES/JONES BAR-B-Q**
Address: **6706 KAW DR**

SYNOPSIS: Special Use Permit for live entertainment in conjunction with restaurant

3. **#SP-19402-00067** Reference: **SP-2019-75**
Filed: **05/24/2019** Petitioner: **JACOB S. PATTON**
Address: **819 SOUTHWEST BLVD**

SYNOPSIS: Special Use Permit for an AIRBNB

4. **#SP-19402-00071** Reference: **SP-2019-79**
Filed: **05/24/2019** Petitioner: **MATT BRODINE**
Address: **1316 N 20TH ST**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

C. Subdivision Petitions

V. NON-CONSENT AGENDA

C. Subdivision Petitions

1. **#SB-19404-00009** Reference: **CONNER CREEK**
Filed: **04/26/2019** Petitioner: **DANIEL FOSTER/SCHLAGEL & ASSOCIATES, P.A.**
Address: **11234 HASKELL AVE**

SYNOPSIS: Preliminary Plat for 48 single family and 16 duplex lots in conjunction with Change of Zone #3196

2. **#SB-19404-00010** Reference: **TURNER DAC**
Filed: **05/24/2019** Petitioner: **DAVID CONTAG/DLR GROUP**
Address: **2211 S 55TH ST**

SYNOPSIS: Final Plat for one (1) commercial lot in conjunction with Plan Review #PR-2019-16 for a Preliminary and Final Plan Review for an athletic complex for Turner USD #202

D. Plan Review Petitions

1. **#PR-19405-00008** Reference: **PR-2019-11**
Filed: **03/29/2019** Petitioner: **DAVE OLSON/SC INVESTORS KCK, LLC**
Address: **9801 PARALLEL PKWY**

SYNOPSIS: Preliminary and Final Plan Review for a primary care medical office facility

2. **#PR-19405-00013** Reference: **PR-2019-16**
Filed: **05/24/2019** Petitioner: **DAVID CONTAG/DLR GROUP**
Address: **2211 S 55TH ST**

SYNOPSIS: Preliminary and Final Plan Review for an athletic complex for Turner USD #202 in conjunction with Turner DAC Final Plat for one (1) commercial lot

V. NON-CONSENT AGENDA

D. Plan Review Petitions

3. #PR-19405-00014 Reference: **PR-2019-17**
Filed: 05/24/2019 Petitioner: **RODRIGO RIVERA WITH IGLESIA PENTECOSTAL CASA DE DIOS**
Address: **1014 ARMSTRONG AVE**

SYNOPSIS: Preliminary and Final Plan Review for interior remodel and parking improvements at 1010, 1014 and 1020 Armstrong Avenue

4. #PR-19405-00015 Reference: **PR-2019-18**
Filed: 05/24/2019 Petitioner: **BRIAN HILL/MKEC ENGINEERING, INC**
Address: **2600 N 44TH ST**

SYNOPSIS: Preliminary and Final Plan Review for construction of a maintenance storage facility

E. Miscellaneous Planning Petitions

1. #MP-19409-00008 Reference: **MISCELLANEOUS**
Filed: 07/02/2019 Petitioner: **KATHERINE CARTTAR/ECONOMIC DEVELOPMENT DEPARTMENT**
Address:

SYNOPSIS: Consideration of Conformance to Master Plan for Foodie Park Project Plan for Project Area 1, located south of State Avenue between 47th Street and I-635.

Total number of agenda items: 16

VI. ADJOURN