

The Zoning Board of Adjustments and Appeals of the City of Denison, Texas will meet in a Public Hearing beginning at 11:00 a.m. on Tuesday, April 8, 2014, in the Council Chambers at the Municipal Building, 500 W. Chestnut, Denison, Texas. The purpose of the meeting is to consider the following:

CITY OF DENISON  
ZONING BOARD OF ADJUSTMENTS AND APPEALS

April 8, 2014  
11:00 a.m.  
Council Chambers  
500 W. Chestnut

AGENDA

1. Call to order.
2. Roll call.
3. Approval of the minutes of the March 11, 2014, regular meeting.
4. The Board is asked to review a request for a variance to Ord. Sect. 28.34.4 Area regulations C: Maximum lot coverage 40% including main and accessory buildings, 80% impervious coverage including all buildings, parking areas, sidewalk, etc. and E. Parking requirements 1. As established by Sect. 28.50 off-street parking and loading requirements 2. No more than 10% of the mandatory parking spaces required pursuant to Sect. 50 off street parking and loading requirements may be located between the primary structure or building and the front property line said parking limited to a single row of parking stall oriented toward the primary structure of building. Ord. Sect. 28.50.6 A. 8. Church, rectory, or other place of worship – 1 space for each 3 seats in the main auditorium/sanctuary. Ord. Sect. 28.54.1 Exterior construction and design requirements 2. Glass and metal standards b. metal walls shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior fences shall be film laminated or baked on enamel painted to the wall manufacturer's standards 3. The use of metal roofs are allowed only in SF-5, A, RD Districts if compatible with roof color of surrounding neighborhoods and Ord. Sect. 28.54.2 Construction Standards A. 2. A. All non-residential structures shall be of exterior materials having at least 75% of the total exterior walls above grade level excluding door and windows, constructed of masonry or glass wall construction submitted by Michael Daniels / Amazing Grace Pentecostal Church, for property out of the Cyrene Park Addition, Lots 13 and 14, Block 7, 2330 S. College Blvd. (Case G-2014)
5. The Board is asked to review a request for a variance to Ord. Sect. 28.53.2 A. 3. Any screening wall or fence required under the provisions of this Section or under a Conditional Use Provision, Planned Development District, or other requirement shall be constructed of masonry, reinforced concrete, wood or other similar suitable permanent materials that do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screen characteristics to the wall or fence 4. Alternative equivalent screening may be approved through site plan approval process, Sect. 28.13 and Ord. Sect. 28.54.1 Exterior Construction Design Requirements 2. Glass and Metal standards are as follows: b. metal walls shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards. 3. The use of metal roofs are allowed in SF-5, A, RD Districts if compatible with roof color or surrounding neighborhood. Sect. 28.54.2 Construction Standards A. 2. a. All non-residential structures shall be of exterior materials having at least 75% of total exterior walls above grade level, excluding doors and windows, constructed of masonry or

glass wall construction, submitted by Ron Quinlan, owner and Billy Thomas, buyer, for property out of the J.H. Nolan Addition, Lot 11-12, Block 3, 1315 S. Armstrong. (Case H-2014)

6. Adjourn.

I, Faye Brockett, Planning and Zoning Director of the City of Denison, Texas, do hereby certify that the above and foregoing notice of public meeting was posted on the bulletin board in the lobby of the Municipal Building, 500 W. Chestnut Street, Denison, Texas, a place readily accessible to the general public at all times, this the 3rd day of April, 2014 at 4:00 p.m.

  
Faye Brockett, Planning & Zoning Director

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY CLERK (903)-465-2720 TWO (2) WORKING DAYS PRIOR TO THE MEETING.