

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS**  
**CITY HALL COUNCIL CHAMBERS**  
**THURSDAY, NOVEMBER 21, 2024 AT 3:00 PM**

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

**F1. Zoning Board Meeting - October 17, 2024**

**G. Hearing of Cases**

**G1. Public Declaration of Appeal Process of Chairman**

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

**G2. Anyone speaking today is asked to complete a "Speaker's Card".**

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

**G3. Routine Agenda**

**1. Variance 2411ZB168:**

Variance 2411ZB168, by owner Elliot Land Developments LLC, seeking approval for fence height of 10 feet and 6 inches where four feet is the height limit, Tax Parcel 0811G-02-016.000, 1505 2nd Street, 1507 2nd Street, 1509 2nd Street, 1511 2nd Street, 1513 2nd Street, 1517 2nd Street, 1519 2nd Street, 1521 2nd Street, 1523 2nd Street, 1525 2nd Street, 1527 2nd Street, 1529 2nd Street, Zoned R-2 (Single-Family) & R-B (Residence Business), Ward 2

**2. Variance 2411ZB173:**

Variance 2411ZB173, by agent Monica Smith, seeking approval for parking that backs out into city right of way, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

**3. Variance 2411ZB174:**

Variance 2411ZB174, by agent Monica Smith. seeking approval for three regular parking spaces where five are required, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

**4. Variance 2411ZB176:**

Variance 2411ZB176, by owner Landry Trace LLC, seeking approval for subdivision wall height of 6 feet where 4 feet is the height limit, Tax Parcel 1009N-01-004.000, East Taylor Road, Zoned R-2 (Single-family), Ward 5

**5. Variance 2411ZB177:**

Variance 2411ZB177, by owner Landry Trace LLC, seeking approval for subdivision sign height of 15 feet where 6 feet is the size limit, Tax Parcel 1009N-01-004.000, East Taylor Road, Zoned R-2 (Single-family), Ward 5

**6. Variance 2411ZB178:**

Variance 2411ZB178, by owner Jimmy Watts, seeking approval for lot size of 6,970 square feet where 7,500 square feet is required, Tax Parcels 0711P-01-003.000, 0711P-01-004.000, 8th Street, Zoned T4+ (General Urban Zone "Plus"), Ward 2

**7. Special Exception 2411SE179:**

Special Exception 2411ZB179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

**8. Variance 2411ZB180:**

Variance 2411ZB180, by owner Conquering Word Ministries, seeking approval for one regular parking space where nine are required, Tax Parcel 0811C-05-030.000, 2540 23rd Street, Zoned T4+ (General Urban Zone "Plus"), Ward 3

**9. Variance 2411ZB181:**

Variance 2411ZB181, by owner Conquering Word Ministries, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-05-030.000, 2540 23rd Street, Zoned T4+ (General Urban Zone "Plus"), Ward 3

**10. Variance 2411ZB183:**

Variance 2411ZB183, by owner Mickey Anderson, seeking approval for a 5 foot and 2 inch side yard setback for a proposed detached carport where 14 feet is required, Tax Parcel 1010D-01-005.007, 8758 Sundown Lane, Zoned R-2 (Single-family), Ward 4

**11. Variance 2411ZB184:**

Variance 2411ZB184, by owner Thaddeus Grage, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-05-022.001, 2600 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

**H. Adjournment**