



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, December 21, 2016

Work Session 9:00 AM

Public Hearing 10:00 AM

1000 Throckmorton Street (200 Texas Street)

City Council Conference Room 290 (formerly Pre-Council Chamber)

/City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases/>

BOARD MEMBERS:

Dan Moore	<u>P</u>
Robert Gutierrez	<u>P</u>
Gene Miers	<u>P</u>
Bob Riley	<u>P</u>
Shubie Smith	<u>P</u>
Michael Wellbaum, Chair	<u>P</u>
Dori Boone-Costantino	<u>P</u>
Robert Kelly	<u>P</u>
Graham Brizendine, Vice-Chair	<u>P</u>

- I. 9:00 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Election of Chair and Vice-Chair
 - B. Review of Cases on Today’s Agenda

- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - C. Approval of Minutes of the November 16, 2016 Hearing 9-0
 - D. Cases on Today’s Agenda
 - E. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 18, 2017)



D. Continued Cases

1. BAC-16-122 BRE DDR BR Eastchase TX by DBA Savers
1540 Eastchase Parkway

- a. Request a SPECIAL EXCEPTION in a "G" Intensive Commercial District to permit the installation of a recycling collection facility.

Approved (9-0) with stipulation that approval is for 1 year. Must be attended facility between the hours of 8:30 a.m.-6:00 p.m., and a 24-hour phone number be provided on the box.

E. New Cases

2. BAC-16-127 Kroger Texas by Chandler Signs
7200 Basswood Road

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on:
 - i. the northern gasoline canopy face, and
 - ii. the southern gasoline canopy face.
- b. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

Item a is denied without prejudice (5-4). Item b approved (9-0).

3. BAC-16-129 Armando & Salvador Gonzalez
5040 Wilbarger Street

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit non-accessory outdoor storage of 75 vehicles for 5 years.
- b. Request a **VARIANCE** in an "I" Light Industrial District to permit non-accessory outdoor storage without providing the required screening fence on the eastern and southern sides.

Approved (9-0).

4. BAC-16-130 Grace Temple 7th Day Adventist
4200 E. Berry Street

- a. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the continued use and new construction of a front yard fence 6 feet in height where front yard fences are not allowed.

Approved (9-0) with a stipulation that fencing is to be installed on Miller & Pate frontages only and not Berry Street.



5. BAC-16-131 **Ricardo Salazar by Kingdom Ice**
406 NW 28th Street

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the construction of a water/ice vending kiosk.

Approved (9-0) with a stipulation that the site plan be amended to strike base material and signage on structure to meet signs code (specifically square footage).

6. BAC-16-132 **Houston Copart Salvage Auto Auction by ZPS Engineers**
834 Blue Mound Road West

- a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard for a period of ten (10) years.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard without providing the required screening fence material along the east side.

Continued to the January hearing, as per applicant's request. (9-0).

7. BAC-16-134 **Orange Basswood, LLC by Chandler Signs**
7236 Blue Mound Road

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a pylon sign.

Approved (9-0)

8. BAC-16-136 **Travis Monk by ClayMoore Engineering**
9551 Clifford Street

- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the use of a dumpster on a vacant lot without a primary use.

Approved (9-0).

III. ADJOURNMENT:

11:22 a.m.

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.