



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, July 15, 2015

9:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/boards/planninganddevelopment/>

BOARD MEMBERS:

Dan Moore	_____
Robert Gutierrez	_____
Gene Miers	_____
Bob Riley	_____
Shubie Smith	_____
Michael Wellbaum, Chair	_____
James Hill	_____
Robert Kelly	_____
Marlene Beckman, Vice Chair	_____

- I. 8:00 A.M. **WORK SESSION** **Pre-Council Chamber**
 - A. Review of Cases on Today’s Agenda
- II. 9:00 A.M. **PUBLIC HEARING** **Council Chamber**
 - A. Approval of Minutes of the June 17, 2015 Hearing _____
 - B. Cases on Today’s Agenda
 - C. **MEETING WILL ADJOURN AT 1:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 19, 2015)**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, July 08, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser
City Secretary for the City of Fort Worth, Texas



D. Continued Cases

1. BAC-15-044

City of Fort Worth Parks by Jeff Westhoff
1901 N. Las Vegas Trail

- a. Request a **VARIANCE** in an "A-10" One Family District to permit the construction of an 80 square foot wall sign that exceeds the maximum square footage of 30 feet by 50 square feet.
- b. Request a **VARIANCE** in an "A-10" One Family District to permit the construction of an 8-foot wall sign that exceeds the maximum height of 6 feet by 2 feet.
- c. Request a **VARIANCE** in an "A-10" One Family District to permit the construction of a wall sign that is adjacent to a drive, deficient by 20 feet.

2. BAC-15-045

Fort Worth Independent School District by Harold Hieb
3801 W. 7th Street

- a. Request a **VARIANCE** in a "B" Two-Family District to reduce the number of required parking spaces, providing 41 parking spaces, where a minimum of 79 spaces are required, deficient by 38 parking spaces.

3. BAC-15-046

Fort Worth Independent School District by Harold Hieb
4612 David Strickland Road

- a. Request a **VARIANCE** in a "B" Two-Family District to reduce the number of required parking spaces, providing 79 parking spaces, where a minimum of 112 spaces are required, deficient by 33 parking spaces.

4. BAC-15-047

Integrity Texas Construction LTD by Noel Gallegos
1005 & 1007 Haltom Road

- a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the continued use of non-accessory outdoor storage for 2 years.

5. BAC-15-048

Colonial Country Club
3735 Country Club Circle

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of 4-foot front yard solid fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a front yard solid fence 5 feet in height, excessive by 1 foot.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a pool located in the front yard where accessory structures, including pools, are not allowed.



6. BAC-15-051

Texas AMP LTD, Burleson Land Co. Inc., City of Fort Worth
3710 - 3736 (evens) Camp Bowie Boulevard

- a. Request a **VARIANCE** in an "F" General Commercial District to permit the construction of a bar and office, providing 73 parking spaces, where a minimum of 93 spaces are required, deficient by 20 parking spaces.
- b. Request a **VARIANCE** in an "F" General Commercial District to permit the construction of a bar and office, providing 2 feet 6 inches of landscaping buffer, where a minimum of 5 feet is required, deficient by 2 feet 6 inches.
- c. Request a **VARIANCE** in an "F" General Commercial District to permit parking in the projected front yard.

New Cases

7. BAC-15-042

Donald Gray by Ryan Dodson
1601 W. Berry Street & 3112 8th Avenue

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of an auxiliary parking lot.
- b. Request a **VARIANCE** in a "B" Two-Family and "E" Neighborhood Commercial District providing 31 parking spaces, where a minimum of 47 spaces are required, deficient by 16 parking spaces.
- c. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of an auxiliary parking lot with parking in the front yard, where none is allowed.

8. BAC-15-050

Wrinkle & Donaldson by McDonalds
3901 Airport Freeway

- a. Request a **VARIANCE** in an "FR" General Commercial Restricted providing 28 parking spaces, where a minimum of 59 spaces are required, deficient by 31 parking spaces.

9. BAC-15-052

Clifton Valentine
1212 N. Commerce Street

- a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the continued use of non-accessory outdoor storage for 5 years.

10. BAC-15-054

City of Fort Worth by Emergency Management Office
5801 Boat Club Road

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of a weather radar tower approximately 62 feet in height where 45 feet is allowed, excessive by 17 feet.
- b. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of a weather radar tower that is approximately 400 feet from a one-family district, deficient by 100 feet.
- c. Request a **VARIANCE** in an "E" Neighborhood Commercial District to waive the required screening fence surrounding ground equipment.



11. BAC-15-055

Rivertree Academy by Homer Hawthorne
5433 & 5437 Bonnell Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a 6-foot open-design fence in the front yard, where no fences are allowed.
- b. Request a **VARIANCE** in a “E” Neighborhood Commercial District to permit the construction of a 6-foot open-design fence adjacent to residential zoning, where screening fences are required.

12. BAC-15-057

VIR Hospitality, Inc by Dwayne Caraway
3720 Tanacross Drive

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a 124-foot telecommunications tower that exceeds the maximum height of 60 feet by 64 feet.

13. BAC-15-058

Tina Gibson
2613 E. 1st Street

- a. Request a **VARIANCE** in an “FR” General Commercial Restricted District to permit the construction of a building with more than 50% metal exterior, where 50% is the maximum allowed.
- b. Request a **VARIANCE** in an “FR” General Commercial Restricted District to reduce the supplemental setback by providing 5 feet, where a minimum of 25 feet is required, deficient by 20 feet.

14. BAC-15-059

Miller Landmark, LLC - Nima Bhojani by Barnett Signs, Inc.
4801 Miller Avenue

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

III. ADJOURNMENT:

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.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.