



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

REVISED

Wednesday, August 21, 2019

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room / Council Chamber

Fort Worth, Texas 76102

For More Docket Information Visit:

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

BOARD MEMBERS:

Kenneth Jones (Alternate)	_____
Robert Gutierrez	_____
Clif Wiegand	_____
Bob Riley	_____
Will Dryden	_____
Kay Friedman	_____
Loren Stewart, Vice-Chair	_____
Monnie Gilliam	_____
Graham Brizendine, Chair	_____

- I. 9:00 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Consideration of Revisions to the Board of Adjustment’s Rules and Procedures
 - B. Review of Cases on Today’s Agenda

- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the July 17, 2019 Hearing _____
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 18, 2019)



D. New Cases

1. **BAC-19-040** **Harson SEI, LLC by Barnett Signs**
2001 Sonoma Creek lane (8800 Harmon Road)
 - a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on:
 - i. the northern gasoline canopy face along Harmon Road, and
 - ii. the southern gasoline canopy face near Sonoma Creek Lane.

2. **BAC-19-042** **John & Lane Frith by Robert Hyman**
4300 Heritage Trace Parkway
 - a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the expansion of an existing attached sign to be 39 square feet in area that exceeds the maximum area of 30 square feet by 9 square feet.

3. **BAC-19-043** **Destiny Church by GTP Towers, LLC**
3504 Blue Springs Drive
 - a. Request a **SPECIAL EXCEPTION** based on the “A-5” One Family District regulations to permit the continued use of a telecommunication tower.
 - b. Request a **VARIANCE** based on the “A-5” One Family District regulations to permit the continued use of a telecommunication tower 89 feet in height, excessive by 54 feet.
 - c. Request a **VARIANCE** in a “CF” Community Facilities District to permit the continued use of a telecommunication tower that encroaches into the required 500-foot setback from the nearest one-family district, deficient by 487 feet.

CONTINUED TO SEPTEMBER 18, 2019

4. **BAC-19-044** **City of Fort Worth Fire Department by Komatsu Architecture**
6200 & 6208 Wheaton Drive (6124 S. Hulen Street)
 - a. Request a **VARIANCE** in a “CR” Low Density Multifamily District to permit the construction of a government building that would encroach 22 feet, 2 inches into the established 30-foot front yard setback, creating a 7-foot, 10-inch front-yard setback.
 - b. Request a **VARIANCE** in a “CR” Low Density Multifamily District to permit the construction of an accessory structure 13 feet from the front of the property line, where a minimum of 75 feet is required, deficient by 62 feet.
 - c. Request a **SPECIAL EXCEPTION** in a “CR” Low Density Multifamily District to permit a 5-foot open-design, front-yard fence.
 - d. Request a **VARIANCE** in a “CR” Low Density Multifamily District to permit a 7-foot open-design fence in the front yard, where 5 feet is allowed by special exception, excessive by 2 feet.



5. **BAC-19-045**

Zarif Inc. by Angela Khalil
2747 8th Avenue

- a. Request a **SPECIAL EXCEPTION** in the “PD 304” Planned Development District for “E” Neighborhood Commercial uses with development standards to permit the installation of electronic changeable copy on a monument sign.

6. **BAC-19-046**

NTP35, LP by Hodges Architecture

Bounded by I-35W (North Freeway), US 287, and N. Tarrant Parkway

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the installation of electronic changeable copy on a freeway sign.

7. **BAC-19-049**

PSQ Barbie LP by Townsite Co.

354 Foch Street

- a. Request a **VARIANCE** in a “UR” Urban Residential District to permit the construction of a multifamily building with a 10-foot rear yard setback, where a 20-foot rear yard setback is required, deficient by 10 feet.

8. **BAC-18-050**

PSQ Barbie LP by Townsite Co.

2833 Weisenberger Street

- a. Request a **VARIANCE** in a “UR” Urban Residential District to permit the construction of a multifamily building with a 16-foot rear yard setback, where a 20-foot rear yard setback is required, deficient by 4 feet.

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.

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 **Friday, August 16, 2019 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