



Beth Knight
10/21/2016

**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, October 19, 2016
Work Session 8:30 AM
Public Hearing 9:30 AM**

**1000 Throckmorton 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>A</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	<u>P</u>

- I. 8:30 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Election of Vice-Chair
 - B. Review of Cases on Today’s Agenda

- II. 9:30 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the September 21, 2016 Hearing 8-0-1
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO NOVEMBER 16, 2016)



D. Continued Cases

1. BAC-16-087 **Hickman Investments by B&S Southern Sign**
9432 Clifford Street (9400 Clifford Street)

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a detached sign 238 square feet in area that exceeds the maximum area of 55 square feet by 183 square feet.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a detached sign 20 square feet in height that exceeds the maximum height of 8 feet by 12 feet.

Continued to the November 16th hearing. (7-0-1)

2. BAC-16-094 **7-Eleven Inc. by Tommy Bell**
7325 North Freeway

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on:
 - i. a monument sign along Basswood Boulevard, and
 - ii. a freeway sign along the North Freeway (I-35W).

Approved (7-1).

3. BAC-16-098 **L&S Land Company by Darin Hansen**
5608 & 5650 Azle Avenue

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a multifamily development providing 390 parking spaces, where 474 spaces are required, deficient by 84 parking spaces.

Approved (7-1).

E. New Cases

4. BAC-16-100 **Abdul Jaswshan**
6101 Meadowbrook Drive

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of a metal screening fence where metal fences are not allowed.

Failed for lack of 7 Affirmative Votes. (0-8).

5. BAC-16-101 **TSCA-3, LP by Rodeo Dental & Orthodontics**
3204 N. Main Street

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an attached sign 150 square feet in area that exceeds the maximum area of 67 square feet by 83 square feet.

Approved (8-0).



6. BAC-16-102 **Texas Christian University by Tony Hartin**
2805 W. Lowden Street

- a. Request a **VARIANCE** in the “PD 497” Planned Development District for certain MU-2 uses to permit the construction of a 63-foot building, where 60 feet is allowed, excessive by three feet.

Approved (8-0)

7. BAC-16-104 **Hallmark Land Holdings by MetroCode**
4000 Knighterrant Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer in a subdivision platted more than 2 years ago.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer less than 300 feet to an occupied residence.

Approved (8-0)

8. BAC-16-105 **DR Horton Texas by North Texas Inspections**
15800 block Double Eagle Boulevard

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a model home less than 300 feet to an occupied residence.

Continued to November 16th hearing. (8-0)

9. BAC-16-106 **DR Horton Texas by North Texas Inspections**
15800 block Barton Ridge Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer in a subdivision platted more than 2 years ago.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a model home less than 300 feet to an occupied residence.

Continued to the November 16th Hearing. (8-0)

10. BAC-16-107 **Triangle I-35 Realty by Viran Nana**
3251 Golden Triangle Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the construction of a self-service car wash.

Approved (8-0)



11. BAC-16-108 **Cargill Meat Solutions Group by Bennett Benner Partners**
1301 North Park Drive

- a. Request a **VARIANCE** in a “TU N-2” Trinity Uptown Neighborhood Zone District to waive the required third story by constructing a two-story building, deficient by one story.

Approved (8-0)

12. BAC-16-109 **QuikTrip by Permitting Services of Texas**
2700 Las Vegas Trail

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a freeway sign 360 square feet in area that exceeds the maximum area of 281 square feet by 79 square feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a freeway sign 65 feet in height that exceeds the maximum height of 35 feet by 30 feet.

Approved (7-1)

13. BAC-16-112 **Kroger Texas by Chandler Signs**
4698 / 4700 W. Bailey Boswell Road

- a. Request a **SPECIAL EXCEPTION** in the “PD 1022” Planned Development 1022 District for all uses in “E” Neighborhood Commercial with grocery store larger than 60,000 square feet to permit the installation of electronic changeable copy on a monument sign.

Approved (7-1)

14. BAC-16-113 **Cowtown Bowling Palace by Aron Frydbeal**
4333 River Oaks Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on the western building facade.

Approved (8-0)

15. BAC-16-114 **Cynthia Tatum**
7509 John T. White Road

- a. Request a **SPECIAL EXCEPTION** in an “A-10” One-Family District to permit the operation of a daycare facility for 22 children for 5 years.

Approved (8-0)

16. BAC-16-115 **Gospel Kingdom Pentecostal by Darin Hansen**
4701 Campus Drive

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a multifamily development providing 448 parking spaces, where 474 spaces are required, deficient by 26 parking spaces.

Approved (8-0)



17. BAC-16-116 **Investments Great Southwest by Glenn Strother**
4808 Mark IV Parkway (2424 Great Southwest Parkway)

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the continued use of non-accessory outdoor storage of construction material, 100 golf carts, and 30 vehicles for 5 years.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the continued use of non-accessory outdoor storage without providing the required screening fence.

Approved (8-0) with a stipulation that approval is only for 2 years.

F. Translation Cases

18. BAC-16-032 **Juan Hernandez by Dennis Gonzalez**
2601 Azle Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of an attached roof sign 60 square feet in area that exceeds the maximum area of 28 square feet by 32 square feet.

Failed for lack of Affirmative 7 votes (0-8)

19. BAC-16-099 **Marcos Vallin**
374 S. Riverside Drive (358 S. Riverside)

- a. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of auto repair in an open building where open buildings are not allowed.
- b. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of a building 5 feet from the rear property line, where a 50-foot supplemental setback is required, deficient by 45 feet.
- c. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of a metal screening fence where metal fences are not allowed.

Failed for lack of Affirmative 7 votes (0-8)

III. ADJOURNMENT:

12:17 p.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.

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.