



Beth Knight
11-18-2016

**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, November 16, 2016
Work Session 9:00 AM
Public Hearing 10:00 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>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	<u>P</u>

- I. 9:00 A.M. WORK SESSION City Council Conference Room 290**
- A. Election of Vice-Chair
 - B. Review of Cases on Today’s Agenda
- II. 10:00 A.M. PUBLIC HEARING Council Chamber**
- A. Approval of Minutes of the October 19, 2016 Hearing **7-0-2**
 - B. Cases on Today’s Agenda
 - C. **MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 21, 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 140 square feet in area that exceeds the maximum area of 55 square feet by 85 square feet.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a detached sign 10 square feet in height that exceeds the maximum height of 8 feet by 2 feet.

Approved (8-1).

2. BAC-16-105R **DR Horton Texas by North Texas Inspections**
15773 Mirasol Drive

- 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.

Approved (9-0).

3. 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 construction trailer less than 300 feet to an occupied residence.

Denied without prejudice, as applicant asked for case to be withdrawn (9-0).

E. New Cases

4. BAC-16-110 **Hillwood Multifamily Land by SBLP Development**
10000 block N. Riverside Drive

- a. Request a **VARIANCE** in the “PD 961” Planned Development 961 District for all uses in “D” High Density Multifamily plus assisted living and nursing home to permit the construction of an assisted living and medical care facility providing 109 parking spaces, where 313 spaces are required, deficient by 204 parking spaces.

Approved (9-0).

5. BAC-16-117 **Oncor Electric Delivery Co. by Mark Housewright**
5601 Edwards Ranch Road

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued use of an electrical substation.
- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use and construction of equipment 75 feet 6 inches in height, where 45 feet is the maximum height allowed, excessive by 30 feet 6 inches.

Approved (9-0).



6. BAC-16-118 **Judy Wisch by Savador Rosales**
3125 S. Grove Street

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage of 8 vehicles and loose material for 5 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of a metal screening fence where metal fences are not allowed.

Approved Item “a” (9-0) with a stipulation that only for bagged materials are to be stored. Item “b” Failed for lack of Affirmative 7 votes (1-8).

7. BAC-16-120 **Cole AB Fort Worth LLC by Operation Finally Home**
10800 N. Beach Street

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the continued use of a recycling collection facility.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the continued use of a recycling collection facility not behind the front wall of the primary building.
- c. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the continued use of a recycling collection facility not screened from view of a public street.

Approved (9-0) with a stipulation that approval is only for 3 years and that a 24-hour phone number shall be attached to the facility.

8. BAC-16-121 **PDR Quick LLC**
2921 Sandy Lane

- a. Request a **SPECIAL EXCEPTION** in a “J” Medium Industrial District to permit the continued use of non-accessory outdoor storage of 5 pieces of construction equipment, and 18 vehicles for 5 years.

Approved (9-0).

9. 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.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the installation of a recycling collection facility not behind the front wall of the primary building.
- c. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the installation of a recycling collection facility not screened from view of a public street.

Continued to December 21st hearing. (9-0)



10. BAC-16-123 **OGC Main Street LP by Mitchell Planning Group**
2315 N. Main Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a 75-foot building, where 60 feet is allowed, excessive by 15 feet.

Approved (9-0) with a stipulation that approval is only for the eastern half of the property.

11. BAC-16-125 **Trinity Baptist Temple by Chris McCray**
7451 Bowman Roberts Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of a private recreation/community center.

Approved (9-0)

12. BAC-16-126 **Wazir Corporation by Tommy Bell**
13000 Trinity Boulevard

- a. Request a **VARIANCE** in a “F” General Commercial District to permit the continued use of signage on a gasoline canopy that exceeds the 75% maximum length allowed by 25%:
 - i. on the north façade,
 - ii. on the east facade, and
 - iii. on the west façade.
- b. Request a **VARIANCE** in a “F” General Commercial District to permit the continued use of an approximate 225 square foot sign on the north gasoline canopy side, where 171 square feet is allowed, excessive by 54 square feet.
- c. Request a **VARIANCE** in a “F” General Commercial District to permit the continued use of an approximate 56 square foot sign on the west gasoline canopy side, where 42 square feet is allowed, excessive by 14 square feet.

Approved (9-0) with a stipulation that the commercial message in Items “b” and “c” not exceed 18 square feet per side.

13. BAC-16-128 **1131 Bridgewood LLC by Global Signs**
1131 Bridgewood Drive

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on wall signs attached to the south and west building elevations.

Approved (9-0) with a stipulation that signs are only on during business hours, the message can only be changed once per day, sign colors to match business colors, and signage not to exceed 10 square feet per side.

III. ADJOURNMENT:

12:30 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.