



Beth Knight

2/19/2016

**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, February 17, 2016
Work Session 9:00 AM
Public Hearing 10:00 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 | <u>P</u> |
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| Gene Miers | <u>P</u> |
| Bob Riley | <u>P</u> |
| Joey Dixson (Alternate) | <u>P</u> |
| Michael Wellbaum, Chair | <u>P</u> |
| James Hill, Vice Chair | <u>P</u> |
| Robert Kelly | <u>P</u> |
| Graham Brizendine | <u>P</u> |

- I. 9:00 A.M. WORK SESSION Pre-Council Chamber
 - A. Review of Cases on Today’s Agenda
- II. 10:00 A.M. PUBLIC HEARING Council Chamber
 - A. Approval of Minutes of the January 20, 2016 Hearing 7-0-2
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MARCH 16, 2016)



D. Continued Cases

1. BAC-15-107 **Summer Sycamore School I, LTD by Barnett Signs**
5301 Sycamore School Road

- a. Request a **SPECIAL EXCEPTION** in the "PD 823" Planned Development 823 for Low Intensity Mixed-Uses District to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0)

2. BAC-15-108 **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 6 feet in height, excessive by 2 feet.
- 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.

Approved (7-1-1)

E. New Cases

3. BAC-16-001 **VFH Development, Inc. by Mark Phillips & Rob Sell**
2100 Hulen Street & 4605 Bryce Avenue

- a. Request a **VARIANCE** in an "I" Light Industrial District to provide 600 square feet of required landscaping on-site, where 986 square feet is required, deficient by 386 square feet.

Approved (9-0)

4. BAC-16-005 **Whisenant Gregg Richardson Heights by Dwayne Caraway**
1303 Jacksboro Highway

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the installation of a stealth telecommunication tower in a scenic corridor.

Approved (9-0)

5. BAC-16-006 **Bloomfield Homes by North Texas Inspections**
9924 Chrysalis Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.

Approved (9-0)



6. BAC-16-007 **Bloomfield Homes by North Texas Inspections**
9928 Chrysalis Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.

Approved (9-0)

7. BAC-16-008 **National Cowboys of Color Museum by Alta Towers**
3520 E. Berry Street

- a. Request a **SPECIAL EXCEPTION** in a “CF” Community Facilities District to permit the installation of a stealth telecommunication tower.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the installation of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 160 feet.
- c. Request a **VARIANCE** in a “CF” Community Facilities District to permit the installation of a stealth telecommunication tower 90 feet in height, excessive by 45 feet.

Approved (9-0)

8. BAC-16-009 **Vicente Martinez by Arthur Lazo**
3501 - 3509 (odds) McCart Avenue

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the placement of a dumpster and its enclosure located in the supplemental setback adjacent to residential uses where accessory structures are not allowed.

Continued to March 16, 2016 (9-0)

F. Translation Case

9. BAC-15-112 **Juan Galvan by Rosalba Galvan**
3116 Jones Street/550 E. Berry Street South

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage for 5 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage without providing landscaping.

Item “a” is approved with the following stipulations, Special Exception is approved for 180 days, a dumpster is required, 4 trucks and trailers only, solid fence is required, hard surface parking, and no idling during non-daylight hours. Approved (7-2). Item “b” is denied (9-0).

III. ADJOURNMENT:

11:55 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.

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.