



**COMMERCIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, August 19, 2015**

**10:00 AM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> 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. 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 July 15, 2015 Hearing \_\_\_\_\_**

**B. Cases on Today’s Agenda**

**C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 16, 2015)**

**D. Continued Cases**

**1. BAC-15-033 SCC Camp Bowie Partners, Ltd. by Claymoore Engineering  
4516 & 4520 Camp Bowie Boulevard**

- a. Request a **VARIANCE** in an “I” Light Industrial District to reduce the number of required parking spaces by providing 20 parking spaces, where a minimum of 26 spaces are required, deficient by 6 parking spaces.



**2. 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.

**3. 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.

**E. New Cases**

**4. BAC-15-056**                    **Shiraz Poonawala by James Rutherford**  
1000 & 1005 Bridge Creek Circle

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the construction of a car wash.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a car wash proposed to be 72 feet from a residential district, where 100 feet is required, deficient by 28 feet.

**5. BAC-15-060**                    **FAA DFW Associates by Cliff Wood**  
10000 North Freeway/10101 Hillwood Parkway

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a 135 square foot wall sign that exceeds the maximum message area of 96 feet by 39 square feet.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a 10-foot wall sign that exceeds the maximum height of 8 feet by 2 feet.
- c. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a 50-foot wide wall sign that exceeds the maximum length of 16 feet by 34 feet.

**6. BAC-15-061**                    **McCart Risinger LP by North Texas Inspection Services**  
2625 Clarks Mill Lane

- 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 that would be less than 300 feet to an occupied residence.

**7. BAC-15-062**                    **St. Luke's in the Meadow Episcopal Church**  
4301 Meadowbrook Drive

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of a 51 square foot monument sign that exceeds the maximum square footage of 20 square feet by 31 square feet.



**8. BAC-15-064**

**Fort Worth Independent School District by Harold Hieb**  
2617 Mims Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to reduce the number of required parking spaces, providing 51 parking spaces, where a minimum of 91 spaces are required, deficient by 40 parking spaces.

**9. BAC-15-065**

**17FW Limited Partnership by Bureau Veritas NA**  
15325 Duck Creek Court/4508 Duck Creek Lane

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

**10. BAC-15-066**

**Iliad Oakland, LLC by Woodland Graphics**  
6050 Oakland Hills Drive

- a. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a 30 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 10 square feet.
- b. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.

**11. BAC-15-068**

**John Glenn Jr, et al by Crawford Edwards**  
4429 Bellaire Drive South

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the continued use of two attached signs that exceed the maximum length of:
  - i. 74.25 feet by 24.75 feet for the northern canopy, and
  - ii. 77.25 feet by 25.75 feet for the western canopy.

**12. BAC-15-069**

**Willow Ridge Res. Partners by Pulte Homes**  
1401, 1405, and 1409 Mesa Crest Drive

- a. Request a **SPECIAL EXCEPTION** in a “PD 564” Planned Development District for single family uses to permit the construction of an auxiliary parking lot.
- b. Request a **VARIANCE** in a “PD 564” Planned Development District for single family uses to permit the construction of two model homes in a subdivision platted more than 5 years ago.
- c. Request a **VARIANCE** in a “PD 564” Planned Development District for single family uses to permit the use of two model homes for 7 years where 3 years is the maximum time allowed.
- d. Request a **VARIANCE** in a “PD 564” Planned Development District for single family uses to permit the construction of two model homes that are less than 300 feet to an occupied residence.

**III. ADJOURNMENT:**

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**ASSISTANCE AT THE PUBLIC MEETINGS:**

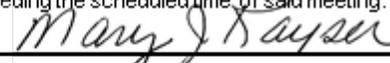
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 **Wednesday, August 12, 2015 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas