



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, September 16, 2015

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 _____
- 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 August 19, 2015 Hearing _____

B. Cases on Today's Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO OCTOBER 21, 2015)



D. Continued Cases

1. BAC-15-044 **City of Fort Worth Parks by Jeff Westhoff**
1901 N. Las Vegas Trail

- a. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of an 80 square foot wall sign that exceeds the maximum square footage of 30 feet by 50 square feet.
- b. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of an 8-foot wall sign that exceeds the maximum height of 6 feet by 2 feet.
- c. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a wall sign that is adjacent to a drive, deficient by 20 feet.

2. 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%.

E. New Cases

3. BAC-15-071 **Buc-ee's Ltd. by Ash & Associates LLC**
15901 North Freeway

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an illuminated freeway sign 75 feet in height that exceeds the maximum height of 35 feet by 40 feet.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an illuminated freeway sign 400 square feet in area that exceeds the maximum area of 320 square feet by 80 square feet.
- c. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an illuminated freeway sign cabinet 31 feet 10 inches in width that exceeds the maximum width of 24 feet by 7 feet 10 inches.
- d. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an illuminated freeway sign with less than 25% of the sign area being non-message area and constructed of materials different from the building.

4. BAC-15-072 **Sam Boo LLC by Bill Bauman**
3651 Sycamore School Road

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of a telecommunication tower.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of a telecommunication tower approximately 110 feet in height instead of the allowed 45 feet in height, excessive by approximately 65 feet in height.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of a telecommunication tower that encroaches approximately 300 feet into the required 500 foot setback from the nearest one-family district, deficient by 200 feet.



5. BAC-15-073

Sandstone Fossil Creek Associates by Barnett Signs
6405 N. Beach Street

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of an attached sign 46 square feet in area that exceeds the maximum area of 30 square feet by 16 square feet.

6. BAC-15-076

Linda Allen
5328 Boat Club Road

- a. Request a **VARIANCE** in an "ER" Neighborhood Commercial Restricted District to permit the construction of a detached sign where detached signs are not allowed.
- b. Request a **VARIANCE** in an "ER" Neighborhood Commercial Restricted District to permit the construction of monument sign in the front yard with an approximate 5 foot setback where a 20-foot setback is required, deficient by 15 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 **Thursday, September 10, 2015 at 3:00 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