

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, January 14, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

**Wednesday, January 20, 2016
 Worksession 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 _____
- Robert Gutierrez _____
- Gene Miers _____
- Bob Riley _____
- Shubie Smith _____
- Michael Wellbaum, Chair _____
- James Hill, Vice Chair _____
- Robert Kelly _____
- Graham Brizendine _____

- 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 December 16, 2015 Hearing _____**
 - B. Cases on Today's Agenda**
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 17, 2016)**



D. Continued Cases

1. BAC-15-092 **CVS Pharmacy by Barnett Signs**
13901 Sendera Ranch Boulevard

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

2. BAC-15-106 **Llewellyn Realty by Freedom in Worship Church**
1300 E. Vickery Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit a temporary outdoor amusement (outdoor church) for an indefinite period of time.
- b. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit non-accessory outdoor storage of a dumpster and 3 portable toilets for 5 years.
- c. Request a **VARIANCE** in a “K” Heavy Industrial District to permit non-accessory outdoor storage without providing the required screening fence.

E. New Cases

3. BAC-15-093 **Ashita LLC by Barnett Signs**
6044 S. Hulen Street

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

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

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the construction of a water/ice vending kiosk in the parking lot.

5. 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.

6. BAC-15-109 **FTW Rainbow Ridge 150, LLC by Camden Homes**
3101 Guyana Road

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



7. BAC-15-110 **DR Horton - Texas LTD by North Texas Inspections**
10700 Ersebrook Court

- 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.

8. BAC-15-111 **Beckwith Inc. by Kevin Haynes**
5701 E. Loop 820 South

- a. Request a **SPECIAL EXCEPTION** in the “PD 535” Planned Development 535 for “E” Neighborhood Commercial uses District plus radio tower to permit the installation of electronic changeable copy on a freeway sign.

9. BAC-16-003 **Presidio Towne Crossing, LP by Von Custom Sign**
2301 Porter Creek Drive (2253 Porter Creek Drive)

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the replacement of an attached sign 192 square feet in area that exceeds the maximum area of 120 square feet by 72 square feet.

10. BAC-16-004 **Union Pacific Railroad & SBC Communications by Griffin Harris PLLC**
1600 Rogers Road

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the installation of a telecommunication tower that encroaches approximately 345 feet into the required 500 foot setback from the nearest one-family district.

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 reunion 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.