

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, June 09, 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, June 15, 2016

Work Session 8:30 AM

Public Hearing 9:30 AM

**1000 Throckmorton
Pre-Council/City Council Chambers
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. 8:30 A.M. WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 9:30 A.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the May 18, 2016 Hearing _____

B. Cases on Today's Agenda

C. MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO JULY 20, 2016)



D. Continued Cases - None

1. **BAC-16-021** **FW Mixed Use & Sue McBrayer by Todd James**
Generally bounded by E. Lancaster, Pine, I-30, US 287
- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the continued use of a front yard fence 7 feet in height where front yard fences are not allowed.

2. **BAC-16-041** **2909 Morton Street, LLC by Brian Paul**
2909 Morton Street
- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a front yard fence up to 9 feet in height where front yard fences are not allowed.

3. **BAC-16-044** **Grand Homes 2010, LP by Metro Code**
15229 Sweetpine Lane
- 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.

4. **BAC-16-045** **Grand Homes 2010, LP by Metro Code**
15225 Sweetpine Lane
- 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.

E. New Cases

5. **BAC-16-046R** **DRP TX 1, LLC by K. Hovnanian Homes**
14845 Cedar Gap Place
- 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.
- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer for 3 years, where 2 years is allowed, excessive by 1 year.

6. **BAC-16-047** **Corporate Employee's Recreation Association**
5824 Recreation Drive/ 3300 Bryant Irvin Road
- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on a monument sign.

7. **BAC-16-049** **Hillwood Multifamily Land by Peleton Land Solutions**
9800 block Hillwood Parkway
- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial to permit the construction of a private helipad.



- 8. BAC-16-050** **5001 Camp Bowie Partners by Mark Phillips**
5001 Camp Bowie Boulevard
- a. Request a **VARIANCE** in an “F” General Commercial District to provide zero off-street parking spaces, where 27 spaces are required, deficient by 27 parking spaces.
- 9. BAC-16-051** **BNW Lake Vista Development, LP by Metro Code**
6304 Skysail Road
- 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.
- 10. BAC-16-053** **Fort Worth ISD by Nathan King**
2400 E. Seminary Drive
- a. Request a **VARIANCE** in a “CF” Community Facilities District to provide no new parking spaces, where a minimum of 100 spaces are required, deficient by 100 parking spaces.
- 11. BAC-16-054** **Fort Worth ISD by Nathan King**
6101 Mc Cart Avenue
- a. Request a **VARIANCE** in a “CF” Community Facilities District to provide no new parking spaces, where a minimum of 50 spaces are required, deficient by 50 parking spaces.
- 12. BAC-16-055** **Cassco Development Co. by Travis Clegg**
4900 block Edwards Ranch Road
- a. Request a **VARIANCE** in the “PD 630” Planned Development District for MU-2 uses to permit the use of a dumpster on a separate lot from the primary use.
- 13. BAC-16-056** **Annabelle Partnership by Ashton Woods Homes**
508 Ambrose Street
- 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.
- 14. BAC-16-057** **Fossil Creek A2A Development by MetroCode**
345 Marble Creek 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.



15. BAC-16-058 **Fossil Creek A2A Development by MetroCode**
353 Marble Creek Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home that is less than 300 feet to an occupied residence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home that does not provide the two required parking spaces.

16. BAC-16-059 **Fossil Creek A2A Development by MetroCode**
357 Marble Creek Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of an auxiliary parking lot.

17. BAC-16-060 **River Plaza LP by Chandler Signs**
1701 River Run

- a. Request a **VARIANCE** in the “PD 798” Planned Development District for G uses to permit the construction of an attached sign 352 square feet in area on the north elevation that exceeds the maximum area of 214.5 square feet by 137.5 square feet.

18. BAC-16-061 **Annabelle Partnership by K. Hovnanian Homes**
501 Ambrose Street

- 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 for 3 years, where 2 years is allowed, excessive by 1 year.

18. BAC-16-062 **Knox Street Partnership by Highland Homes**
9721 Wexley Way

- a. Request a **VARIANCE** in the “A-7.5 and A-5” One Family Districts to permit the use of a construction trailer in a subdivision platted more than 2 years ago.
- b. Request a **VARIANCE** in the “A-7.5 and A-5” One Family Districts to permit the use of a construction trailer for 3 years, where 2 years is allowed, excessive by 1 year.

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.