



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, July 19, 2017

Work Session 8:30 AM

Public Hearing 9:30 AM

200 Texas Street

City Council Conference Room 290

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases/>

BOARD MEMBERS:

- Dan Moore _____
- Robert Gutierrez _____
- Gene Miers _____
- Bob Riley _____
- Courtney Lewis _____
- Michael Wellbaum, Chair _____
- Dori Boone-Costantino _____
- Robert Kelly _____
- Graham Brizendine, Vice-Chair _____

- I. **8:30 A.M. WORK SESSION** **City Council Conference Room 290**
 - A. **Review of Cases on Today’s Agenda**
 - B. **Commissioner Training – Roles and Responsibilities**

- II. **9:30 A.M. PUBLIC HEARING** **City Council Conference Room 290**
 - A. **Approval of Minutes of the June 21, 2017 Hearing** _____
 - B. **Cases on Today’s Agenda**
 - C. **MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 16, 2017)**



D. Continued Cases

1. BAC-17-033

Conti GSB, LLC by Legacy Signs

1734 E. El Paso Street

- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of an attached sign 675 square feet in area that exceeds the maximum area for the northeast facade of 500 square feet by 175 square feet.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued use of two attached signs 1,356 square feet in area that exceeds the maximum area for the northwest facade of 500 square feet by 856 square feet.
- c. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of and continued use of three attached signs with approximately 2,031 square feet in area that exceed the maximum allowed area of 1,340 square feet for a building by 691 square feet.

2. BAC-16-037

Wayne Wright by Shawnessa Dorsey

2114 Amanda Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the operation of a daycare facility with 25 children for 3 years.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the operation of a daycare facility providing 1 parking space, where 8 parking spaces are required, deficient by 7 spaces.

E. New Cases

3. BAC-17-039

Life Covenant Church by Carolyn Black

5400 W. Risinger Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an illuminated sign, where illuminated signs are not allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an attached sign 23 feet above grade that exceeds the 6 foot maximum height by 17 feet.

4. BAC-17-040

Akhtar Gulzar by Mike Hunter

4924 White Settlement Road

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

5. BAC-16-043

Jacksboro Realty Ltd. by Michael Hunter

2616 Jacksboro Highway

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



6. BAC-17-044

St. Peter Lutheran Church and Preschool by KCE Champions LLC
15701 Cleveland-Gibbs Road

- a. Request a **SPECIAL EXCEPTION** in a "C" Medium Density Multifamily District to permit the continued use and proposed expansion of a daycare facility for 128 children for 5 years.
- b. Request a **VARIANCE** in a "C" Medium Density Multifamily District to waive the fencing requirement for the new playground area.

7. BAC-17-045

AA Group, Inc. by Elite Imaging
1200 W. Seminary Boulevard

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

8. BAC-17-046

All Saints Episcopal School by Eco-Site, LLC
9745 Saints Circle

- a. Request a **SPECIAL EXCEPTION** in a "C" Medium Density Multifamily District to permit the installation of a stealth telecommunication tower.
- b. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the installation of a stealth telecommunication tower 105 feet in height, excessive by 56 feet.

9. BAC-17-047

Di-Tec (Jerry Hammack)
1634 E. Broadway Avenue

- a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the outdoor storage of two shipping containers and one trailer for 5 years.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the outdoor storage of two shipping containers and one trailer without providing landscaping.

10. BAC-17-048

Crowley ISD by Teague Nail & Perkins
3701 Garden Springs Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the operation of a daycare facility for 25 children for 5 years.

11. BAC-17-049

MJD Camp Bowie, LLC by Dunaway Associates, LP
6479 Camp Bowie Boulevard

- a. Request a **VARIANCE** in the "CB-GC" Camp Bowie – General Commercial District to permit the construction of a building that exceeds the maximum allowed:
 - i. 75-foot setback along Camp Bowie Boulevard, proposed at 337 feet, excessive by 265 feet, and
 - ii. 10-foot setback along Clayton Road East, proposed for 123 feet, excessive by 115 feet.
- b. Request a **VARIANCE** in the "CB-GC" Camp Bowie – General Commercial District to permit the construction of a building that does not meet the building frontage requirements of:
 - i. 25% along Camp Bowie, deficient by 100%, and
 - ii. 60% along Clayton Road East, deficient by 15%.



12. BAC-17-050

OGC Main Street LP by Hunter Goodwin

2315 N. Main Street

- a. Request a **VARIANCE** in a "MU-2" High Intensity Mixed-Use District to permit the construction of a building, with a 27-foot front yard where 20 feet is the maximum allowed, excessive by 7 feet.
- b. Request a **VARIANCE** in a "MU-2" High Intensity Mixed-Use District to allow five parking spaces between the southern property line and the building front, where none are allowed.

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, July 13, 2017 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