



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, June 20, 2018

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room 290 /Council Chamber

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 _____
- Clif Wiegand _____
- Bob Riley _____
- Will Dryden _____
- Michael Wellbaum, Chair _____
- Loren Stewart _____
- Robert Kelly _____
- Graham Brizendine, Vice-Chair _____

I. 9:00 A.M. WORK SESSION City Council Conference Room 290

A. Review of Cases on Today’s Agenda

II. 10:00 A.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the May 16, 2018 Hearing _____

B. Cases on Today’s Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JULY 18, 2018)



D. Continued Case

1. BAC-18-038 **Fire Brand Properties, LLC by Greg Guerin**
8537 South Freeway

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the continued construction of a dumpster enclosure with a 3-foot 4-inch rear yard setback, where a 10-foot rear yard setback is required, deficient by 6 feet, 8 inches.

E. New Cases

2. BAC-18-040 **Piedmont Boat Club Partners by RaceTrac Petroleum**
7001 Boat Club Road

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign located:
 - i. Along the western Boat Club Road frontage, and
 - ii. Along the northern Robertson Road frontage.

3. BAC-18-041 **Norma I. Garcia**
809 Hudgins Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-7.5” One-Family District to permit the continued use of 4-foot front yard solid fence, where solid fences are not allowed.
- b. Request a **VARIANCE** in an “A-7.5” One-Family District to permit the continued use of a front yard solid fence 6 feet in height, excessive by 2 feet.
- c. Request a **VARIANCE** in an “A-7.5” One-Family District to permit parking in the front yard, where parking is not allowed.

4. BAC-18-042 **Smith Holdings, LTD by Chandler Signs**
3025 W. Loop 820 South

- a. Request a **VARIANCE** in an “F” General Commercial District to permit the construction of three attached signs 570 square feet in area that exceed the maximum area for the south facade of 500 square feet by 70 square feet.

5. BAC-18-043 **Freedom in Worship Church**
301 Virginia Avenue

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit a storage building on a lot without a primary structure.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit a storage building to be served by electricity without a meter to a primary structure.



6. BAC-18-045 **Christ Chapel Bible Church**
3110 Greene Avenue

- a. Request a **VARIANCE** in the “BU-SH4” Berry University - Shopfront District with 4 stories maximum to permit the construction of a commercial building with a 27-foot front yard setback, where a 15-foot front yard setback is the maximum allowed, excessive by 12 feet.
- b. Request a **VARIANCE** in the “BU-SH4” Berry University - Shopfront District with 2 stories minimum to waive the required second story by constructing one story, deficient by one story.

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, June 14, 2018 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