



*Beth Knight*

3/22/2016

**COMMERCIAL BOARD OF ADJUSTMENT  
DECISIONS**

**Friday, March 18, 2016  
Work Session 1:00 PM  
Public Hearing 2:00 PM**

**1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/boards/planninganddevelopment/>**

**BOARD MEMBERS:**

Dan Moore	<u>P</u>
Robert Gutierrez	<u>P</u>
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Bob Riley	<u>P</u>
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James Hill, Vice Chair	<u>P</u>
Robert Kelly	<u>P</u>
Graham Brizendine	<u>P</u>

- I. 1:00 P.M.      **WORK SESSION**      **Pre-Council Chamber**
  - A. Mixed Use Design Principles Training
  - B. Review of Cases on Today’s Agenda
  
- II. 2:00 P.M.      **PUBLIC HEARING**      **Council Chamber**
  - A. Approval of Minutes of the February 17, 2016 Hearing      **9-0**
  - B. Cases on Today’s Agenda
  - C. **MEETING WILL ADJOURN AT 5:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO APRIL 20, 2016)**



## D. Continued Cases

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

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the continued use of a dumpster without providing the required screening fence.

**Continued to April 20, 2016 (6-3)**

**2. BAC-16-009**      Vicente Martinez by Arthur Lazo  
3501 - 3509 (odds) McCart Avenue

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the placement of a dumpster and its enclosure located in the supplemental setback adjacent to residential uses where accessory structures are not allowed.

**Approved (9-0)**

## E. New Cases

**3. BAC-16-010**      Vammas Vales  
4628 Virgil Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued operation of a daycare facility with 10 children for 5 years.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the operation of a daycare facility providing two parking spaces behind the front building line where five spaces are required, deficient by 3 spaces.

**Approved (9-0)**

**4. BAC-16-011**      Crimson Ridge Land Partners by LDG Development, LLC  
9075 S. Race Street

- a. Request a **VARIANCE** in a “CR” Low Density Multifamily and a “C” Medium Density Multifamily Districts to permit the construction of a multifamily development providing 496 parking spaces, where 618 spaces are required, deficient by 122 parking spaces.
- b. Request a **VARIANCE** in a “CR” Low Density Multifamily District to permit the construction of three multifamily buildings south of proposed Swale Drive with 40-foot building separations, where 50-foot building separations are required, deficient by 10 feet.

**Approved (9-0)**

**5. BAC-16-013**      Presbyterian Night Shelter by Bennett Benner Partners  
2320 Poplar Street/1100-1200 blocks E. Presidio Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a front yard solid fence 6 feet in height where front yard fences are not allowed.

**Request is approved subject to the site plan submitted showing fence on south side of property. (9-0)**



**6. BAC-16-014**            **Javier Tajeda by SMR Acquisitions Co.**  
5100 McCart Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of retail building with a 5-foot front yard along Covert Street, where 20 feet is required, deficient by 15 feet.

**Approved (9-0)**

**7. BAC-16-015**            **Juan Rodriguez by Jose Rodriguez**  
2250 Cunningham Road

- a. Request a **SPECIAL EXCEPTION** in a “J” Medium Industrial District to permit the continued operation of non-accessory outdoor storage of 26 vehicles for 5 years.
- b. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued operation of non-accessory outdoor storage in the front yard setback.
- c. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of non-accessory outdoor storage without providing the required screening fence.

**Continued to April 20, 2016 (9-0)**

**8. BAC-16-016**            **Centergy Left Bank, LP by Kelly, Hart & Hallman, LLP**  
2400 W. 7th Street

- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to waive the required second story by constructing one story, deficient by one story.

**Approved (7-1-1) subject to the building having the functionally capable of supporting a second floor.**

**9. BAC-16-017**            **Fort Worth Independent School District**  
3816 Stadium Drive

- a. Request a **SPECIAL EXCEPTION** in a “CF” Community Facilities District to permit the installation of electronic changeable copy on a monument sign.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the installation of an illuminated sign across the street from a one- or two-family district.

**Approved (9-0) subject to sign being operable from 6:00 a.m. to 10:00 p.m.**

**10. BAC-16-018**            **Centergy Left Bank, LP by Kelly, Hart & Hallman, LLP**  
2112 W. 7th Street

- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to waive the required second story by constructing one story, deficient by one story.

**Continued to April 20, 2016 (7-1-1).**

**11. BAC-16-019**            **Centergy Left Bank, LP by Kelly, Hart & Hallman, LLP**  
2398 W. 7th Street



- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to waive the required second story by constructing one story, deficient by one story.

**Continued to April 20, 2016 (7-1-1)**

**III. ADJOURNMENT:**

**5:11 P.M.**

**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](mailto: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.

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**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.