



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Friday, November 16, 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	_____
Kay Friedman	_____
Loren Stewart	_____
Monnie Gilliam	_____
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 October 17, 2018 Hearing _____

B. Cases on Today’s Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 19, 2018)



D. New Cases

1. BAC-18-064 **Noe Piedra by Christopher Bonilla**
2300 McCurdy Street

- a. Request a **SPECIAL EXCEPTION** in an "I" Medium Industrial District to permit the continued non-accessory outside storage of concrete raw and finished products, fabricating equipment, and 5 vehicles for 5 years.
- b. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of a solid metal fence in the projected front yard, where no structures are allowed.
- c. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of a metal screening fence, where metal fences are not allowed.
- d. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of parking areas and driveways that are not hard-surfaced or dust-free.
- e. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of buildings and storage within the required 50 foot bufferyards, where non-residential uses are not allowed.
- f. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of storage without providing the required 5-foot landscaping buffer on the west and south sides.
- g. Request a **VARIANCE** in an "I" Medium Industrial District to permit the continued use of an industrial use with no landscaping on site, where 4% landscaping is required.

2. BAC-18-077 **Jeff Hughes**
3333 S. Jones Street

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use of a 6-foot open design fence in the front yard, where no fences are allowed.

3. BAC-18-078 **Uplift Education by Brian Nelson**
3301 Turf Paradise Parkway, formerly 8100 Forest Hill Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a 7-foot open design fence in the front yard, where no fences are allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a 7-foot open design fence adjacent to residential zoning, where a solid screening fence is required.

4. BAC-18-079 **VRE Crowley, LLC by Barnett Signs**
9625 Crowley Road

- a. Request a **SPECIAL EXCEPTION** in the "PD 261" Planned Development for all uses in "E" Neighborhood Commercial District plus car wash to permit the installation of electronic changeable copy on a monument sign located along the Crowley Road frontage.



5. BAC-18-082 **Brazos Electric Power Coop by Kimley Horn & Associates**
4475 Keller Haslet Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the expansion of an electrical substation.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of various electric substation equipment up to 110 feet in height that exceeds the maximum height of 35 feet by 75 feet.
- c. Request a **VARIANCE** in an “I” Light Industrial District to place the required landscaping 10 feet from the eastern property line, where landscaping is required along the common property line.

6. BAC-18-084 **Fort Worth Independent School District by BRW Architects**
1300 Conner Avenue

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of a school addition 55 feet in height, excessive by 20 feet.

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 **Friday, November 09, 2018 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