

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, January 11, 2018 at 5:00 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, January 17, 2018  
Work Session 9:00 AM  
Public Hearing 10:00 AM**

**200 Texas Street  
City Council Conference Room 290 / Council Chamber  
2<sup>nd</sup> 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 December 20, 2017 Hearing \_\_\_\_\_
  - B. Cases on Today’s Agenda
  - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO February 21, 2018)



## E. New Cases

### 1. BAC-17-076

**SEJ Assett by Tommy Bell**  
2945 & 2961 W. Berry Street

- a. Request a **SPECIAL EXCEPTION** in the “BU-SH4” Berry University - Shopfront District with 4 stories to permit the installation of electronic changeable copy on a monument sign located:
  - i. Along the eastern University Drive frontage, and
  - ii. Along the southern W. Berry Street frontage.

### 2. BAC-17-103

**Brazos Electric Power Cooperative by Shawn Rockenbaugh**  
1076 Blue Mound Road W.

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the construction of an electrical substation.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of an electrical telecommunication tower 197 feet in height, where 75 feet is the maximum height allowed, excessive by 122 feet.
- c. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of an electrical telecommunication tower without a monopole construction, where monopole construction is required.
- d. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of various electric substation equipment up to 80 feet in height that exceeds the maximum height of 45 feet by 35 feet.
- e. Request a **VARIANCE** in an “I” Light Industrial District to waive landscaping requirements, where 13,116 square feet of landscaping is required.

### 3. BAC-18-001

**JBH Carwash by Eco-Site**  
311 Rand Street

- a. Request a **VARIANCE** in a “MU-1” Low Intensity Mixed-Use District to permit the construction of a front yard solid fence 8 feet in height where front yard fences are not allowed.
- b. Request a **VARIANCE** in a “MU-1” Low Intensity Mixed-Use District to permit the installation of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 48 feet.

### 4. BAC-18-003

**CT017 Westcliff TX LLC by Hussain Contractor/Ezzi Signs**  
3548 South Hills Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a monument sign 25 feet in height that exceeds the maximum height of 8 feet by 17 feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a monument sign with 400 square feet of area that exceeds the maximum area of 128 square feet by 272 square feet.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a monument sign with an advertised copy of 136 square feet that exceeds the maximum area of 96 square feet by 40 square feet.



**5. BAC-18-005**                    **Atchison Topeka & Santa Fe RR by GP Aggregates, LLC**  
4800 - 4900 blocks N. Main Street

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District with Meacham Airport Overlay to permit non-accessory outside storage of front-end loaders and aggregate material for 5 years.
- b. Request a **VARIANCE** in an "I" Light Industrial District with Meacham Airport Overlay to permit the continued use of an open-design fence, where a solid screening fence is required.
- c. Request a **VARIANCE** in an "I" Light Industrial District with Meacham Airport Overlay to permit stockpiled materials at a 35-foot height, where material height is required to be below the height of the fence.

**6. BAC-18-006**                    **QuikTrip by Permitting Services of Texas**  
2700 Las Vegas Trail

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of a freeway sign 360 square feet in area that exceeds the maximum area of 281 square feet by 79 square feet.
- b. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of a freeway sign 65 feet in height that exceeds the maximum height of 35 feet by 30 feet.

**7. BAC-18-007**                    **Barham & Harris Development One by Lennar Homes of Texas L & C**  
6801 Waterhill Lane

- a. Request a **VARIANCE** under the "A-5" One Family District regulations to permit the use of a sales trailer less than 300 feet to an occupied residence.

**8. BAC-18-008**                    **Barham & Harris Dev One LP by Lennar Homes of Texas L & C**  
6805 Waterhill Lane

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a model home less than 300 feet from an occupied residence.

**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.