



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, August 16, 2017

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room 290 /City 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 _____
- Gene Miers _____
- Bob Riley _____
- Courtney Lewis _____
- Michael Wellbaum, Chair _____
- Dori Boone-Costantino _____
- 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
 - B. Commissioner Training –Roles and Responsibilities

- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the July 19, 2017 Hearing _____
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 20, 2017)



D. New Cases

1. BAC-17-042 Serrano HLD, LLC by Tracy Cain

8222 Calmont Avenue

- a. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a 98 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 78 square feet.
- b. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.

2. BAC-17-052 Crowley ISD by Teague Nall and Perkins

1601 Country Manor Road

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of a 100-foot long detached canopy located in the front yard where accessory structures are not allowed.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of a 100 foot long detached canopy proposed to be 1 foot 6 inches inside from the property line where 20 feet is required, deficient by 18 feet 6 inches.

3. BAC-17-053 Katz La Jolla Terrace, LLC by Sign Manufacturing and Maintenance

8900 Randol Mill Road

- a. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a freeway sign where freeway signs are not allowed.
- b. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a 200 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 180 square feet.
- c. Request a **VARIANCE** in a “D” High Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.

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 reunion 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, August 11, 2017 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