



Beth Knight
5/20/2016

COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

**Wednesday, May 18, 2016
Work Session 8:30 AM
Public Hearing 9:30 AM**

**1000 Throckmorton
Pre-Council/City Council Chambers
2nd Floor – City Hall
Fort Worth, Texas 76102**

**For More Docket Information Visit:
<http://fortworthtexas.gov/boards/planninganddevelopment/>**

BOARD MEMBERS:

Dede Smith (Alternate)	<u>P</u>
Robert Gutierrez	<u>P</u>
Moirie Brown (Alternate)	<u>P</u>
Bob Riley	<u>P</u>
Shubie Smith	<u>P</u>
Michael Wellbaum, Chair	<u>P</u>
James Hill, Vice Chair	<u>P</u>
Robert Kelly	<u>P</u>
Steve Epstein (Alternante)	<u>P</u>

- I. 8:30 A.M. WORK SESSION Pre-Council Chamber
 - A. Review of Cases on Today's Agenda
- II. 9:30 A.M. PUBLIC HEARING Council Chamber
 - A. Approval of Minutes of the April 20, 2016 Hearing 4-0-4
 - B. Cases on Today's Agenda
 - C. MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO JUNE 15, 2016)



D. Continued Cases - None

E. New Cases

1. BAC-16-025 **4-D Associates 1 by Tommy Bell**
820 N. Beach Street

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the installation of electronic changeable copy on a freeway sign.
- b. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0).

2. BAC-16-026 **J. Houston Homes by Metro Code**
1008 Thomas Crossing Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the use of a residence as a model home that is less than 300 feet to an occupied residence.

Approved (9-0).

3. BAC-16-033 **1121 Bridgewood RE, LLC by Legacy Signs of Texas**
1121 Bridgewood Drive

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on wall signs attached to the north and west building elevations.

Approved (9-0).

4. BAC-16-034 **James Bilderback**
2208 E. Lancaster Avenue

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued operation of non-accessory outdoor storage and 6 vehicles for 5 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage without providing the required screening fence.

Approved (9-0).

5. BAC-16-035 **AT&T Services by BSA Design Group**
2921 Willing Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an open-design fence, where solid screening fencing is required.

Approved (9-0).



6. BAC-16-036 **17 FW Limited Partnership by North Texas Inspections**
14829 Cedar Gap Place

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer in a subdivision platted more than 2 years ago.

Approved (9-0).

7. BAC-16-037 **Wal-Mart Real Estate by Polo Padilla**
7724 Summer Creek Drive

- a. Request a **SPECIAL EXCEPTION** in the “PD 471” Planned Development District for certain “F” General Commercial uses to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0)

8. BAC-16-040 **Pentacostals of Fort Worth (Michael Watts) by Willow Creek Signs**
10264 Westpoint Boulevard

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of an attached sign 217 square feet in area that exceeds the maximum area of 30 square feet by 187 square feet.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of an attached sign 36 feet above grade that exceeds the 6 foot maximum height by 30 feet.

Approved (9-0) with the stipulation that sign only be 140 square feet and not be illuminated.

9. BAC-16-041 **2909 Morton Street, LLC by Brian Paul**
2909 Morton Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a front yard fence up to 8 feet 6 inches in height where front yard fences are not allowed.

Continued (9-0) to June 15th meeting.

10. BAC-16-042 **2359 Cunningham Trust by Hai Quang La**
2359 Cunningham Road

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued operation of non-accessory outdoor storage of 39 vehicles for 5 years.

Approved (9-0).

11. BAC-16-043 **3301 Hamilton Ave. Partners by Lynnette Payne**
3320 W. 4th Street

- a. Request a **SPECIAL EXCEPTION** in a “C” Medium Density Multifamily District to permit the continued use of an auxiliary parking lot.
- b. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the continued use of an auxiliary parking lot and providing 3 feet 6 inches and 1 foot 7 inches of bufferyard, where 5 feet is required, deficient by 1 foot 6 inches and 3 feet 5 inches, respectively.



Item A approved (7-2) subject to the site plan submitted May 18, 2016 and for 2 years. Item B was denied without prejudice, as the applicant requested withdrawal of the variance (9-0).

12. BAC-16-044 **Grand Homes 2010, LP by Metro Code**
15229 Sweetpine Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.

Continued (9-0) to the June 15th meeting.

13. BAC-16-045 **Grand Homes 2010, LP by Metro Code**
15225 Sweetpine Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.

Continued (9-0) to the June 15th Meeting.

14. BAC-16-046 **DRP TX 1, LLC by K. Hovnanian Homes**
14845 Cedar Gap Place

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the use of a construction trailer in a subdivision platted more than 2 years ago.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the use of a construction trailer for 3 years, where 2 years is allowed, excessive by 1 year.

Approved (9-0).

F. Translation Case

15. BAC-16-039 **Ruben Salas by Maria Torres**
1511 NW 28th Street

- a. Request a **VARIANCE** in an "E" Neighborhood District to reduce the number of required parking spaces, providing 18 parking spaces, where a minimum of 27 spaces are required, deficient by 9 parking spaces.
- b. Request a **VARIANCE** in an "E" Neighborhood District to permit parking in the projected front yard from a residential use, where none is allowed.
- c. Request a **VARIANCE** in an "E" Neighborhood District to permit the continued use of a 100 percent front paving, where 50 percent front yard hard-surface coverage is allowed, excessive by 50 percent.
- d. Request a **VARIANCE** in an "E" Neighborhood 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.

Items A & B were approved (9-0). Items C & D were denied without prejudice (9-0).



III. ADJOURNMENT:

12:34 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 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.