



Beth Knight
7/22/2016

COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS

Wednesday, July 20, 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:

Joey Dixon (Alternate)	<u> P </u>
Robert Gutierrez	<u> P </u>
Gene Miers	<u> A </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>
Graham Brizendine	<u> P </u>

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|------------|------------------|---|----------------------------|
| 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 |
| B. | | Approval of Minutes of the June 15, 2016 Hearing | <u>7-0-1</u> |
| C. | | Cases on Today’s Agenda | |
| D. | | <u>MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 17, 2016)</u> | |



D. Translation Case

1. BAC-16-076 **Wat Lao Thepnimit Temple by Komana Vongphakdy**
7101 Marvin Brown Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of 5-foot open-design front yard gate.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a front yard open-design front yard gate 10 feet in height, excessive by 5 feet.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a temple gate located in the front yard where accessory structures are not allowed.

Approved (8-0).

E. Continued Case

2. BAC-16-050 **5001 Camp Bowie Partners by Mark Phillips**
5001 Camp Bowie Boulevard

- a. Request a **VARIANCE** in an “F” General Commercial District to provide zero off-street parking spaces, where 27 spaces are required, deficient by 27 parking spaces.

Continued to the September 21, 2016 hearing. (8-0).

F. New Cases

3. BAC-16-064 **NCA Hospitality**
2000 Beach Street

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the continued use of a metal panel yard fence where metal panel fence materials are not allowed.

Approved, subject to the stipulation that approval is for the northern fence along I-30 only (8-0).

4. BAC-16-065 **7-Eleven by Tommy Bell**
4456 Heritage Trace Parkway

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign:
 - i. along the Heritage Trace Parkway frontage, and
 - ii. along the N. Beach Street frontage.

Denied without prejudice (8-0).

5. BAC-16-066 **4D Partnership Investors by Michael Gregory**
6645 McCart Avenue

- a. Request a **SPECIAL EXCEPTION** in the “PD 878” Planned Development for “E” and “MU-1” uses District to permit the construction of a water/ice vending kiosk in the parking lot.

Approved (8-0) subject to stipulation that signage and graphics not exceed 10% of any one side.



6. BAC-16-068 **Bloomfield Homes, LP by North Texas Inspections**
4361 Sweet Clover Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home in a subdivision platted more than 5 years ago.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home that is less than 300 feet to an occupied residence.

Approved (8-0).

7. BAC-16-069 **Bloomfield Homes, LP by North Texas Inspections**
4357 Sweet Clover Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home in a subdivision platted more than 5 years ago.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a model home that is less than 300 feet to an occupied residence.

Approved (8-0).

8. BAC-16-072 **Jasmeen Goyal by Mukesh Goyal**
2933 N. Beach Street

- a. Request a **VARIANCE** in an “E” Neighborhood District to reduce the number of required parking spaces, providing 20 parking spaces, where a minimum of 24 spaces are required, deficient by 4 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.

Approved (7-1).

9. BAC-16-074 **Ridglea Baptist Church by Taylor Tompkins**
6037 Calmont Avenue

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

Approved (8-0).

10. BAC-16-075 **Renaissance Square LLC by Tommy Bell**
2726 Renaissance Square (2700 Renaissance Square)

- a. Request a **VARIANCE** in the “PD 720” Planned Development District for “E” Neighborhood Commercial uses to permit the replacement of an attached sign 85 square feet in area that exceeds the maximum area of 67 square feet by 18 square feet.

Approved (7-1).



11. BAC-16-077 **R. Moore Irrevocable Trust by Varsity Tavern**
1005 Norwood Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the continued use of a fence 8 feet in height with 12 foot columns where fences are not allowed.

Continued to the August 17th Hearing (8-0).

12. BAC-16-078 **Holt Texas Properties by Comet Signs**
549 W. Loop 820

- a. Request a **VARIANCE** in a “J” Medium Industrial District to permit the construction of a freeway sign 28 feet wide that exceeds the maximum width of 24 feet by 4 feet.

Approved subject to stipulation that only one freeway sign is allowed. (8-0).

13. BAC-16-079 **CITI Construction, LLC by Anish Sheth**
5433 & 5459 Basswood Boulevard

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to reduce the number of required parking spaces by providing 52 parking spaces, where a minimum of 106 spaces are required, deficient by 54 parking spaces.

Approved (8-0).

III. ADJOURNMENT:

11:33 A.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.