



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, December 20, 2017

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	_____
Michael Wellbaum, Chair	_____
Loren Stewart	_____
Robert Kelly	_____
Graham Brizendine, Vice-Chair	_____

- I. 9:00 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Election of Chair and Vice-Chair
 - B. Review of Cases on Today’s Agenda

- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the November 15, 2017 Hearing _____
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 17, 2018)



D. Continued Case

1. BAC-17-054

Juan Ruiz and Arrow Amusement Services by Ahmad Hussein

3315 & 3321 E. Lancaster Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the placement of a dumpster and its enclosure located in the front yard where accessory structures are not allowed.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of two dumpsters without screening fences, where screening fences are required.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of a dumpster within the required 20 foot bufferyard, where dumpsters are not allowed.

E. New Cases

2. BAC-17-059

Devon Camp Bowie LLC by Tracy Leonard

6471 Camp Bowie Boulevard

- a. Request a **SPECIAL EXCEPTION** in the “CB-GC” Camp Bowie – General Commercial District to permit the installation of electronic changeable copy on a monument sign.

3. BAC-17-077

SEJ Assett by Tommy Bell

7401 N. Beach Street

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on a monument sign located:
 - i. Along the northern Basswood Boulevard frontage, and
 - ii. Along the western Beach Street frontage.

4. BAC-17-087

Crowley ISD by Teague Nall & Perkins

3701 Garden Springs Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the operation of a daycare facility for 90 children for 5 years.

5. BAC-17-100

DR Horton Texas by North Texas Inspections

5341 Corn Field Drive

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

6. BAC-17-101

SBLP Development

10000 block N. Riverside Drive

- a. Request a **VARIANCE** in the “PD 961” Planned Development 961 District for all uses in “D” High Density Multifamily plus assisted living and nursing home to permit the construction of an assisted living and medical care facility providing 109 parking spaces, where 366 spaces are required, deficient by 257 parking spaces.



7. BAC-17-102 **Riverside Homebuilders by Bureau Veritas**
7401 Bellingham Road

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

8. BAC-17-104 **Parvinder Singh**
5054 Trail Lake Drive

- a. Request a **VARIANCE** in a “FR” General Commercial Restricted District to permit the construction of restaurant space providing 21 parking spaces, where 27 spaces are required, deficient by 6 parking spaces.

9. BAC-17-106 **AIL Investments LP**
5117 Golden Triangle Boulevard

- a. Request a **VARIANCE** in the “F” General Commercial District to permit auto repairs adjacent to a residential district.

10. BAC-17-107 **St. Andrew Catholic Church by Dunaway Associates**
3304 Dryden Road

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of an addition adjacent to the front property line, where a 25-foot setback is required, deficient by 25 feet.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of an addition with a 15-foot setback, where a 25-foot setback is required, deficient by 10 feet.
- c. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of an addition with an 11-foot setback, where a 25-foot setback is required, deficient by 14 feet.

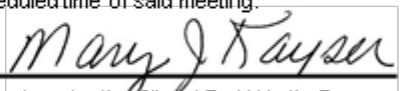
III. ADJOURNMENT: _____

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 **Thursday, December 14, 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