



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, January 18, 2017

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street (1000 Throckmorton 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	<u>P</u>
Robert Gutierrez	<u>P</u>
Gene Miers	<u>P</u>
Bob Riley	<u>P</u>
Courtney Lewis	<u>P</u>
Michael Wellbaum, Chair	<u>P</u>
Dori Boone-Costantino	<u>P</u>
Robert Kelly	<u>P</u>
Graham Brizendine	<u>P</u>

- 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 21, 2016 Hearing 9-0
- B. Cases on Today's Agenda
- C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 15, 2017)



D. Continued Case

1. **BAC-16-132** **Houston Copart Salvage Auto Auction by ZPS Engineers**
834 Blue Mound Road West

- a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard for a period of five (5) years.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard without providing the required screening fence material along the east side.

Case continued to the February 15th meeting, as per the applicant's request. (8-0).

E. New Cases

2. **BAC-16-138** **Lynn Johnson & Nancy Sommerrman**
3130 Plumwood Street (605 N. Riverside Drive)

- a. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to provide 6 off-street parking spaces, where 10 spaces are required, deficient by 4 parking spaces.

Failed by lack of 7 votes. (2-7)

3. **BAC-16-139** **QuikTrip by Permitting Services of Texas**
2591 NW Loop 820

- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a freeway sign 345 square feet in area that exceeds the maximum area of 252 square feet by 93 square feet.
- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a freeway sign 50 feet in height that exceeds the maximum height of 48 feet by 2 feet.

Approved (7-2).

4. **BAC-16-140** **Power Retail Management by Hunter Graphics**
1751 Sycamore School Road

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on:
 - i. the northern gasoline canopy face, and
 - ii. the western gasoline canopy face.

Approved (9-0) with the stipulation that the lower price cabinet be removed from pole sign and that the sign does not change more than 6 times per day.

5. **BAC-16-141** **RaceTrac Petroleum by Drew Cunningham**
2921 Western Center Boulevard

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District with I-35W South Zone Overlay to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0).



6. BAC-16-143

Eagle's View Church by Randy Miller
5440 W. Bailey Boswell

- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of an illuminated sign, where non-illuminated signs are allowed.
- b. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of an attached sign 111 square feet in area that exceeds the maximum area of 30 square feet by 81 square feet.
- c. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of an attached sign 25 feet above grade that exceeds the 6 foot maximum height by 19 feet.

Approved (9-0) with the stipulation that the sign lighting must be turned off between the hours of 9:00 pm to 7:00 am.

7. BAC-16-144

Kroger Texas by Chandler Signs
8797 Old Decatur Road/ 4700 W. Bailey Boswell Road

- a. Request a **SPECIAL EXCEPTION** in the "PD 1022" Planned Development 1022 District for all uses in "E" Neighborhood Commercial with grocery store larger than 60,000 square feet to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0).

8. BAC-16-146

Texas Christian University by Dunaway Associates
3500 block Bellaire Drive North

- a. Request a **VARIANCE** in a "CF" Community Facilities District to permit the construction of a front yard fence 6 feet in height where front yard fences are not allowed for:
 - i. Building FA 1 and
 - ii. Building SA 1.
- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the construction of a front yard wall 4 feet in height where front yard walls are not allowed (Building FA 1).
- c. Request a **VARIANCE** in a "CF" Community Facilities District to permit the construction of a 45-foot building (Building FA 1), where 32 feet is allowed, excessive by 13 feet.

Approved (9-0).

III. ADJOURNMENT:

11:40 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.