



Beth Knight
8/19/2016

**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, August 17, 2016
Work Session 9:00 AM
Public Hearing 10:00 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>

- I. 9:00 A.M. **WORK SESSION** **Pre-Council Chamber**
 - A. Review of Cases on Today’s Agenda
 - B. Roles and Responsibilities of the Board of Adjustment

- II. 10:00 A.M. **PUBLIC HEARING** **Council Chamber**
 - A. Approval of Minutes of the July 20, 2016 Hearing **7-0-1**
 - B. Cases on Today’s Agenda
 - C. **MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 21, 2016)**



D. Continued Case

1. 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 (8-0) to the September 21st hearing.

E. New Cases

2. BAC-16-081 **Huey P. Mitchell by Paulette Byars**
2409 Louisiana Ave., 525 E Ramsey Ave.

- a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the operation of a daycare facility with 95 children for 5 years.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the operation of a daycare facility providing 4,784 square feet of play area, where 9,500 is required, deficient by 4,716 square feet.
- c. Request a **VARIANCE** in a “B” Two-Family District to permit the operation of a daycare facility providing 9 parking spaces, where 18 parking spaces are required, deficient by 9 spaces.
- d. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the continued use of a 5-foot open-design fence in the projected front yard.
- e. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of an open-design fence 6 feet in height, excessive by 1 foot in the projected front yard.
- f. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a chain link fence on the projected front property line.

Approved (8-0) with the stipulation that variance f is only valid for 5 years.

3. BAC-16-083 **Fort Worth Transportation Authority by Michael Bennett**
200 W. Vickery Boulevard

- a. Request a **VARIANCE** in the “NS-T5” Near Southside – Urban Center Zone District to permit the construction of a 156-foot or 12 story building, where 10 stories is allowed, excessive by two stories.

Approved (8-0).

4. BAC-16-084 **TEXPAC Hide & Skin, Ltd. by Taylor Anderson**
200 NE 29th Street

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the continued operation of non-accessory outdoor storage of 20 vehicles for 5 years.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the continued use of non-accessory outdoor storage without providing the required screening fence.

Approved (8-0) with the stipulation that the variance is only valid for 5 years.



III. ADJOURNMENT:

11:25 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.