



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, March 15, 2017

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas 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:

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|-------------------------------|----------|
| 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, Vice-Chair | <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 February 15, 2017 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 APRIL 19, 2017)**



D. New Cases

1. BAC-17-002 **Camile Hodnett by Eco-Site**
5224 Willie Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the installation of a stealth telecommunication tower.

APPROVED (9-0)

2. BAC-17-009 **Oncor Electric Delivery Company by Masterplan**
approx. 14000 - 15000 blocks John Day Road

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the construction of an electrical substation.
- b. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use and construction of equipment 75 feet in height, where 35 feet is the maximum height allowed, excessive by 40 feet.

APPROVED (9-0)

3. BAC-17-010 **Mohammad Wafayee by Eloy Contreras**
4412 & 4416 Hemphill Street

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the conversion of retail space to restaurant space providing 18 parking spaces, where 37 spaces are required, deficient by 19 parking spaces.

CONTINUED TO THE APRIL 19, 2017 HEARING (9-0)

4. BAC-17-011 **Lacita of Brevard, LTD by Mister Sign Man**
9001 Meadowbrook Drive

- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of a 56 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 36 square feet.
- b. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.

CONTINUED TO THE APRIL 19, 2017 HEARING (9-0)

5. BAC-17-013 **H&B Real Estate Group, LLC by Christi Brownlow**
3777 Westridge Avenue

- a. Request a **VARIANCE** in an "MU-1" High Intensity Mixed-Use District to permit the construction of a front yard open design fence 3 feet 6 inches in height where front yard fences are not allowed.

APPROVED (9-0)



6. BAC-17-014

Jose Gomez
5001 McCart Avenue

- a. Request a **VARIANCE** in an “ER” Neighborhood Commercial Restricted District to permit the construction of a detached monument sign where detached signs are not allowed.
- b. Request a **VARIANCE** in an “ER” Neighborhood Commercial Restricted District to permit the construction of an illuminated sign where illuminated signs are not allowed.
- c. Request a **VARIANCE** in an “ER” Neighborhood Commercial Restricted District to permit the continued use of two roof signs where roof signs are not allowed.

ITEM “a” FAILED FOR LACK OF 7 AFFIRMATIVE VOTES (6-3); ITEM “b” AND “c” FAILED FOR LACK OF 7 AFFIRMATIVE VOTES (0-9)

7. BAC-17-015

BGGS-3, LLC by Andy Frozen Custard
5100 N. Tarrant Parkway

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of an attached sign proposed to be 6 feet above the roofline where 4 feet is allowed, excessive by 2 feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of an attached sign proposed to be 113 square feet where 96 square feet is allowed, excessive by 17 square feet.

APPROVED SUBJECT TO THE SITE PLAN AND ELEVATIONS SUBMITTED (8-1)

8. BAC-17-016

WG Kalib Management by Turner Sign Systems
4805 Bryant Irvin Court (4833 Bryant Irvin Court)

- a. Request a **VARIANCE** in an “ER” Neighborhood Commercial Restricted District to permit the construction of a monument sign where monument signs are not allowed.

APPROVED SUBJECT TO SIGN BEING A 6 FOOT MAXIMUM HEIGHT (7-1-1)

III. ADJOURNMENT:

11:49 A.M.

ASSISTANCE AT THE PUBLIC MEETINGS:

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