



**COMMERCIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, February 21, 2018**

**Work Session 9:00 AM**

**Public Hearing 10:00 AM**

**200 Texas Street**

**City Council Conference Room 290 / Council Chamber**

**2<sup>nd</sup> 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. Review of Cases on Today’s Agenda
  
- II. 10:00 A.M.      **PUBLIC HEARING**      Council Chamber
  - A. Approval of Minutes of the January 17, 2018 Hearing      \_\_\_\_\_
  - B. Cases on Today’s Agenda
  - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MARCH 21, 2018)



## D. Continued Cases

### 1. BAC-17-076

#### SEJ Assett by Tommy Bell 2945 & 2961 W. Berry Street

- a. Request a **SPECIAL EXCEPTION** in the “BU-SH4” Berry University - Shopfront District with 4 stories to permit the installation of electronic changeable copy on a monument sign located:
  - i. Along the eastern University Drive frontage, and
  - ii. Along the southern W. Berry Street frontage.

### 2. BAC-18-003

#### CT017 Westcliff TX LLC by Hussain Contractor/Ezzi Signs 3548 South Hills Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a monument sign 25 feet in height that exceeds the maximum height of 8 feet by 17 feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a monument sign with 400 square feet of area that exceeds the maximum area of 128 square feet by 272 square feet.

## E. New Cases

### 3. BAC-18-002

#### Houston Copart Salvage Auto Auction 834 Blue Mound Road West

- a. Request an **APPEAL** of a City Official’s decision that the business at 834 Blue Mound Road West is not a legal non-conforming vehicle junkyard in a “J” Medium Industrial District.

### 4. BAC-18-009

#### Fort Growth Partners by Shana Crawford 101 Nursery Lane

- a. Request a **VARIANCE** in a “MU-1” Low Intensity Mixed-Use District to permit the construction of a commercial building with a 30-foot front yard setback, where a 20-foot front yard setback is the maximum allowed, excessive by 10 feet.

### 5. BAC-18-010

#### Elevate Credit by Signs Manufacturing & Maintenance Corporation 4150 International Plaza

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of an attached sign 418 square feet in area that would exceed the maximum area for the north facade (southern building) of 375 square feet by 43 square feet.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of an attached sign 418 square feet in area that would exceed the maximum area for the east facade (southern building) of 187 square feet by 231 square feet.

### 6. BAC-18-011

#### Forestar Real Estate Group by North Texas Inspection Services 300 Deserado Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the conversion of a single family residence into a model home less than 300 feet from an occupied residence.



**7. BAC-18-012**                    **Museum Place Block B, Ltd. by Ray Oujesky, Kelly Hart & Hallman**  
3214 & 3230 Camp Bowie Boulevard

- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to permit the construction of a 9 story building, excessive by 2 stories.
- b. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to provide 285 parking spaces, where 241 spaces would be the maximum allowed, excessive by 44 parking spaces.

**8. BAC-18-014**                    **Bower & Parker Investments, Inc. by Star Towers, LLC**  
4401 Carey Street

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of a 125-foot telecommunications tower that exceeds the maximum height of 75 feet by 50 feet.

**9. BAC-18-015**                    **G&J Brillhart Inc. by Barnett Signs - Tommy Bell**  
3505 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.

**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, February 15, 2018 at 5:00 p.m.**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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*Mary J. Kayser*  
City Secretary for the City of Fort Worth, Texas