



Beth Knight

9/23/2016

COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, September 21, 2016

Work Session 8:30 AM

Public Hearing 9:30 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:

Dan Moore	<u> P </u>
Robert Gutierrez	<u> P </u>
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Bob Riley	<u> P </u>
Shubie Smith	<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. 8:30 A.M. WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 9:30 A.M. PUBLIC HEARING Council Chamber

B. Approval of Minutes of the August 17, 2016 Hearing 7-0-2

C. Cases on Today's Agenda

D. MEETING WILL ADJOURN AT 12:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO OCTOBER 19, 2016)



D. Continued Cases

1. BAC-16-050 **5001 Camp Bowie Partners by Mark Phillips**
5001 Camp Bowie Boulevard

- a. Request a **VARIANCE** in an “F” General Commercial District to provide zero off-street parking spaces, where 23 spaces are required, deficient by 23 parking spaces.
- b. Request a **VARIANCE** in an “F” General Commercial District to permit the construction of a building that would encroach 11 feet into a 20-foot side yard setback, creating a 9-foot side yard setback.

Failed by lack of 7 votes (6-3)

2. 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 6 feet in height with 12 foot columns where fences are not allowed.

Approved (7-2) subject to all columns being 6 feet in height and landscaping plan submitted on 9-21-16 as part of the fence permit.

E. New Cases

3. BAC-16-085 **JT Richards, LLC by Dwayne Caraway**
7740 Blue Mound Road

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of a telecommunication tower.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of a telecommunication tower approximately 120 feet in height instead of the allowed 45 feet in height, excessive by approximately 75 feet in height.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a telecommunication tower that is approximately 85 feet from a one-family district, deficient by 415 feet.

Approved (9-0)

4. BAC-16-086 **LBM Management by Griffin Harris PLLC**
5315 Woodway Drive

- a. Request a **VARIANCE** in a “FR” General Commercial Restricted District to permit the construction of a 100-foot stealth communications tower that exceeds the maximum height of 75 feet by 25 feet.

Approved (9-0)



5. BAC-16-087 **Hickman Investments by B&S Southern Sign**
9432 Clifford Street (9400 Clifford Street)

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a detached sign 238 square feet in area that exceeds the maximum area of 55 square feet by 183 square feet.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a detached sign 20 square feet in height that exceeds the maximum height of 8 feet by 12 feet.

Continued to the October 19 hearing (8-0)

6. BAC-16-088 **Oncor Electric Delivery Co. by Mark Housewright**
4751 Randol Mill Road

- a. Request a **SPECIAL EXCEPTION** in the “E” Neighborhood Commercial District to permit the continued use of an electrical substation.

Approved (9-0)

7. BAC-16-090 **7-Eleven by Tommy Bell**
1400 Eastchase Parkway

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on a monument sign.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the installation of signage on a gasoline canopy that exceeds the 75% maximum length allowed by 25%:
 - i. on the north façade,
 - ii. on the east facade, and
 - iii. on the south façade.
- c. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the installation of an approximate 165 square foot sign on a gasoline canopy, where 150 square feet is allowed, excessive by 15 square feet.

Approved (9-0) subject to 20 square feet of copy is allowed for each elevation.

8. BAC-16-091 **Motive Enterprises LLC by Tommy Bell**
2551 Meacham Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the installation of electronic changeable copy on a monument sign along Meacham Boulevard.

Approved (9-0)

9. BAC-16-092 **Hillside Realty Inc. by Tommy Bell**
7490 Oakmont Boulevard

- a. Request a **SPECIAL EXCEPTION** in an “F” General Commercial District to permit the installation of electronic changeable copy on a monument sign:
 - i. along the Oakmont Boulevard frontage, and
 - ii. along the Bryant Irvin Road frontage.

Approved (9-0)



10. BAC-16-093 **Bubion Investments by Tommy Bell**
1908 Yucca Avenue

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign along Yucca Avenue.

Approved (9-0)

11. BAC-16-094 **7-Eleven Inc. by Tommy Bell**
7325 North Freeway

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy:
- i. on a monument sign along Basswood Boulevard, and
 - ii. on a freeway sign along the North Freeway (I-35W).

Continued to the October 19th hearing (9-0)

12. BAC-16-095 **Perma Investment by Tommy Bell**
8541 West Freeway

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign along Las Vegas Trail.

Approved (8-0)

13. BAC-16-096 **Eagle Mountain-Saginaw ISD by Teague Nall & Perkins**
6201 Redeagle Creek Drive

- a. Request a **VARIANCE** in a “R1” Zero Lot Line/Cluster Residential and “C” Medium Density Multifamily District for the continued use of 30 bike rack spaces, where a minimum of 60 bike rack spaces are required, deficient by 30 bike rack spaces.

Approved (8-0) subject to the variance approval is only for 5 years.

14. BAC-16-097 **Haifa Enterprises by Michael Hunter**
3400 E. Rosedale Street

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

Approved (8-0) subject to only 4 square feet of electronic copy changeable area and 18 square feet of sign area per sign.



15. BAC-16-098 **L&S Land Company by Darin Hansen**
5608 & 5650 Azle Avenue

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a multifamily development providing 390 parking spaces, where 474 spaces are required, deficient by 84 parking spaces.

Continued to the October 19th hearing (8-0).

16. BAC-16-063 **James Perkins by Curtis Simon**
5208 Mosson Road

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage for 5 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage without providing landscaping.
- c. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage without providing the required screening fence.

Item “a” Failed for lack of 7 votes (6-2), and Items “b” and “c” Failed for lack of 7 votes (1-7).

III. ADJOURNMENT:

12:22 P.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.