



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, January 16, 2019

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room 290 /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 _____
- Robert Gutierrez _____
- Clif Wiegand _____
- Bob Riley _____
- Will Dryden _____
- Kay Friedman _____
- Loren Stewart, Vice-Chair _____
- Monnie Gilliam _____
- Graham Brizendine, Chair _____

I. 9:00 A.M. WORK SESSION City Council Conference Room 290

- A. Review of Cases on Today’s Agenda**
- B. Zoning Ordinance Amendment for Special Exception Expiration**

II. 10:00 A.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of the December 19, 2018 Hearing _____**
- B. Cases on Today’s Agenda**

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 20, 2019)



D. Continued Case

1. BAC-18-089 **Moore Acquisition Partners by Kelly Hart & Hallman, LLP**
1005 Norwood Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the continued use of 12 foot columns where columns over 6 feet in height were not approved.
- b. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to amend the landscaping requirements approved with BAC-16-077 to allow alternative screening materials.

E. New Cases

2. BAC-18-092 **Mario Rodriguez by Bryant Rodriguez**
2300 block Decatur Avenue

- a. Request a **SPECIAL EXCEPTION** in a “J” Medium Industrial District to permit the continued non-accessory outside storage of 18 vehicles, open storage of miscellaneous items, and three storage containers for 5 years.
- b. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of a metal screening fence, where metal fences are not allowed.
- c. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of parking areas and driveways that are not hard-surfaced or dust-free.
- d. Request a **VARIANCE** in a “J” Medium Industrial District to permit the continued use of storage of vehicles, open piles, and three storage containers within the required 50 foot bufferyard, where non-residential uses are not allowed.

3. BAC-19-001 **Yasin Ventures, LLC by Sign Assign**
2526 Southwest Loop 820

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on the eastern building façade.

4. BAC-19-002 **Northwest ISD by Huckabee Architects**
1976 Texan Drive on campus at 1800 SH 114

- a. Request a **VARIANCE** in an “AG” Agricultural District with Fort Worth Alliance Airport Overlay Zone to permit the construction of a 52-foot tall building, where 45 feet is allowed, excessive by 7 feet.

5. BAC-19-003 **Hunter Crossroads LP by Barnett Signs**
13171 NW Highway 287

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the installation of electronic changeable copy on a freeway sign.
- b. Request a **SPECIAL EXCEPTION** in a “G” Intensive 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, January 10, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas