



Beth Knight
10/23/2015

COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, October 21, 2015

10:00 AM

1000 Throckmorton

City Council Chamber

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>
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. Election of Chair and Vice-Chair

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

A. Approval of Minutes of the September 16, 2015 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 NOVEMBER 18, 2015)



D. Continued Cases - None

E. New Cases

1. **BAC-15-070** **DFW K&H Real Estate by Pope, Hardwicke, Christi, Schell, Kelly & Ray**
2500 - 2700 blocks Decatur Avenue

- a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the continued operation of a motor vehicle junk yard for a period of 10 years.

Continued to December 2015 meeting (9-0)

2. **BAC-15-075** **Lake Country Church by Lake Country School**
7050 Lake Country Drive

- a. Request a **VARIANCE** in a "CF" Community Facilities and "E" Neighborhood Commercial District to waive the required bicycle parking racks by providing no bike racks, where a minimum of 3 racks are required, deficient by 3 bicycle racks.

Motion to approve failed for lack of 7 affirmative votes (6-3)

3. **BAC-15-077** **East St. Paul Baptist Church by Joe Diles**
1301 Oak Grove Road

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the construction of a restroom building, which is a secondary structure, on a lot without an existing primary structure.

Approved (9-0)

4. **BAC-15-081** **Bloomfield Homes by North Texas Inspections**
12317 Treeline Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.
b. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home that is less than 300 feet to an occupied residence.

Continued to November 2015 meeting (9-0)

5. **BAC-15-082** **Bloomfield Homes by North Texas Inspections**
12321 Treeline Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.
b. Request a **VARIANCE** in an "A-5" One-Family District to permit the use of a residence as a model home that is less than 300 feet to an occupied residence.

Approved (8-1)



6. BAC-15-084 **Glenda & James Cox by Global Signs, Inc.**
124 McPherson Boulevard

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

Approved with the stipulation that the sign will operate only from 10am to 10pm (9-0)

7. BAC-15-085 **Quick-Way Retail Associates II by Cumulus Design**
3066 & 3070 S. University Drive

- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to exceed the number of allowed parking spaces, providing 21 parking spaces, where a maximum of 11 spaces are allowed, excessive by 10 parking spaces.
- b. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to waive the second floor interior construction by constructing only the first floor, deficient by one floor.
- c. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to reduce the minimum building height required, being 32 feet tall, where a minimum of 36 feet height is required, deficient by 4 feet.

Continued to November 2015 meeting (9-0)

8. BAC-15-086 **Mary Kelleher by Bill Bauman**
7801 Randol Mill Rd.

- a. Request a **VARIANCE** in an “AG” Agricultural District to permit the expansion of a stealth communications tower to 120 feet that exceeds the maximum height of 75 feet by 45 feet.

Approved (8-1)

9. BAC-15-087 **O and B Kwik Kar, LP by Signs Up**
12961 Trinity Boulevard

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

Approved with the stipulation that the existing pole sign will be removed (9-0)

10. BAC-15-083 **PRamon Property Management by Paul Ramon**
3024 Marquita Drive

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

Approved item “a” and denied items “b” and “c” (9-0)



F. Translation Case

11. BAC-15-080

Salvador Anzua

10616 - 10640 (evens) Old Burleson Road

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit non-accessory outdoor storage of 5 semi-tractor trucks and trailers for 5 years.
- b. Request a **VARIANCE** in an "I" Light Industrial District to permit non-accessory outdoor storage without providing the required screening fence.

Approved item "a" with the stipulations that the revised site plan dated 10/5/2015 be followed, no over-night idling from 10pm to 6am, parking area to be a dust-free surface; and approved item "b" with the stipulations that no screening fence on the western side is required, and remaining screening fences are waived for 180 days only (9-0)

III. ADJOURNMENT:

12:01 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

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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.