



**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, November 18, 2015
Worksession 9:00 AM
Public Hearing 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>
Gene Miers	<u>P</u>
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>
Steve Epstein (Alternate)	<u>P</u>

- I. 9:00 A.M. WORK SESSION Pre-Council Chamber**
- A. Review of Cases on Today's Agenda**
- II. 10:00 A.M. PUBLIC HEARING Council Chamber**
- A. Approval of Minutes of the October 21, 2015 Hearing 8-0-1**
- B. Cases on Today's Agenda**
- C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 16, 2015)**



D. Continued Cases

1. 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.

Approved (9-0)

2. 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.

Approved (9-0) with the stipulations that the construction is capable of supporting a second floor, the applicant provides reasonable access to the parking lot after hours, and two parallel parking spots are removed.

E. New Cases

3. BAC-15-067 Al's Quick Stop by Future Signs
5401 Sun Valley Drive

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on the western and southern canopy faces.

Approved (9-0)

4. BAC-15-079 Jose Luis Saucillo
2021 N. Grove Street

- 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.

Continued to December 16, 2015 meeting (9-0)



5. BAC-15-088 **Anteres Acquisition by Metro Code**
2012 Joyner Ranch Road

- 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.

Approved (9-0)

6. BAC-15-089 **Fort Worth Housing Finance Corporation by Fource Communications**
13524 Alta Vista Road

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a 110 square foot detached sign in the front yard that exceeds the maximum square footage of 45 feet by 65 square feet.

Failed for a lack of 7 affirmative votes (4-5)

7. BAC-15-090 **Forestar Group by Horizon Homes**
8017 Wildwest Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer in a subdivision platted more than 2 years ago.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer for a 3-year period, where 2 years is allowed.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer less than 300 feet to an occupied residence.

Approved (9-0)

8. BAC-15-095 **Cynthia Washington-Davis**
2516 Handley Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the operation of a daycare facility for 20 children for 5 years.

Approved (9-0)

9. BAC-15-096 **Alanah GB by Shupe, Ventura, Lindelow & Olson**
3101 North Freeway

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of an illuminated freeway sign 50 feet in height that exceeds the maximum height of 35 feet by 15 feet.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the construction of an illuminated freeway sign 380 square feet in area that exceeds the maximum area of 320 square feet by 60 square feet.

Approved (7-2)



10. BAC-15-097 **Riverside Homebuilders, LTD**
6109 Lochshire Drive

- a. Request a **VARIANCE** in an “AR” One-Family Restricted District to permit the use of a residence as a model home in a subdivision platted more than 5 years ago.

Denied without prejudice, as per the applicant’s request (9-0)

11. BAC-15-098 **Armando & Salvador Gonzalez**
5040 Wilbarger Street

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit non-accessory outdoor storage without providing the required screening fence on the eastern and southern property lines.

Approved (9-0)

III. ADJOURNMENT:

11:24 AM

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 reunion 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.