COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, February 20, 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 January 16, 2019 Hearing
B. Cases on Today’s Agenda

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

1. BAC-18-091  Dialysis Associates by MJ Thomas Engineering, LLC
   2221 8th Avenue
   a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a parking garage and ramp encroaching 15 feet into the required the 20-foot supplemental setback, where no structures are allowed.
   b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a screening fence 5 feet from the property line from the parking garage ramp southward, where the fence is required to be on the property line.
   c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a medical facility with 72 parking spaces, where 79 parking spaces are required, deficient by 7 spaces.

E. New Cases

2. BAC-19-005  Museum Place Block A GP, LTD by Michael Bennet
   3300 Camp Bowie Boulevard
   a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a hotel with 50% within the primary frontage setback, where 70% is the minimum required, deficient by 20%.
   b. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a hotel with 3% within the secondary frontage setback, where 30% is the minimum required, deficient by 27%.
   c. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to permit the construction of a 65-foot, 5 story building, excessive by 5 feet.

3. BAC-19-007  Kenneth Harding
   1824 North Sylvania Avenue
   a. Request a **SPECIAL EXCEPTION** in an “A-7.5” One-Family District to permit the continued use of an auxiliary parking lot.

4. BAC-19-008  7-Eleven, Inc by Barnett Signs
   1622 Hemphill Street
   a. Request a **SPECIAL EXCEPTION** in the “NS-T4” Near Southside-Transect 4 District to permit the installation of electronic changeable copy on:
      i. the northern gasoline canopy face along Hemphill Street, and
      ii. the southern gasoline canopy face near W. Allen Avenue.
5. BAC-19-009  First Baptist Church of Hurst by Turner Sign Systems
9208 Trammel Davis Road

   a. Request a SPECIAL EXCEPTION in an “I” Light Industrial 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 Friday, February 15, 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. Kayser
City Secretary for the City of Fort Worth, Texas