



**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**

**2<sup>nd</sup> 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](mailto: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](mailto: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. Kaiser*

City Secretary for the City of Fort Worth, Texas