



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, February 15, 2017

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room 290 /City 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	<u>P</u>
Robert Gutierrez	<u>P</u>
Gene Miers	<u>P</u>
Bob Riley	<u>P</u>
Courtney Lewis	<u>P</u>
Michael Wellbaum, Chair	<u>P</u>
Dori Boone-Costantino	<u>P</u>
Robert Kelly	<u>P</u>
Graham Brizendine, Vice-Chair	<u>P</u>

- I. 9:00 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Review of Cases on Today’s Agenda
- II. 10:00 A.M. **PUBLIC HEARING** Council Chamber
 - B. Approval of Minutes of the January 18, 2017 Hearing **9-0**
 - C. Cases on Today’s Agenda
 - D. **MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MARCH 15, 2017)**



D. Continued Case

1. BAC-16-132 Houston Copart Salvage Auto Auction by ZPS Engineers
834 Blue Mound Road West

- a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard for a period of five (5) years.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard without providing the required screening fence material along the east side.

Failed for lack of 7 votes (1-7-1)

E. New Cases

2. BAC-17-001 America Can Academy by National Signs
6620 Westcreek Drive

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on the southeastern building corner.

Approved (8-1)

3. BAC-17-003 Elliott & Lillian, LLC by Eco-Site
5309 - 5321 (odds) Mosson Street

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the installation of a telecommunication tower 100 feet in height, excessive by 25 feet.

Approved (9-0)

4. BAC-17-004 Fort Rowelett Land JV by Eco-Site
5713 E. Berry Street

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the installation of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 45 feet.

Approved (9-0)



5. BAC-17-006 **Great Commission Baptist Church by Bill Bauman**
7700 McCart Avenue

- a. Request a **SPECIAL EXCEPTION** in a “CF” Community Facilities District to permit the installation of a telecommunication tower.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the installation of a telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 160 feet.
- c. Request a **VARIANCE** in a “CF” Community Facilities District to permit the installation of a telecommunication tower 85 feet in height, excessive by 35 feet.

Approved (9-0)

6. BAC-17-007 **Centergy River 1 LP by GFF Architects**
599 Harrold Street

- a. Request a **VARIANCE** in the “MU-2” High Intensity Mixed-Use District to permit the construction of a 68-foot or 6 story building, excessive by 8 feet or 1 story.

Approved (7-1-1)

III. ADJOURNMENT:

11:26 A.M.

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.