



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, June 17, 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 | _____ |
| Robert Gutierrez | _____ |
| Gene Miers | _____ |
| Bob Riley | _____ |
| Shubie Smith | _____ |
| Michael Wellbaum, Chair | _____ |
| James Hill | _____ |
| Robert Kelly | _____ |
| Marlene Beckman, Vice Chair | _____ |

- 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 May 20, 2015 Hearing _____
 - B. Cases on Today’s Agenda
 - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JULY 15, 2015)



D. Continued Cases

1. BAC-15-021 **1121 Bridgewood RE, LLC by Legacy Signs of Texas**
1121 Bridgewood Drive

- a. Request a **SPECIAL EXCEPTION** in a “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on wall signs attached to the north and west building elevations.

2. BAC-15-033 **SCC Camp Bowie Partners, Ltd. by Claymoore Engineering**
4516 & 4520 Camp Bowie Boulevard

- a. Request a **VARIANCE** in an “I” Light Industrial District to reduce the number of required parking spaces by providing 16 parking spaces, where a minimum of 26 spaces are required, deficient by 10 parking spaces.

New Cases

3. BAC-15-026 **Randy Lucas by Barry Menting**
6813 E. Lancaster Avenue

- a. Request an **APPEAL** of a City Official’s decision that the business at 6813 E. Lancaster Avenue has lost its legal non-conforming status for auto sales in a “MU-1” Low Intensity Mixed-Use District.

4. BAC-15-040 **RMP Hospitality LLC by Shetal Patel**
3201 E. Lancaster Avenue

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the placement of a dumpster and its enclosure located in the front yard where accessory structures are not allowed.
- b. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the continued use of a front yard open design fence to be chain link fencing material in the front yard, where chain link is not allowed.

5. BAC-15-043 **Wedgewood LTD by Jordan Freitas**
5400 Woodway Drive

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued placement of two dumpsters located in the front yard where accessory structures are not allowed.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to waive the required dumpster screening enclosures.

6. BAC-15-044 **City of Fort Worth Parks by Jeff Westhoff**
1901 N. Las Vegas Trail

- a. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of an 80 square foot wall sign that exceeds the maximum square footage of 30 feet by 50 square feet.
- b. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of an 8-foot wall sign that exceeds the maximum height of 6 feet by 2 feet.
- c. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a wall sign that is adjacent to a drive, deficient by 20 feet.



7. BAC-15-045

Fort Worth Independent School District by Harold Hieb
3801 W. 7th Street

- a. Request a **VARIANCE** in a “B” Two-Family District to reduce the number of required parking spaces, providing 41 parking spaces, where a minimum of 79 spaces are required, deficient by 38 parking spaces.

8. BAC-15-046

Fort Worth Independent School District by Harold Hieb
4612 David Strickland Road

- b. Request a **VARIANCE** in a “B” Two-Family District to reduce the number of required parking spaces, providing 79 parking spaces, where a minimum of 112 spaces are required, deficient by 33 parking spaces.

9. BAC-15-047

Integrity Texas Construction LTD by Noel Gallegos
1005 & 1007 Haltom Road

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the continued use of non-accessory outdoor storage for 2 years.

10. BAC-15-048

Colonial Country Club
3735 Country Club Circle

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of 4-foot front yard solid fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a front yard solid fence 5 feet in height, excessive by 1 foot.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a pool located in the front yard where accessory structures, including pools, are not allowed.

11. BAC-15-051

Texas AMP LTD, Burleson Land Co. Inc., City of Fort Worth
3710 - 3736 (evens) Camp Bowie Boulevard

- a. Request a **VARIANCE** in an “F” General Commercial District to permit the construction of a bar and office and reduce the number of required parking spaces, providing 68 parking spaces, where a minimum of 116 spaces are required, deficient by 48 parking spaces.
- b. Request a **VARIANCE** in an “F” General Commercial District to permit the construction of a bar and office and reduce the required landscaping buffer adjacent to residential uses, providing 2 feet 6 inches of landscaping, where a minimum of 5 feet is required, deficient by providing 2 feet 6 inches.
- c. Request a **VARIANCE** in an “F” General Commercial District to permit parking in the projected front yard.

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 Wednesday, June 10, 2015 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas