1/22/2016

Beth Knight

COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, January 20, 2016
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/

B O A R D M E M B E R S :

Dan Moore	P
Robert Gutierrez	P
Gene Miers	P
Joey Dixson (Alternate)	P
Shubie Smith	P
Michael Wellbaum, Chair	P
James Hill, Vice Chair	P
Robert Kelly	P
Graham Brizendine	P

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 December 16, 2015 Hearing **7-0-2**

B. Cases on Today's Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 17, 2016)

D. Continued Cases

1. BAC-15-092 **<u>CVS Pharmacy by Barnett Signs</u>**
13901 Sendera Ranch Boulevard

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

Approved (9-0) with the followings stipulations, sign can only be on during business hours, no animation, and the message can only change once per day.

2. BAC-15-106 **<u>Llewellyn Realty by Freedom in Worship Church</u>**
1300 E. Vickery Boulevard

a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit a temporary outdoor amusement (outdoor church) for an indefinite period of time.
b. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit non-accessory outdoor storage of a dumpster and 3 portable toilets for 5 years.
c. Request a **VARIANCE** in a "K" Heavy Industrial District to permit non-accessory outdoor storage without providing the required screening fence.

Continued to the March 16, 2016 hearing (9-0).

E. New Cases

3. BAC-15-093 **<u>Ashita LLC by Barnett Signs</u>**
6044 S. Hulen Street

a. Request a **SPECIAL EXCEPTION** in a "G" Intensive Commercial District to permit the installation of electronic changeable copy on a monument sign.

Approved (9-0)

4. BAC-15-107 **<u>Summer Sycamore School I, LTD by Barnett Signs</u>**
5301 Sycamore School Road

a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the construction of a water/ice vending kiosk in the parking lot.

Continued to the February 17, 2016 hearing (9-0).

5. BAC-15-108 **<u>Colonial Country Club</u>**
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 6 feet in height, excessive by 2 feet.
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.

Continued to the February 17, 2016 hearing (9-0).

6. BAC-15-109 **FTW Rainbow Ridge 150, LLC by Camden Homes**
3101 Guyana Road

a. Request a **VARIANCE** in an "AR" One-Family Restricted District to permit the construction of a model home in a subdivision platted more than 5 years ago.

Approved subject to the site plan submitted January 20, 2016 (9-0).

7. BAC-15-110 **DR Horton - Texas LTD by North Texas Inspections**
10700 Ersebrook Court

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).

8. BAC-15-111 **Beckwith Inc. by Kevin Haynes**
5701 E. Loop 820 South

a. Request a **SPECIAL EXCEPTION** in the "PD 535" Planned Development 535 for "E" Neighborhood Commercial uses District plus radio tower to permit the installation of electronic changeable copy on a freeway sign.

Approved (9-0).

9. BAC-16-003 **Presidio Towne Crossing, LP by Von Custom Sign**
2301 Porter Creek Drive (2253 Porter Creek Drive)

a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the replacement of an attached sign 192 square feet in area that exceeds the maximum area of 120 square feet by 72 square feet.

Failed by lack of 7 affirmative votes (6-3).

10. BAC-16-004 **Union Pacific Railroad & SBC Communications by Griffin Harris PLLC**
1600 Rogers Road

a. Request a **VARIANCE** in a "K" Heavy Industrial District to permit the installation of a telecommunication tower that encroaches approximately 345 feet into the required 500 foot setback from the nearest one-family district.

Approved (9-0).

III. ADJOURNMENT: **11:19 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 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 auxiliaries 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.