



COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, June 21, 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>
Courtney Holt (Alternate)	<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**
 - B. Commissioner Training –Roles and Responsibilities**
- II. 10:00 A.M. PUBLIC HEARING Council Chamber**
- A. Approval of Minutes of the May 17, 2017 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 JULY 19, 2017)**



D. Continued Cases

1. **BAC-17-008** **Alanal GB, LLC and Ettore Proper by Ettore Regalzi**
3201 North Freeway

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use of a front yard fence, where none are allowed.

Approved (8-1)

2. **BAC-17-033** **Conti GSB, LLC by Legacy Signs**
1734 E. El Paso Street

- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of two attached signs 3,600 square feet in area that exceed the maximum area for the northeast facade of 500 square feet by 3,100 square feet.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued use of two attached signs 1,356 square feet in area that exceeds the maximum area for the northwest facade of 500 square feet by 856 square feet.
- c. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of and continued use of four attached signs with approximately 4,956 square feet in area that exceed the maximum allowed area of 1,340 square feet for a building by 3,616 square feet.

Continued to the July 19, 2017 Hearing (9-0)

E. New Cases

3. **BAC-17-035** **Oncor Electric Delivery Company by Masterplan**
3050 Deen Road

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of an electrical substation.
- b. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use and construction of equipment 60 feet in height, where 35 feet is the maximum height allowed, excessive by 25 feet.

Approved (9-0)

4. **BAC-17-036** **Children's Courtyard by James Roach**
901 E. Harmon Road

- 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)



5. BAC-16-037 **Wayne Wright by Shawnessa Dorsey**
2114 Amanda Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the operation of a daycare facility with 20 children for 3 years.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the operation of a daycare facility providing 1 parking space, where 7 parking spaces are required, deficient by 6 spaces.

Continued to the July 19, 2017 Hearing (9-0)

6. BAC-17-038 **BN Investment Group by Baker Sign Company**
4420 N. Tarrant Parkway

- 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)

III. ADJOURNMENT:

10:41 AM

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.