



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

**Wednesday, April 18, 2018
Work Session 9:00 AM
Public Hearing 10:00 AM**

**200 Texas Street
City Council Conference Room 290 /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	_____
Robert Gutierrez	_____
Clif Wiegand	_____
Bob Riley	_____
Will Dryden	_____
Michael Wellbaum, Chair	_____
Loren Stewart	_____
Robert Kelly	_____
Graham Brizendine, Vice-Chair	_____

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

A. Approval of Minutes of the March 21, 2018 Hearing _____

B. Cases on Today’s Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MAY 16, 2018)



D. New Cases

1. **BAC-18-026** **Realty Capital Golden Tri LP by Hunter Graphics**
5745 Golden Triangle Boulevard
 - a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

2. **BAC-18-027** **Centex Homes by Bureau Veritas NA, Inc.**
5801 Fantail Drive
 - a. Request a **VARIANCE** in an “A-5” One-Family District to permit the conversion of a single family residence into a model home less than 300 feet from an occupied residence.

3. **BAC-18-028** **Bruton Store Inc.**
2125 & 2129 E. Lancaster Avenue
 - a. Request a **VARIANCE** in an “FR” General Commercial Restricted District to permit an automobile repair facility adjoining a residential district.
 - b. Request a **VARIANCE** in an “FR” General Commercial Restricted District to permit an automobile repair facility to have a bay door facing a one- or two-family district.

4. **BAC-18-030** **Blakeman Corporation by Audrey Rowland**
5015 El Campo Avenue
 - a. Request a **VARIANCE** in an “FR” General Commercial Restricted District to provide 6 parking spaces, where a minimum of 15 spaces are required, deficient by 9 parking spaces.

5. **BAC-18-032** **VRE Crowley, LLC by Evolving Texas**
7600 block Crowley Road
 - a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a commercial building with a 10-foot front yard setback, where a 20-foot front yard setback is required, excessive by 10 feet.
 - b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the placement of a dumpster and its enclosure located in the front yard where accessory structures are not allowed.

6. **BAC-18-033** **M D Ali, et al by Michael Hunter**
2717 Horne Street/5636 Malvey Avenue
 - a. Request a **SPECIAL EXCEPTION** in a “CB-HC” Camp Bowie – Highway Corridor 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 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 **Thursday, April 12, 2018 at 5:00 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