



**COMMERCIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, November 15, 2017**

**Work Session 9:00 AM**

**Public Hearing 10:00 AM**

**200 Texas Street**

**City Council Conference Room 290 / Council Chamber**

**2<sup>nd</sup> 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 October 18, 2017 Hearing \_\_\_\_\_
  - B. Cases on Today’s Agenda
  - C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 20, 2017)



## D. Continued Case

### 1. BAC-17-054

**Juan Ruiz and Arrow Amusement Services by Ahmad Hussein**  
3315 & 3321 E. Lancaster Avenue

- a. 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.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of two dumpsters without screening fences, where screening fences are required.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of a dumpster within the required 20 foot bufferyard, where dumpsters are not allowed.

## E. New Cases

### 2. BAC-17-081

**Rodrigo Armendariz by Ammy Sewell**  
2024 Irma Street

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit non-accessory outside storage of 30 vehicles, tractors/equipment, and stone for 5 years.

### 3. BAC-17-089

**EEP Texas by Michael Hunter**  
2160 Jacksboro Highway

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on:
  - i. the eastern gasoline canopy face, and
  - ii. the western gasoline canopy face.

### 4. BAC-17-090

**Power Retail Management by Hunter Graphics**  
1751 Sycamore School Road

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of electronic changeable copy on the eastern gasoline canopy face.

### 5. BAC-17-091

**Porterfield MGT Group by Barnett Signs**  
6350 Camp Bowie Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “CB-RUN” Camp Bowie – Ridglea Urban Village Core North Zone District to permit the installation of electronic changeable copy on a monument sign located:
  - i. At the southeast corner of the lot, and
  - ii. Along the western property line.

### 6. BAC-17-092

**WRH Dakota Ridge LLP by Mister Sign Man**  
6776 Westcreek Drive

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a 34 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 14 square feet.
- b. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.



**7. BAC-17-093**                    **DR Horton Texas by North Texas Inspections**  
1045 Pierz Drive

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the use of a construction trailer less than 300 feet to an occupied residence.

**8. BAC-17-094**                    **Khatija Corporation by Michael Hunter**  
5324 Trail Lake Drive

- a. Request a **SPECIAL EXCEPTION** in the “PD 978” Planned Development 978 for “MU-1” Low Intensity Mixed-Use District to permit the installation of electronic changeable copy on a monument sign.

**9. BAC-17-095**                    **Oncor Electric Delivery Company by Masterplan**  
7601 Wichita Street

- a. Request a **VARIANCE** in an “AG” Agricultural District to permit the construction of electrical equipment 90 feet in height, where 45 feet is the maximum height allowed, excessive by 45 feet.

**10. BAC-17-096**                    **Total E&P USA Real Estate by MasterPlan**  
1201 Cooks Lane

- a. Request a **SPECIAL EXCEPTION** in a “G” Intensive Commercial District to permit the construction of a self-service car wash.
- b. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a vacuuming facilities in the front yard, where vacuuming facilities are not allowed.

**11. BAC-17-097**                    **Northwest ISD by Teague Nail & Perkins**  
1200 block Spanish Needle Trail

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an open-design fence adjacent to residential uses, where solid fencing is required.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a 4-foot fence adjacent to residential uses, where 6-foot fences are required.

**12. BAC-17-098**                    **McKelvey - Cole LP by DHL Supply Chain**  
15600 block FM Road 156

- a. Request a **VARIANCE** in the “PD 1039” Planned Development 1039 for “I” Light Industrial uses District with Fort Worth Alliance Airport Overlay Zone to permit the construction of light poles 40 feet in height, where 20 feet is the maximum height allowed, excessive by 20 feet.

**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 **Friday, November 10, 2017 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