



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

**Wednesday, April 17, 2019
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	_____
Kay Friedman	_____
Loren Stewart, Vice-Chair	_____
Monnie Gilliam	_____
Graham Brizendine, 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 20, 2019 Hearing _____

B. Cases on Today’s Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MAY 15, 2019)



D. New Cases

1. BAC-19-013 **Piya Brothers by Michael Hunter**
2840 8th Avenue

- 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-19-015 **The Venue Company, DFW by Ambra Portillo**
1416 N. Main Street

- a. Request a **VARIANCE** in a “J/HC” Medium Industrial District with Historic Overlay to provide 0 parking spaces, where a minimum of 52 spaces are required, deficient by 52 parking spaces.
- b. Request a **VARIANCE** in a “J/HC” Medium Industrial District with Historic Overlay to provide 0 accessible parking space, where a minimum of 3 spaces are required, deficient by 3 parking spaces.

3. BAC-19-016 **Ricky W Collins by ClayMoore Engineering - Clay Cristy**
8496 N. Riverside Drive / Old Denton Drive

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit a commercial use with indoor and outdoor dog kennels 108 feet to a residential use to the south, where 300 feet is required, deficient by 192 feet.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit a commercial use with indoor and outdoor dog kennels 270 feet to a residential use to the east, where 300 feet is required, deficient by 30 feet.

4. BAC-19-017 **1401 Eastchase Pkwy LLC by Barnett Signs - Brad Roberson**
1401 Eastchase Parkway

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

5. BAC-19-018 **City of Fort Worth - Code Compliance by RPGA Design Group, Inc.**
2408 Prospect Avenue

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of 8-foot open-design fence in the front yard, where fences are not allowed.

6. BAC-19-022 **O'Reilly Hotel Partners Champion Circle, LLC by Jim Walker**
15801 Championship Parkway

- a. Request a **VARIANCE** in a “K” Heavy Industrial District with I-35W North Zone Overlay to permit the construction of fencing to 160 feet in height, which would exceed the maximum height of 120 feet by 40 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 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 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, April 12, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas