



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, April 19, 2017

Work Session 8:30 AM

Public Hearing 9:30 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>A</u>
Dori Boone-Costantino	<u>P</u>
Robert Kelly	<u>P</u>
Graham Brizendine, Vice-Chair	<u>P</u>

- I. 8:30 A.M. **WORK SESSION** City Council Conference Room 290
 - A. Review of Cases on Today’s Agenda

- II. 9:30 A.M. **PUBLIC HEARING** Council Chamber
 - A. Approval of Minutes of the March 15, 2017 Hearing **8-0**
 - B. Cases on Today’s Agenda
 - C. **MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MAY 17, 2017)**



D. Continued Cases

1. BAC-17-010 **Mohammad Wafayee by Eloy Contreras**
4412 & 4416 Hemphill Street

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the conversion of retail space to restaurant space providing 18 parking spaces, where 37 spaces are required, deficient by 19 parking spaces.

CONTINUED TO THE MAY 17, 2017 HEARING (8-0)

2. BAC-17-011 **Lacita of Brevard, LTD by Mister Sign Man**
9001 Meadowbrook Drive

- a. Request a **VARIANCE** in a “C” Medium Density Multifamily District to permit the construction of a 52 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 32 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%.

APPROVED (7-1)

E. New Cases

3. BAC-17-017 **James Cox**
3834 Alta Mesa Boulevard

- a. Request a **VARIANCE** in an “F” General Commercial District to permit the placement of a dumpster and its associated enclosure with a 5-foot rear setback, where 10 feet is the minimum required setback, deficient by 5 feet.

APPROVED (8-0)

4. BAC-17-018 **Cross Family Trust by Robert Cross**
3209 Alta Mere Drive

- a. Request a **VARIANCE** in an “I” Light Industrial District with NASJRB Airport Overlay, Zone II, to permit the construction of a building that would encroach into the 50-foot supplemental setback by 25 feet, creating a 25-foot setback.

APPROVED (8-0)

5. BAC-17-019 **Terry Wright by DeQuales Thompson**
1150 Riverside Drive & 3014 Vanhorn Avenue

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the construction of an auxiliary parking lot.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of an office building that would encroach into the 20-foot supplemental setback by 16 feet, creating a 4-foot setback.

APPROVED (8-0)



6. BAC-17-020 **820 at Beach, LLC by Alexander Teator**
3501 NE Loop 820 Freeway

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit the installation of electronic changeable copy on a monument sign.

APPROVED (7-1)

7. BAC-17-021 **Melissa Huffman by Site Enhancement Services**
4037 Hemphill Street

- a. Request a **VARIANCE** in “J” Medium and “K” Heavy Industrial Districts to permit the construction of an attached sign 263 square feet in area that exceeds the maximum area of 150 square feet by 113 square feet.
- b. Request a **VARIANCE** in “J” Medium and “K” Heavy Industrial Districts to permit the construction of a monument sign 10 feet in height that exceeds the maximum height of 8 feet by 2 feet.
- c. Request a **VARIANCE** in “J” Medium and “K” Heavy Industrial Districts to permit the construction of a monument sign 150 square feet in area that exceeds the maximum area of 128 square feet by 22 square feet.

DENIED WITHOUT PREJUDICE AS THE APPLICANT HAD REQUESTED THAT THE CASE BE WITHDRAWN. (8-0)

8. BAC-17-022 **Grand Homes 2010, LP by Metro Code**
15225 Sweetpine Lane

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the use of a residence as a model home that is less than 300 feet to an occupied residence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to allow 0 parking spaces for a model home, when 2 parking spaces are required, deficient by 2 parking spaces.

APPROVED (8-0) SUBJECT TO THE APPROVAL FOR ITEM B IS AS LONG AS THE AUXILIARY PARKING IS PROVIDED AT 15529 SWEETPINE LANE.

9. BAC-17-023 **Grand Homes 2010, LP by Metro Code**
15229 Sweetpine Lane

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of an auxiliary parking lot.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the use of a residence as a model home that is less than 300 feet to an occupied residence.

APPROVED WITH A STIPULATION (8-0) SUBJECT TO THE PARKING LOT MUST BE REMOVED WHEN MODEL HOME IS CONVERTED TO A SINGLE FAMILY RESIDENCE.



10. BAC-17-024 **Clover III Construction, LLC by Eco-Site**
5136 W. Vickery Boulevard

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower that encroaches into the required 500-foot setback from the nearest one-family district, deficient by 390 feet.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower 110 feet in height, where 75 feet is the maximum height allowed, excessive by 35 feet.

CONTINUED TO THE MAY 17, 2017 HEARING (8-0)

11. BAC-17-025 **Juan Rodriguez by Jose Rodriguez**
2250 Cunningham Road

- a. Request a **SPECIAL EXCEPTION** in a “J” Medium Industrial District to permit the continued operation of non-accessory outdoor storage of 30 vehicles for 5 years.

APPROVED (8-0) SUBJECT TO THE APPROVAL IS FOR 2 YEARS.

12. BAC-17-026 **SRAK Corp. by Tommy Bell**
9225 Crowley Road

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

APPROVED (7-1)

13. BAC-17-027 **Hoa Dinh Tran by Webber, LLC**
5001 E. Rosedale Street

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of a concrete batch plant for 1 year 10 months that exceeds the allowed time frame of 6 months by 1 year and 4 months.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of a concrete batch plant that would encroach into the required 600-foot setback from the nearest one-family dwelling, deficient by 580 feet.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of concrete batch equipment proposed to be 85 feet in height, where 45 feet is the maximum height allowed, excessive by 40 feet.

CONTINUED TO THE MAY 17, 2017 HEARING. (8-0)



14. BAC-17-028 Oncor Electric Delivery Company by Masterplan
9401 Wagley Robertson Road

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an electrical telecommunication tower 195 feet in height, where 120 feet is the maximum height allowed, excessive by 75 feet.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an electrical telecommunication tower 400 feet from a residential district, where 500 feet is the minimum distance allowed, deficient by 100 feet.

CONTINUED TO THE MAY 17, 2017 HEARING (8-0)

III. ADJOURNMENT:

12:04 P.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 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.