



**COMMERCIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, December 19, 2018**

**Work Session 8:30 AM**

**Public Hearing 9:30 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	_____
Kay Friedman	_____
Loren Stewart	_____
Monnie Gilliam	_____
Graham Brizendine, Vice-Chair	_____

**I. 8:30 A.M. WORK SESSION City Council Conference Room 290**

**A. Election of Chair and Vice-Chair**

**B. Review of Cases on Today's Agenda**

**II. 9:30 A.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of the November 16, 2018 Hearing \_\_\_\_\_**

**B. Cases on Today's Agenda**

**C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 16, 2019)**



## D. Continued Case

**1. BAC-18-082**      **Brazos Electric Power Coop by Kimley Horn & Associates**  
4475 Keller Haslet Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the expansion of an electrical substation.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of various electric substation equipment up to 110 feet in height that exceeds the maximum height of 35 feet by 75 feet.
- c. Request a **VARIANCE** in an “I” Light Industrial District to place the required landscaping 10 feet from the eastern property line, where landscaping is required along the common property line.

## E. New Cases

**2. BAC-18-080**      **SK Cooks Lane Partners, LLC by Barnett Signs**  
7933 Ederville Road

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a freeway sign 50 feet in height that exceeds the maximum height of 44 feet by 6 feet.

**3. BAC-18-081**      **GHHB Talon Hill by North Texas Inspections**  
6933 Talon 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.

**4. BAC-18-087**      **3880 Hulen Partners by Veritex Bank**  
3880 Hulen Street

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of an attached sign 186 square feet in area that would exceed the maximum area for the southeastern facade of 125 square feet by 61 square feet.

**5. BAC-18-088**      **DR Horton by North Texas Inspection Services**  
9736 Willow Branch Way

- 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.



**6. BAC-18-089**                    **R. Moore Irrevocable Trust by Varsity Tavern**  
1005 Norwood Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the continued use of 12 foot columns where columns over 6 feet in height are not approved.
- b. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to amend the landscaping requirements approved with BAC-16-077 to allow alternative screening materials.

**7. BAC-18-090**                    **Lighthouse for The Homeless DB by Toby Owen**  
1513 E. Presidio Street

- a. Request a **VARIANCE** in a “MU-2” High Intensity Mixed-Use District to permit the construction of a front yard open-design fence 4 feet in height where front yard fences are not allowed.

**8. BAC-18-091**                    **Dialysis Associates by MJ Thomas Engineering, LLC**  
2221 8th Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a parking garage and ramp encroaching 15 feet into the required 20-foot supplemental setback, where no structures are allowed.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a screening fence 5 feet from the property line from the parking garage ramp southward, where the fence is required to be on the property line.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a medical facility with 72 parking spaces, where 79 parking spaces are required, deficient by 7 spaces.

**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 **Thursday, December 13, 2018 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas