

Bhakti Adhyapak

12/09/08

FORT WORTH



COMMERCIAL BOARD OF ADJUSTMENT

DECEMBER DECISIONS

Wednesday, December 3, 2008

10:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor - City Hall

Fort Worth, Texas 76102

BOARD MEMBERS:

Sam Buchanan	_____	P
Wendy Vann Roach	_____	P
Robert West, Chair	_____	P
Bill Miller	_____	P
Susan Witts	_____	A
Jeff Hughes	_____	P
Larry E. Dyess	_____	A
Johanna McCully-Bonner, Vice Chair	_____	P
Victoria Powell	_____	A
Carl Logan (Alternate)	_____	P
Jerry Tingle (Alternate)	_____	P

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|------|------------|--|---------------------|
| I. | 9:00 A.M. | WORK SESSION | Pre-Council Chamber |
| | | A. Review of Cases on Today's Agenda | |
| II. | 10:00 A.M. | PUBLIC HEARING | Council Chamber |
| | | A. Approval of Minutes of the November 5, 2008 Hearing | <u>8 - 0</u> |
| | | B. Cases on Today's Agenda | |
| III. | 12:00 P.M. | LUNCH AND STAFF BRIEFING
On Draft 2009 Comprehensive Plan | Pre-Council Chamber |
| IV. | 1:00 P.M. | CONTINUATION OF PUBLIC HEARING | Council Chamber |

3. **BAC-08-178** **HMH LIFESTYLE by Metro Code Analysis**
8673 Hawkview Drive **CD7**
- a. Request a **VARIANCE** in a "PD" Planned Development District to permit the continued use of a construction trailer within three hundred feet (300') of an occupied residence for an additional two (2) years.
- APPROVED 8 - 0
4. **BAC-08-179** **GEHAN HOMES LTD. By Metro Code Analysis**
6236 Stone Lake Drive **CD7**
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a model home within three hundred feet (300') of an occupied residence for an additional three (3) years.
- APPROVED 8 - 0
5. **BAC-08-180** **GMAC MODEL HOME FINANCE by Metro Code Analysis**
10317 & 10321 Kingspointe Blvd. **CD8**
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of two (2) model homes within three hundred feet (300') of an occupied residence for an additional two (2) years.
- APPROVED 8 - 0
6. **BAC-08-181** **STANDARD PACIFIC OF TX LP. By Metro Code Analysis**
4761 Exposition Way **CD2**
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a construction trailer within three hundred feet (300') of an occupied residence for an additional two (2) years. **STIPULATING EIGHTEEN (18) MONTHS.**
- APPROVED 8 - 0
7. **BAC-08-182** **FIRST TEXAS HOMES By Pat Cooke (Inspection Tech Services, Inc)**
8705 Grassy Hill Lane **CD6**
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a construction trailer within three hundred feet (300') of an occupied residence for an additional two (2) years.
- APPROVED 8 - 0
8. **BAC-08-183** **CARLYLE / CYPRESS WEST 7TH LLC By Chandler Signs (Lauren Stackhouse)**
801 Currie Street (2825 West 7th Street) **CD9**
- a. Request a **VARIANCE** in an "MU-2" High Intensity Mixed Use District to permit the installation of an illuminated attached wall sign measuring three-hundred-and-eighty-nine (389) sq. ft. whereas only two hundred (200) sq. ft. is allowed. Excessive by approximately one-hundred-and-eighty-nine (189) sq. ft.
- b. Request a **VARIANCE** in an "MU-2" High Intensity Mixed Use District to permit the installation of a sign projecting sixty four (64) inches from the building whereas only thirty six (36) is allowed. Excessive by approximately twenty eight (28) inches.
- CONTINUED AT APPLICANT'S REQUEST 8 - 0

V. ADJOURNMENT: 12:07 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the city hall building off of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact Al Godwin at (817) 392-7825, FAX (817) 392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

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.