

Paul G
10-6-08

City of Fort Worth, Texas
Municipal Building, 1000 Throckmorton Street



COMMERCIAL BOARD OF ADJUSTMENT

OCTOBER DECISIONS

Wednesday, October 1, 2008

10:00 AM

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

BOARD MEMBERS:

VACANT	_____
Wendy Vann Roach	_____ P
Robert West, Chair	_____ P
Bill Miller	_____ P
Susan Witts	_____ A
VACANT	_____
Larry E. Dyess	_____ A
Johanna McCully-Bonner, Vice Chair	_____ P
Victoria Powell	_____ P
W. B. Zimmerman (Alternate)	_____ P
Carl Logan (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 September 3, 2008 Hearing | <u>6-0-1</u> |
| | | B. Cases on Today's Agenda | |
| III. | 12:00 P.M. | LUNCH AND STAFF BRIEFING | Pre-Council Chamber |
| IV. | 1:00 P.M. | CONTINUATION OF PUBLIC HEARING | Council Chamber |

The Commercial Board of Adjustment will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any item appearing on this agenda.

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 at the northwest corner of 10th Street and Monroe. 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 of large print are requested to contact AL GODWIN, ADA COORDINATOR, PLANNING & DEVELOPMENT DEPARTMENT, AT (817) 392-7825. FOR SIGN INTERPRETIVE SERVICES PLEASE CALL 48 HOURS IN ADVANCE.

1. **BAC-08-092 KELLER ISD, By Teague Nall and Perkins, Inc. CD2**
12350 Timberland Boulevard (3201 High School Drive)
 - a. Request a **VARIANCE** in a "CF" Community Facilities District to permit the continued construction of a high school without providing the required screening fence where adjacent to a residential district. **STIPULATING 'AND WHERE A FENCE IS ALREADY PROVIDED BY RESIDENTIAL PROPERTY.'**
APPROVED / 7-0
 - b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the continued construction of a high school without providing the required landscaping in the required five foot (5') **SODDED** bufferyard (as shown on site plan).
APPROVED / 7-0
2. **BAC-08-130 D R HORTON-TEXAS LTD By Metro Code Analysis CD2**
7100 San Francisco Trail
 - 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.
CONTINUED / LACK OF QUORUM
3. **BAC-08-131 HMM LIFESTYLES LP By Metro Code Analysis CD2**
2109, 2113 and 2117 Valley Forge Trail
 - a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of three (3) model homes within three hundred feet (300') of an occupied residence for an additional two (2) years. **STIPULATING 14 MONTHS for 2117 Valley Forge Trail ONLY.**
APPROVE / 7 - 0
4. **BAC-08-151 STEPP INVESTMENTS, By Dietrich Bros Lawn Services LLC CD9**
2401 Weisenberger
 - a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued use of non-accessory outside storage. **STIPULATING 5 YEARS.**
APPROVE / 7 - 0
5. **BAC-08-152 GMAC MODEL HOME FINANCE INC By Bureau Veritas CD2**
8905 Brook Hill Lane
 - a. To be heard on November 5, 2008 hearing.
6. **BAC-08-153 WALL HOMES By Lone Star Professionals (Greg Goodrich) CD2**
4117 Greenwood Way
 - 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.
DENIED WITHOUT PREJUDICE / 7 - 0

7. **BAC-08-154 SEVEN ELEVEN By Tommy Bell CD2**
3429 North Tarrant Parkway
- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign. **STIPULATING SIGN SIZE DOES NOT EXCEED SIZE STATED IN APPLICATION (7'7" TALL, 12'2" WIDE); CHANGEABLE COPY NOT TO EXCEED 17% OF SIGN; NOT TO BE CHANGED MORE THAN TWICE IN 24 HOUR PERIOD.**
APPROVED / 7 - 0
8. **BAC-08-155 LUCY PHAM By Robert T. Chang CD2**
323 West Northside Drive
- a. Request a **VARIANCE** in an "FR" General Commercial Restricted District to permit the construction of required parking spaces within the projected front yard, where none is allowed.
CONTINUED / 7 - 0
9. **BAC-08-156 CHARLES R DORSETT By Christian Family Life Baptist Church CD6**
10217 Crowley Road
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the installation of an illuminated monument sign where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the installation of an illuminated monument sign that is approximately one-hundred-seventy-eight (178) square feet instead of the maximum allowed thirty (30) square feet, excessive by approximately one-hundred-forty-eight (148) square feet.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the installation of an illuminated monument sign that is approximately fifteen (15) feet in height, instead of the maximum allowed six (6) feet, excessive by approximately nine (9) feet.
CONTINUED / 7 - 0
10. **BAC-08-157 KELLER ISD By Metro PCS (Bill Bauman) CD2**
4001 and 4101 Thompson Road
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District and "B" Two-Family District to permit the installation of an eighty foot (80') stealth communication tower in a residentially zoned district to be used as a light pole for a school football field.
APPROVED / 7 - 0
11. **BAC-08-158 HILLWOOD SARATOGA By North Texas Inspection Service (Allen Mack) CD2**
3501 Gallant Trail
- 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.
DENIED (FAILED FOR LACK OF 7 AFFIRMATIVE VOTES) / 0 - 7
12. **BAC-08-159 MHI PARTNERSHIP By North Texas Inspection Service (Allen Mack) CD2**
15728 Bent Rose Way
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a sales trailer within three hundred feet (300') of an occupied residence for an additional two (2) years.
CONTINUED / 7 - 0

13. **BAC-08-160 MHI PARTNERSHIP By North Texas Inspection Service (Allen Mack) CD2**
17532 & 15736 Bent Rose Way

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of two (2) model homes within three hundred feet (300') of an occupied residence.

To be heard on November 5, 2008

14. **BAC-08-161 SW MCCART LLC By Anchor Sign Inc. CD6**
7440 McCart Avenue

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the installation of an attached sign that is approximately one-hundred-seventy-six (176) square feet instead of the allowed one-hundred-twelve (112) square feet, excessive by approximately sixty-four (64) square feet.

CONTINUED / 7 - 0