



**DECISIONS OF THE  
COMMERCIAL  
BOARD OF ADJUSTMENT  
MAY 7, 2008  
10:00 A.M.  
City Council Chamber  
2<sup>nd</sup> Floor-City Hall  
1000 Throckmorton Street  
Fort Worth, Texas, 76102**

*William Durrant*  
*MAY 9, 2008*

**CALL TO ORDER:**

Robert West Chairman	<u>    P    </u>	Susan Witts	<u>    P    </u>
(Vacant) Vice Chair	<u>          </u>	George J. Petrovich, Jr.	<u>    A    </u>
Wendy Vann Roach	<u>    P    </u>	Larry E. Dyess	<u>    A    </u>
Bill Miller	<u>    P    </u>	Johanna McCully-Bonner	<u>    P    </u>
Clifford (Carl) Logan (Alternate)	<u>    P    </u>	Elizabeth A. Tindall	<u>    A    </u>
		Ronald Shearer (Alternate)	<u>    P    </u>

- **9:00 A.M.....WORK SESSION.....Pre-Council Chamber**
  - Election of Chair
  - Code Enforcement Update
  - Review of Cases on Today's Agenda
  - Staff Briefing – Sign Code
- **10:00 A.M.....PUBLIC HEARING.....Council Chamber**
  - Approval of Minutes of the April 2, 2008 Hearing..... 7 - 0
  - Cases on Today's Agenda
- **12:00 P.M. ....LUNCH AND STAFF BRIEFING.....Pre-Council Chamber**
  - Staff Briefing – Update on Case BAC-06-003 Located at 2059 W. Lotus Avenue
- **1:00 P.M.....PUBLIC HEARING (Continued).....Council Chamber**
  - Cases on Today's Agenda

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 10<sup>th</sup> 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, DEVELOPMENT DEPARTMENT, AT (817) 392-7825. FOR SIGN INTERPRETIVE SERVICES PLEASE CALL 48 HOURS IN ADVANCE.

**ACTION**

**CONTINUED  
CASES:**

**BAC-08-060**

**CITY OF FORT WORTH**  
**By LQ Development, LLC (Winkelmann and Associates)**  
6830 Cahoba Drive

**7**

Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the construction and operation of a lift station.

**CONTINUED  
TO JUNE 4,  
2008**

**7 - 0**

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**NEW  
CASES:**

**BAC-08-062**

**BEAUTIFUL FEET MINISTRIES, by Bart Gutierrez**  
1701, 1709, 1719, 1721, 1723, 1733 E. Hattie Street and 540 S. Riverside Drive

**8**

1. Request a **SPECIAL EXCEPTION** in an "A-5" One Family, "B" Two-Family, "CF" Community Facility, "ER" Neighborhood Commercial Restricted, and "F" General Commercial District to permit the continued use of a five (5) foot wrought-iron fence in the required front yard.

**APPROVED**

**7 - 0**

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2. Request a **SPECIAL EXCEPTION** in an "A-5" One Family, "B" Two-Family, "CF" Community Facility, "ER" Neighborhood Commercial Restricted, and "F" General Commercial District to permit the continued use of a five (5) foot open design fence in the required front yard. **STIPULATING TWO (2) YEARS.**

**APPROVED**

**7 - 0**

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3. Request a **VARIANCE** in an "A-5" One Family, "B" Two-Family, "CF" Community Facility, "ER" Neighborhood Commercial Restricted, and "F" General Commercial District to permit the continued use of a six (6) foot wrought-iron and open design fence in the required front yard.

**APPROVED**

**7 - 0**

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4. Request a **VARIANCE** in an "A-5" One Family, "B" Two-Family, "CF" Community Facility, "ER" Neighborhood Commercial Restricted, and "F" General Commercial District to permit the continued use of chain link fencing in the required front yard. **STIPULATING FOR A PERIOD NOT TO EXCEED TWO (2) YEARS**

**APPROVED**

**7 - 0**

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BAC-08-063

JMD & ASSOCIATES, L.P., by James Davis

3117 Ramona Drive

**3**

1. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the continued use of non-accessory outside storage. **STIPULATING THREE (3) YEARS ONLY.**

**APPROVED**

**7 - 0**

2. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the continued use of an open design five (5) foot fence, located in the projected front yard.

**APPROVED**

**7 - 0**

3. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use of an open design six (6) foot fence, located in the projected front yard.

**APPROVED**

**7 - 0**

4. Request a **VARIANCE** in an "I" Light Industrial District to permit the use of chain link fencing located in the projected front yard, where none is allowed.

**APPROVED**

**7 - 0**

5. Request a **VARIANCE** in an "I" Light Industrial District to permit the use of an open design fence instead of the required screening fence surrounding the storage, to screen from public view.

**APPROVED**

**7 - 0**

BAC-08-064

RAYMAX MANAGEMENT LP by G. L. Hunt Company, Inc.

2519 E. Belknap Street

**2**

1. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued use of non-accessory outside storage. **STIPULATING SIX (6) MONTHS ONLY.**

**APPROVED**

**7 - 0**

2. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued use of a storage shed, an accessory without a primary use.

**DENIED**

**7 - 0**

3. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued use of a storage shed on unplatted land.

**DENIED**

**7 - 0**

BAC-08-065

SEDALCO CONSTRUCTION SERVICES

9650 Legacy Drive (9700 Legacy Drive)

**7**

Request a **VARIANCE** in a "G" Intensive Commercial District to permit the installation of an illuminated attached sign of approximately forty-two (42) square feet instead of the maximum allowed twenty eight point seven five (28.75) square feet, excessive by approximately thirteen point twenty five (13.25) square feet. **STIPULATING SIGN TO BE THIRTY (30) SQ. FT. ONLY, EXCESSIVE BY ONE POINT TWENTY FIVE (1.25) SQ. FT.**

**APPROVED**

**7 - 0**

BAC-08-066

FESOLAS L.P., (DR. ADE ADEDOKUN), by Innovative Developers

6116 Oak Bend Trail

**3**

Request a **VARIANCE** in a "G" Intensive Commercial District to permit the continued construction of a carport, encroaching approximately eight (8) feet into the ten (10) foot rear yard setback, creating an approximate two (2) foot rear yard.

**APPROVED**

**7 - 0**

<u>BAC-08-067</u>	<u>TRINITY PARK, INC. (JOE L. PEDERSON)</u> <u>By Color Imaging And Design (David Tallant)</u> 2501 Museum Way	<b>9</b>	Request a <b>VARIANCE</b> in a "PD-735" Planned Development / specific use for all uses in MU-2 High Intensity Mixed Use, to allow a temporary construction sign two thousand eight hundred eighty (2,880) square feet instead of the maximum allowed forty (40) square feet, excessive by two thousand eight hundred forty (2,840) square feet. <b>STIPULATING TWO (2) YEARS FROM DATE CONSTRUCTION PERMIT IS ISSUED.</b>	<b>APPROVED</b>  7 - 0 <hr/>
<u>BAC-08-068</u>	<u>CITY OF FORT WORTH, by Fort Worth Museum Of Science &amp; History</u> 1501 Montgomery Street	<b>7</b>	Request a <b>VARIANCE</b> in a "C" Medium Density Multifamily and "A-5" one-family district to permit the continued construction of a museum providing zero (0) parking spaces instead of the required seven hundred four (704) spaces, deficient by seven hundred four (704) spaces.	<b>CONTINUED</b>  7 - 0 <hr/>
<u>BAC-08-069</u>	<u>JOSE C. GARCIA (PEPE'S ROOFING), by Maze Sign Co. (Helen Clemonds)</u> 2510, 2514, and 2518 Mansfield Highway	<b>8</b>	Request a <b>VARIANCE</b> in an "I" Light Industrial District to permit the construction of a monument sign approximately eleven (11) feet in height instead of the maximum allowed eight (8) feet, excessive by approximately three (3) feet.	<b>FAILED FOR LACK OF SEVEN (7) VOTES</b>  2 - 5 <hr/>
<u>BAC-08-070</u>	<u>PRAMON PROPERTY MANAGEMENT, LLC BY PAUL RAMON</u> 3205 Ramona Drive	<b>3</b>	1. Request a <b>SPECIAL EXCEPTION</b> in an "I" Light Industrial District to permit the continued use of non-accessory outside storage. <b>STIPULATING THREE (3) YEARS ONLY.</b>	<b>APPROVED</b>  7 - 0 <hr/>
			2. Request a <b>SPECIAL EXCEPTION</b> in an "I" Light Industrial District to permit a five (5) foot solid wood fence in the projected front yard, with a five (5) foot open design gate.	<b>APPROVED</b>  7 - 0 <hr/>
			3. Request a <b>VARIANCE</b> in an "I" Light Industrial District to permit an approximate six (6) foot solid wood fence with six (6) foot open design gate in the projected front yard, instead of the maximum allowed five (5) foot, excessive by approximately one (1) foot.	<b>APPROVED</b>  7 - 0 <hr/>
			4. Request a <b>VARIANCE</b> in an "I" Light Industrial District to permit the use of chain link gate in the projected front yard, where none is allowed.	<b>APPROVED</b>  7 - 0 <hr/>
<u>BAC-08-071</u>	<b>VOID</b>			

**BAC-08-072**

**DAVID R BARTLETT, By Joe Barry**  
4101 Camp Bowie Boulevard

**7**

1. Request a **VARIANCE** in a "PD-209" Planned Development for all "F" General Commercial uses, with exceptions, to permit the continued construction of an outdoor patio area encroaching approximately ten (10) feet into the twenty (20) foot projected front yard, creating an approximate ten foot (10') projected front yard.

**APPROVED**

**7 - 0**

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2. Request a **VARIANCE** in a "PD-209" Planned Development for all "F" General Commercial uses, with exceptions, to permit the continued construction of an outdoor fireplace encroaching approximately two (2) feet into the twenty (20) foot projected front yard, creating an eight (8) foot projected front yard.

**APPROVED**

**7 - 0**

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3. Request a **SPECIAL EXCEPTION** in a "PD-209" Planned Development for all "F" General Commercial uses, with exceptions, to permit the construction of a five (5) foot wrought-iron fence with columns in the projected front yard.

**APPROVED**

**7 - 0**

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4. Request a **VARIANCE** in a "PD-209" Planned Development for all "F" General Commercial uses, with exceptions, to permit the construction of a six (6) foot wrought-iron fence with columns in the projected front yard.

**APPROVED**

**7 - 0**

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**BAC-08-073**

**FOSSIL PARK JV (CAMBRIDGE COMPANIES, INC.)**  
**By Womack & Hampton Architects, LLC (Mike Hampton)**  
3600 Basswood Boulevard

**4**

1. Request a **VARIANCE** in a "C" Medium Density Multi-Family District to permit the construction of an apartment complex without providing the required screening fence, when adjacent to a one or two-family district.

**WITHDRAWN**

**7 - 0**

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2. Request a **VARIANCE** in a "C" Medium Density Multi-Family District to permit the construction of an apartment complex without providing the required bufferyard, when adjacent to a one or two-family district.

**WITHDRAWN**

**7 - 0**

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**BAC-08-074**

**TO BE HEARD ON JUNE 4, 2008**

**BAC-08-075**

**VILLAGE AT CAMP BOWIE I LP By John Andersson**  
6323 Camp Bowie Boulevard

**3**

Request a **VARIANCE** in an MU-1 Low Intensity Mixed-Use District to install an illuminated attached sign that overhangs the adjacent occupied lease space by 6 (six) feet whereas the sign is to be erected over the occupied space only of the single tenant.

**LACK OF  
QUORUM.  
CONTINUED  
TO JUNE 4,  
2008**

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**BAC-08-076**

**LEONA GLASS, by Leona (Glass) Rea**  
6133 and 6137 Wedgwood Drive

**6**

Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a plant nursery for retail purposes. **STIPULATING THREE (3) MONTHS ONLY.**

**APPROVED**

**7 - 0**

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**ADJOURNMENT:**

**3:30 PM**

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