



Rakhi Adhyapak

03/05/09

**COMMERCIAL BOARD OF ADJUSTMENT
DECISIONS**

Wednesday, March 4, 2009

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	_____	A
Larry E. Dyess	_____	A
Johanna McCully-Bonner, Vice Chair	_____	P
Victoria Powell	_____	P
Nick Genua (ALTERNATE)	_____	P
Carl Logan (ALTERNATE)	_____	P
Ronald Shearer (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 February 4, 2009 Hearing | 5 – 0 - 3 |
| | | 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 |



A. Translation Cases:

1. BAC-09-023 HAI QUANG LA
2359 Cunningham Road CD6
- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the use of a vacant lot for a vehicle storage yard.
- DENIED 8 - 0

B. Continued Cases:

1. BAC-09-020 MERITAGE HOMES INC BY Bureau Veritas (Bricia Aguilera)
9136 White Swan Place CD7
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a model home within three hundred feet (300') of an occupied residence for a period of three (3) years. **STIPULATING THAT PARKING AREA BE BUILT ON ADJOINING LOT, WITH LEAD FENCE TO PARKING LOT.**
- APPROVED 8 - 0
2. BAC-09-021 MHI By North Texas Inspection Service
12813 Parade Grounds Lane CD2
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a model home within three hundred feet (300') of an occupied residence for a period of three (3) years. **STIPULATING PARKING AREA ON LOT 20, WITH LEADING FENCE TO PROPERTY.**
- APPROVED 8 - 0

C. New Cases:

1. BAC-09-010 TO BE HEARD ON APRIL 1ST 2009
2. BAC-09-024 CITY OF FORT WORTH By Bryan Jennings
3000 W. Bolt Street (2900 W. Bolt Street) CD9
- a. Request a **VARIANCE** in a "K" Heavy Industrial District to permit the construction of a new public safety communications tower three hundred and fifty six (356) feet in height instead of the maximum district height of one hundred and twenty (120) feet, excessive by two hundred and thirty six (236) feet.
- APPROVED 8 - 0
3. BAC-09-025 CITY OF FORT WORTH By Bryan Jennings
2500 SE Loop 820 (2600 SE Loop 820) CD8
- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of a new public safety communications tower approximately five hundred (500) feet in height instead of the maximum district height of one hundred and twenty (120) feet, excessive by approximately three hundred and eighty (380) feet.
- APPROVED 8 - 0



14. **BAC-09-036** **808 REAL ESTATE PARTNERS LLC, By Paul Chapel**
4375 Diplomacy Road **CD5**
- a. Request a **VARIANCE** in a “J” Medium Industrial District to permit the renovation of existing stairs encroaching into the thirty (30) foot platted building line by approximately nineteen feet eight inches (19’8”).
 - b. Request a **VARIANCE** in a “J” Medium Industrial District to permit the renovation an existing monument sign encroaching into the thirty (30) foot platted building line by approximately nineteen feet eight inches (19’8”).

APPROVED 7 - 0

15. **BAC-09-039** **LANCASTER AVE II LTD By Hudson Lockett III**
4229 & 4233 E Lancaster Ave. **CD8**
- a. Request a **VARIANCE** in an “MU-1” Low Intensity Mixed-Use District to permit the construction of a new commercial building with a front setback of approximately fifty four feet six inches (54’6”) instead of the maximum allowed twenty feet (20’) from the front property line, excessive by approximately thirty four feet six inches (34’6”).
 - b. Request a **VARIANCE** in an “MU-1” Low Intensity Mixed-Use District to permit the construction of a new commercial building providing required parking in the required front yard where none is allowed.
 - c. Request a **VARIANCE** in an “MU-1” Low Intensity Mixed-Use District to permit the construction of a new commercial building without providing the required screening of parking from the public right of way.
 - d. Request a **VARIANCE** in an “MU-1” Low Intensity Mixed-Use District to permit the construction of a new commercial building without providing the required main entrance through a public sidewalk or from a private side walk or plaza that is publicly accessible through a public use easement.

APPROVED A, B, D; DENIED C (WITHDRAWN) 7 - 0

V. ADJOURNMENT:

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.