



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, April 16, 2025
10:00 A.M.

In Person

City Council Chamber
100 Fort Worth Trail
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/weblink/register/r55e60dddde6fc9892b09915e159d3284>

Meeting/ Access Code: 2550 915 9432(Registration Required)

Teleconference

+1-469-210-7159

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99;
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Commercial Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

- 1. Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on April 14, 2025 using the following link:
<https://fortworthtexas.webex.com/weblink/register/r55e60dddde6fc9892b09915e159d3284>**
- 2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on April 14, 2025.**

For questions or assistance with registration, please contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026.

Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.

BOARD MEMBERS:

Josh Lindsay	_____	VACANT	_____
Tony Perez	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	Darin Hoppe	_____
Bob Riley, Vice-Chair	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

I. PUBLIC HEARING

A. Approval of Minutes of the March 19, 2025 Meeting

B. ANY CASES NOT HEARD WILL BE MOVED TO May 21, 2025

C. New Commercial Cases

1. BAC-25-011 Address: 3504 E. Lancaster Ave
 Owner: Jose Rojero on behalf of Alexandra Rojero
 Zoning: "E" – Neighborhood Commercial District

- a. **Variance:** Permit an existing non-habitable accessory structure (fence) to remain without a primary structure.

2. BAC-25-013 Address: 5013 El Campo Ave
 Owner: Jason Eggenburger on behalf of BARD 5013 El Campo Ave LLC
 Zoning: "FR" - General Commercial Restricted

- a. **Variance:** Permit less parking spaces than required.

Required number of parking spaces: 11 spaces

Proposed number of parking spaces: 5 spaces

3. BAC-25-017 Address: 121 Verna Trail N
 Owner: Ray Oujesky on behalf of Solid Rock Baptist Church of Fort Worth
 Zoning: "A-21" - One-Family District

- a. **Special Exception:** To permit the construction and design of a 75-foot non-monopole stealth tower in a residential district.

D. Withdrawn Case

4. BAC-25-014 Address: 14900 Block of Sendera Ranch Blvd
 Owner: Maria Bonilla on behalf of Kroger Texas L.P.
 Zoning: "F" - General Commercial

- a. **Variance:** Permit the removal of a screening wall where one would otherwise be required.

II. ADJOURNMENT:

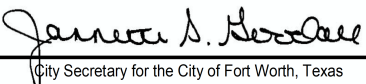
ASSISTANCE AT THE PUBLIC MEETINGS:

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. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still 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 Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth 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 Friday, April 11, 2025 at 11:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> <p>_____</p> <p style="text-align: right;"> City Secretary for the City of Fort Worth, Texas</p>
--



BOARD OF ADJUSTMENT - COMMERCIAL
Case Manager: Ashlie Tolliver, AICP

BAC-25-011

Address: 3504 E. Lancaster Ave
Owner: Jose Rojero on behalf of Alejandra Rojero
Zoning: "E" – Neighborhood Commercial District

- a. **Variance:** To permit an existing fence to remain as an accessory structure with no primary structure.

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

Article 3: Accessory Uses

5.300 General

(d) *Placement on platted lots.*

Accessory structures shall not be constructed or placed on a lot without a primary use or across platted property lines where the primary use does not cross the property line.

LOT HISTORY:

CC24-667436, Code Enforcement Case for wrought iron fence surrounding property with no primary use, Open 02/20/2024

COMPREHENSIVE PLAN DESIGNATION:

Neighborhood Commercial

REGISTERED NEIGHBORHOOD NOTIFICATION:

Polytechnic Heights South NA, Streams and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Polytechnic Heights NA, West Meadowbrook NA, East Fort Worth Inc., East Fort Worth Business Association, Neighborhoods of East Fort Worth Alliance, Southeast Fort Worth Inc.

EXISTING CONDITIONS:

The subject property is located in a commercial corridor. The property is approximately 29,978 square feet with the front property line being adjacent to East Lancaster which is designated as a principal arterial road. The property is vacant, relatively flat, and does not contain mature trees. The property is zoned "E" – Neighborhood Commercial, and is adjacent to neighborhood commercial



BOARD OF ADJUSTMENT - COMMERCIAL
Case Manager: Ashlie Tolliver, AICP

to the north, east, and west with a residential district being located adjacent to the rear property line. There are several utility and drainage easements present on the property.

The applicant is requesting a variance to allow an existing fence to remain on the property when there is no primary use. A 6-foot-tall wrought iron fence was constructed along the northern, eastern and western property lines sometime between March 2021 and March 2022 according to Google Street View.

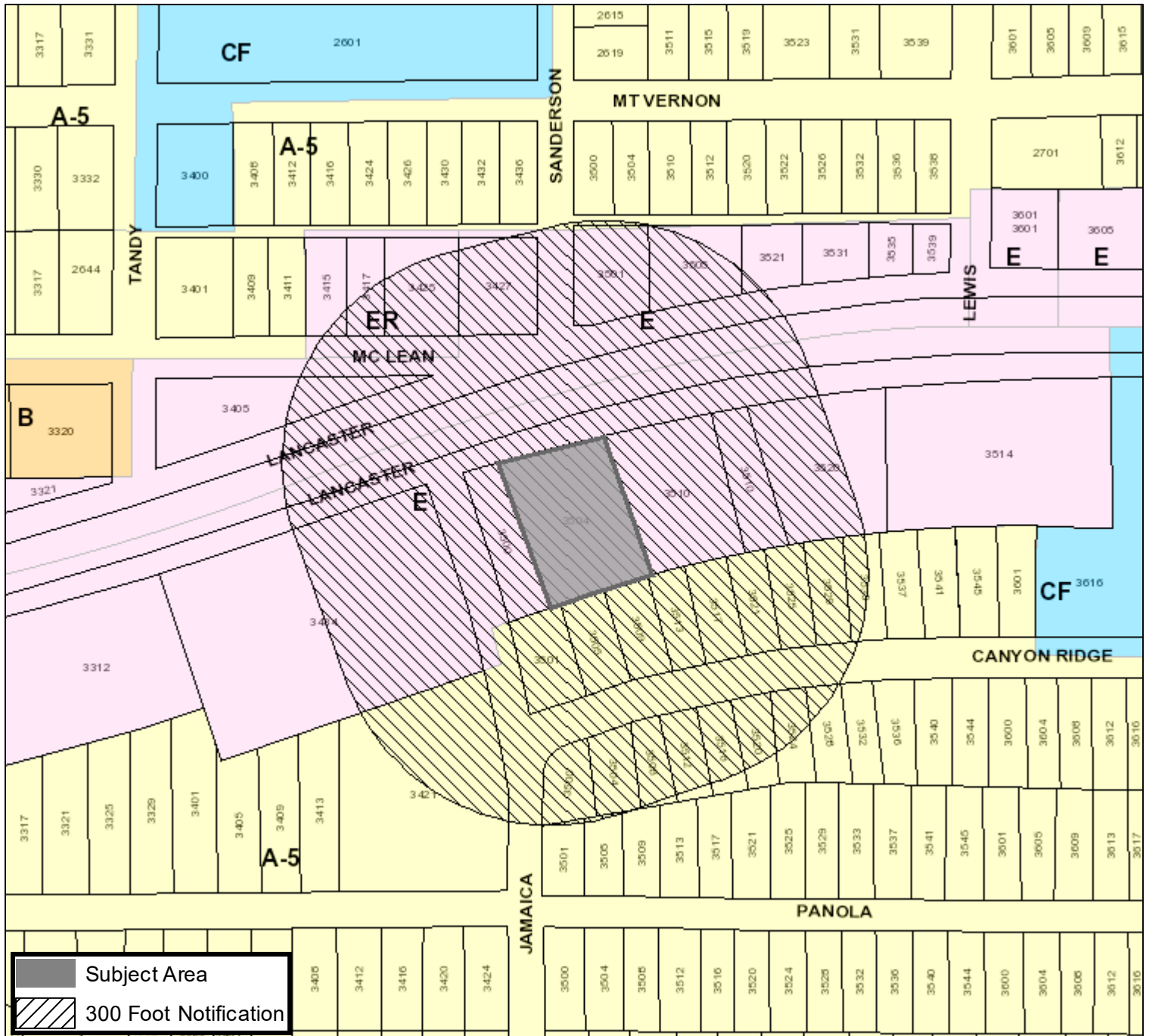
The zoning ordinance permits the fence location, height, and material by right but only if there is a primary structure located on the property. Staff spoke with the Development Services Stormwater division, and they shared no concerns regarding the location of the fence in relation to the easements on the property.



The applicant would be required to meet all other development standards and obtain the proper permits.

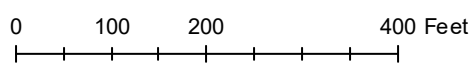


Area Zoning Map

Applicant: Jose Rojero for Alejandra Rojero
Mapsko: 78G
Commission Date: 4/16/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 70 140 280 Feet



BAC-25-011
3504 E. LANCASTER



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3504 LANCASTER AVE FORT WORTH TX 76103
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: Alexandra Rojas
 Address: 3704 HAWKILL ST
 City: FORT WORTH State: TX Zip: 76103
 Tele: () 682 970 5568 E-Mail _____

Applicant's Name: Alexandra Rojas Jose Rojero
 Address: 3704 HAWKILL ST
 City: FORT WORTH State: TX Zip: 76103
 Tele: () 682 970 5568 E-Mail _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
theres a fence Build

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.
 Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

Owner Occupied Variance (One and Two Family Homes) for Section _____

Special Exception for Section _____

Variance for: _____

Interpretation of the Regulation \$400

DATE RECEIVED: 2/14/2025	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY: KM	CASE NO. BAC-25-011
---------------------------------	-------------------	----------------	------------------------	----------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

No hardship was created only a fence build

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

The fence was build around the Boarder line of the Property no changes to Property

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

Yes no changes to the Property just a fence build to keep trash out.

4. The variance will not adversely affect the health, safety, or welfare of the public.

No the fence was just build to keep trash out of thre Property and homeless people

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

No there is gates open to let people in and out of the Property.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

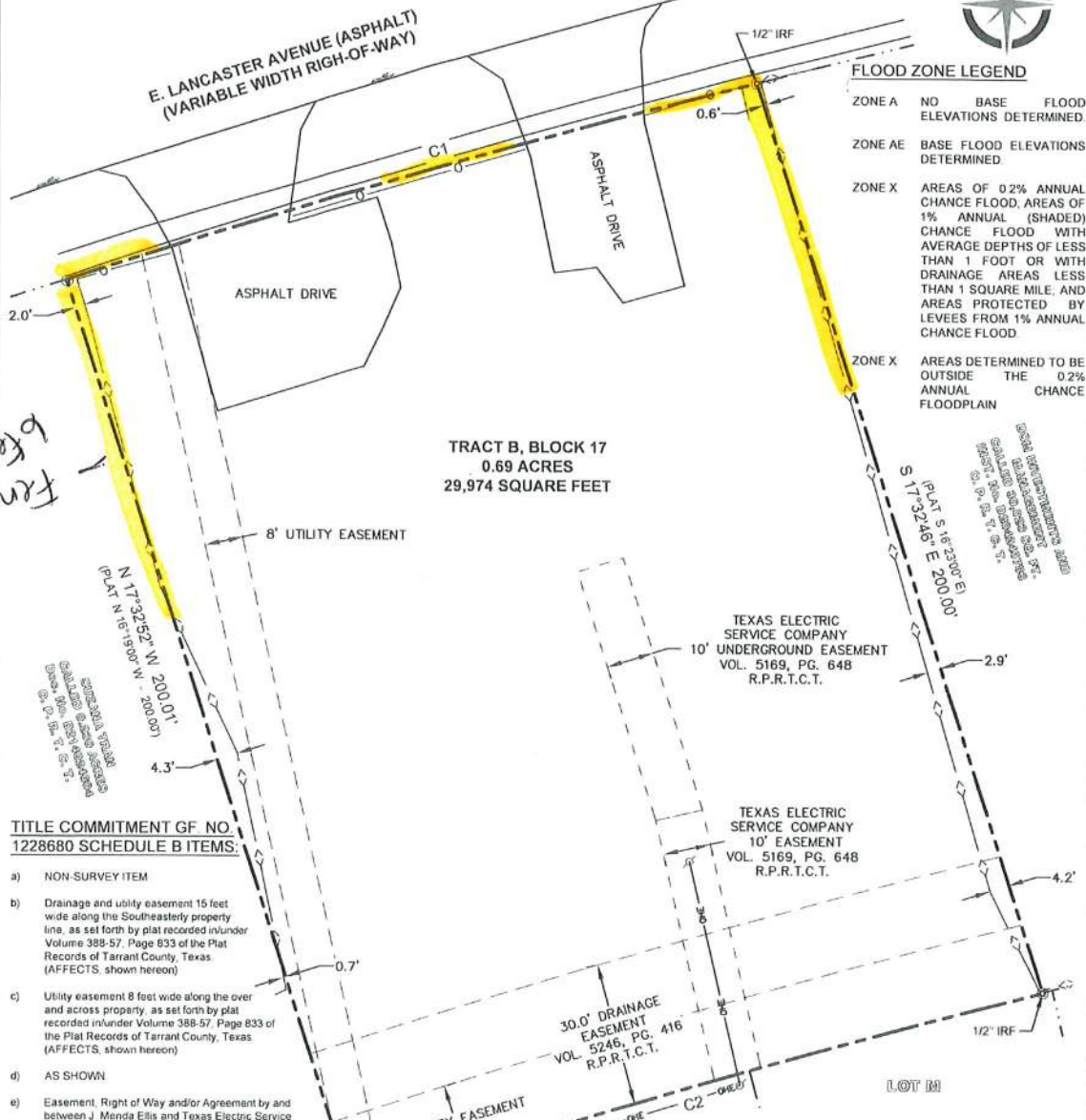
(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Alexandra Reyes

Date 02/11/2025

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2222.00'	150.00'	149.97'	N 73°43'16" E	3°52'04"
C2	2022.01'	150.00'	149.97'	S 73°43'09" W	4°15'01"



FLOOD ZONE LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

TITLE COMMITMENT GF. NO. 1228680 SCHEDULE B ITEMS:

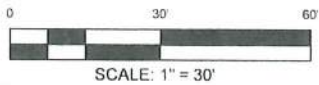
- a) NON-SURVEY ITEM
- b) Drainage and utility easement 15 feet wide along the Southeasterly property line, as set forth by plat recorded in/under Volume 388-57, Page 833 of the Plat Records of Tarrant County, Texas. (AFFECTS, shown hereon)
- c) Utility easement 8 feet wide along the over and across property, as set forth by plat recorded in/under Volume 388-57, Page 833 of the Plat Records of Tarrant County, Texas. (AFFECTS, shown hereon)
- d) AS SHOWN
- e) Easement, Right of Way and/or Agreement by and between J. Menda Ellis and Texas Electric Service Company, by instrument dated 11/23/1971, filed 01/07/1972, recorded in/under Volume 5169, Page 648, Real Property Records, Tarrant County, Texas. (AFFECTS, shown hereon)
- f) Easement, Right of Way and/or Agreement by and between J. Menda Ellis and the City of Fort Worth, by instrument dated 01/24/1972, filed 05/23/1972, recorded in/under Volume 5246, Page 416, Real Property Records, Tarrant County, Texas. (AFFECTS, shown hereon)
- g) Easement, Right of Way and/or Agreement by and between C.H. McBrayer and Howard E. Taylor, and the City of Fort Worth, by instrument dated 02/01/1972, filed 05/23/1972, recorded in/under Volume 5246, Page 410, Real Property Records, Tarrant County, Texas. (DOES NOT AFFECT)
- h) Easement, Right of Way and/or Agreement by and between Victor Frankfort and Sole Minzer and the City of Fort Worth, by instrument dated 08/15/1951, filed 08/12/1952, recorded in/under Volume 2473, Page 200, Real Property Records, Tarrant County, Texas. (DOES NOT AFFECT)
- i) NON-SURVEY ITEM
- j) NON-SURVEY ITEM
- k) Sewer lines and appurtenances thereto as evidenced by the Sewer Book of the City of Fort Worth, said must be verified by survey.

- NOTES**
- 1 ALL DISTANCES CONTAINED HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING APRIL, 2021
 - 2 ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD88
 - 3 ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY
 - 4 ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY



LAND TITLE SURVEY
3504 E. LANCASTER AVENUE

LOT B, in BLOCK 17, of NORMANDY PLACE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat there as recorded in/under Volume 388-57, Page 833, Map/Plat Records, Tarrant County, Texas



SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Area Map No. 48439C0310L, Effective Date March 21, 2019 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

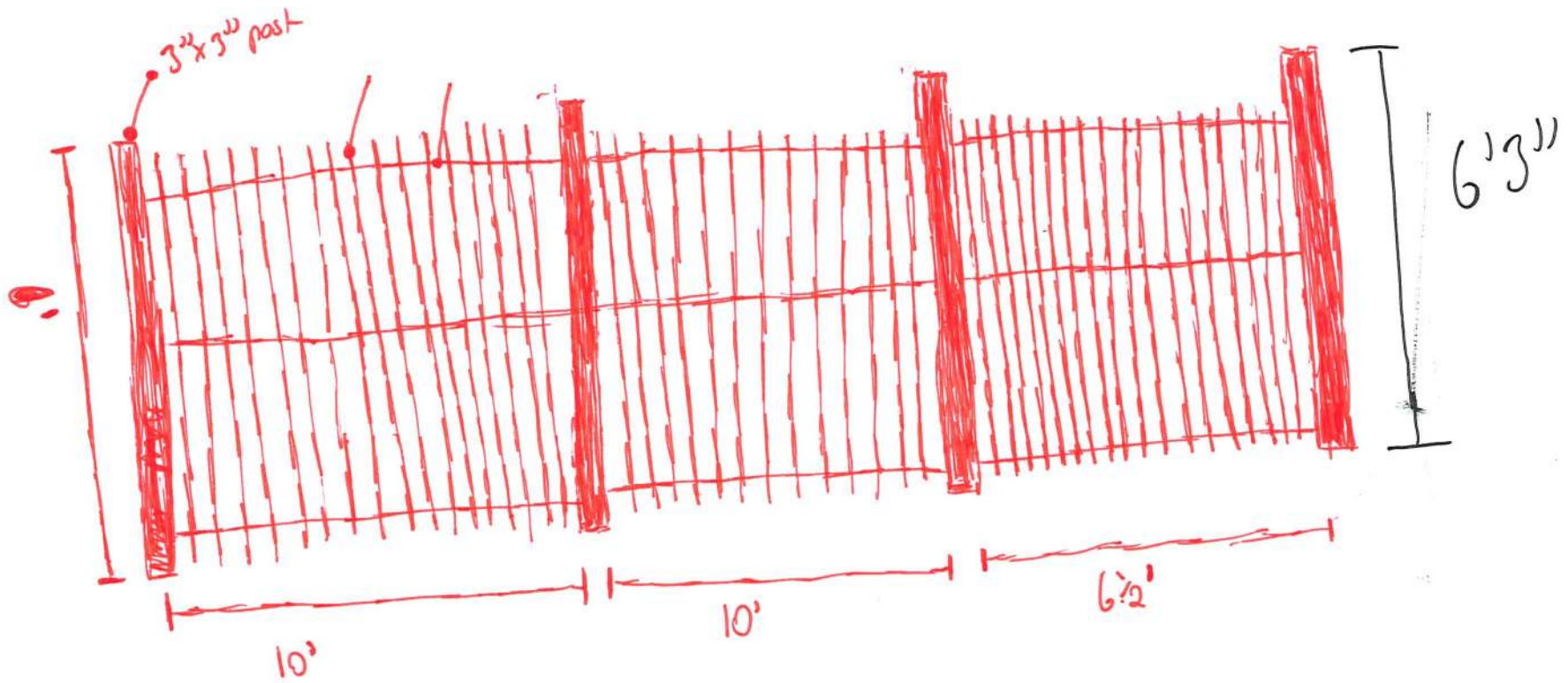
Datapoint Surveying & Mapping

 MATTHEW TOMERLIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
 May 25, 2021

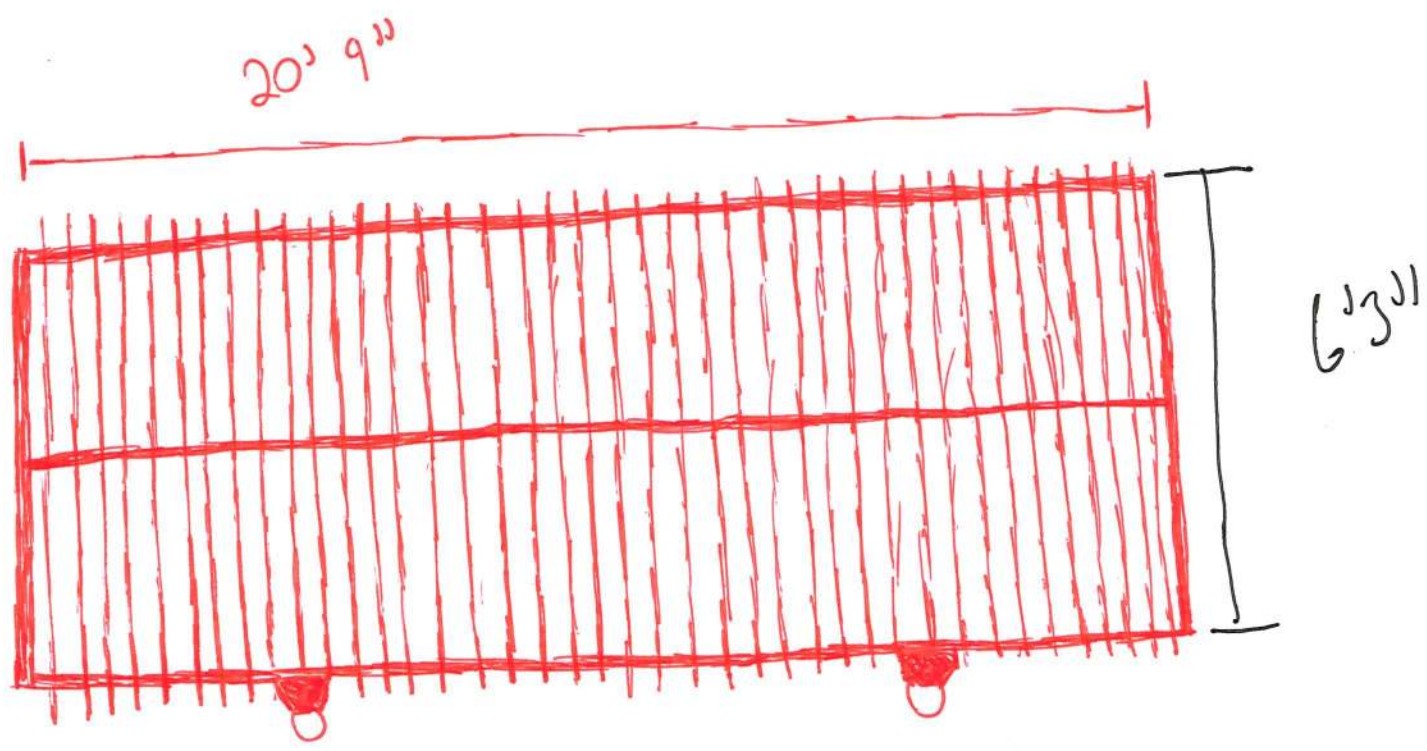
DATAPPOINT
SURVEYING & MAPPING

12450 Network Blvd. - Suite 300
 San Antonio, TX 78249
 Phone: 726-777-4240
 Firm No. 10194585

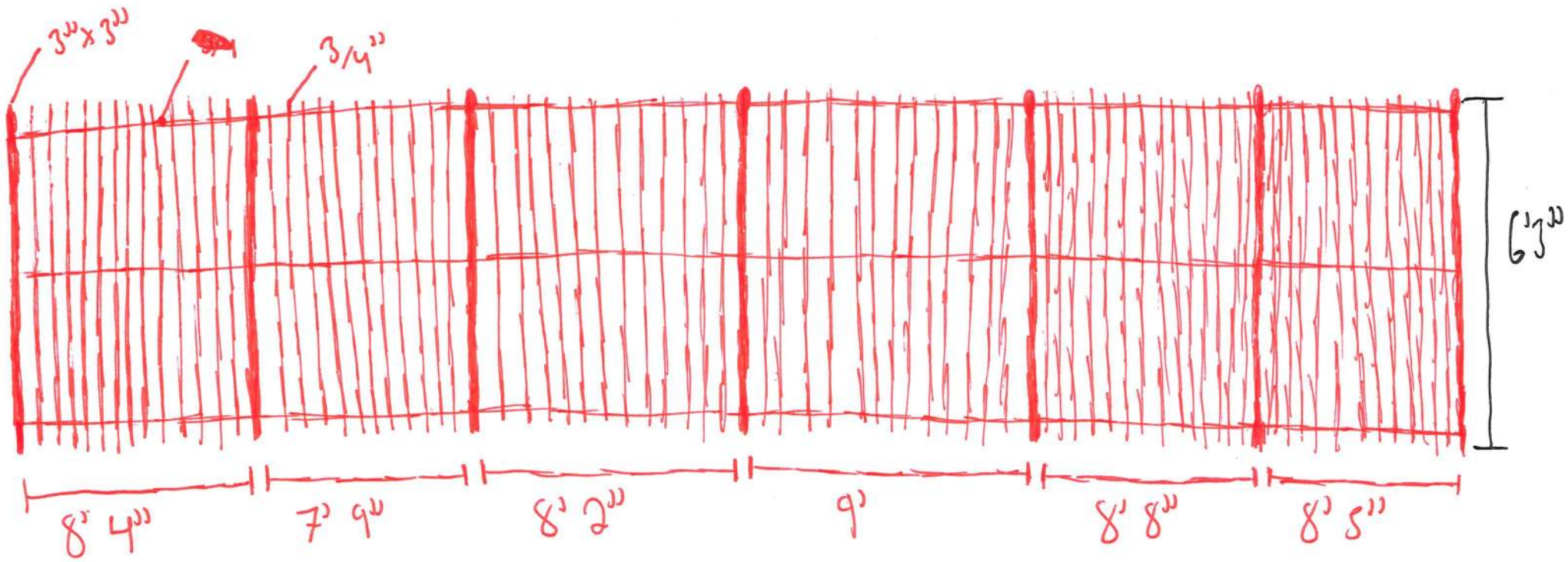
3504 E Lombard Front Fence Part #1



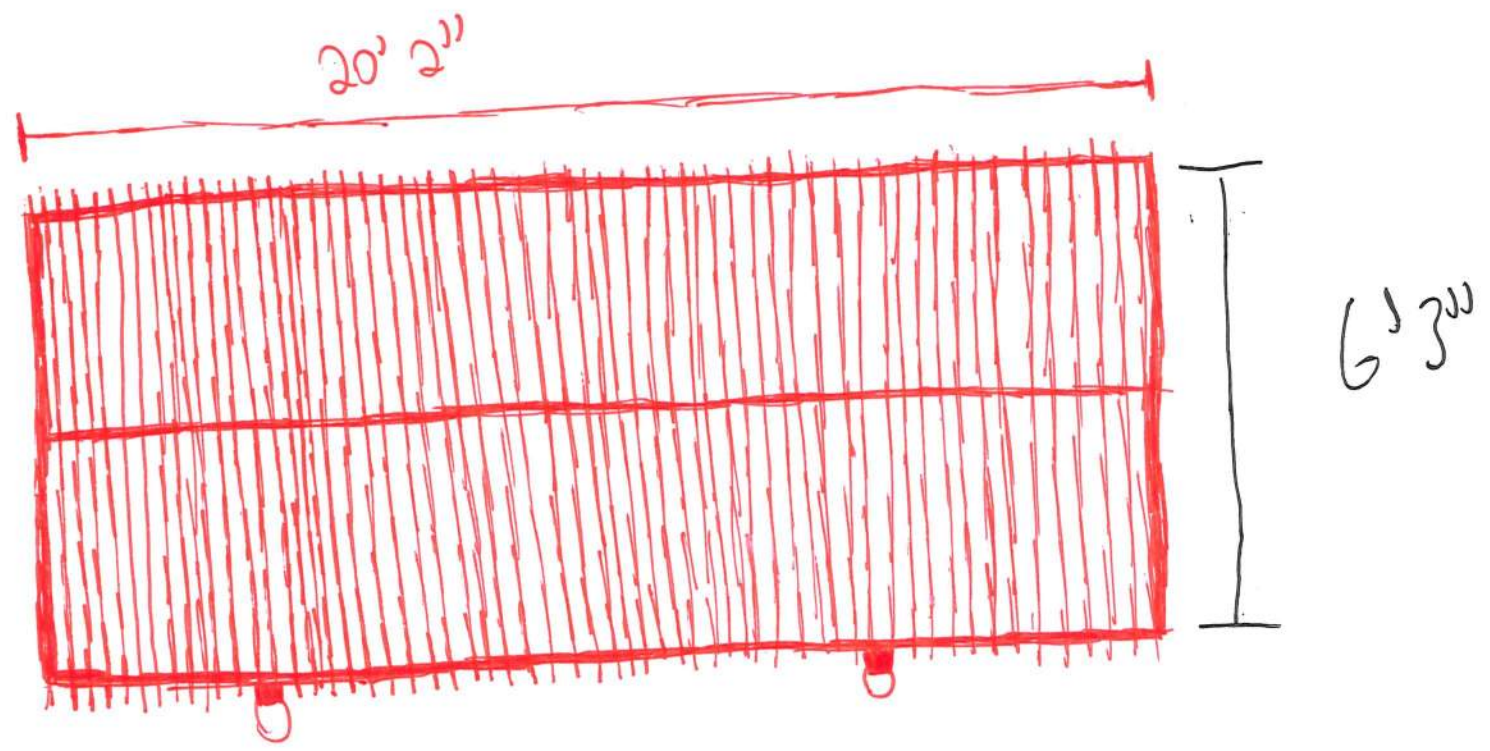
3504 E Landcrest Front Fence ~~door~~ #1
slide door



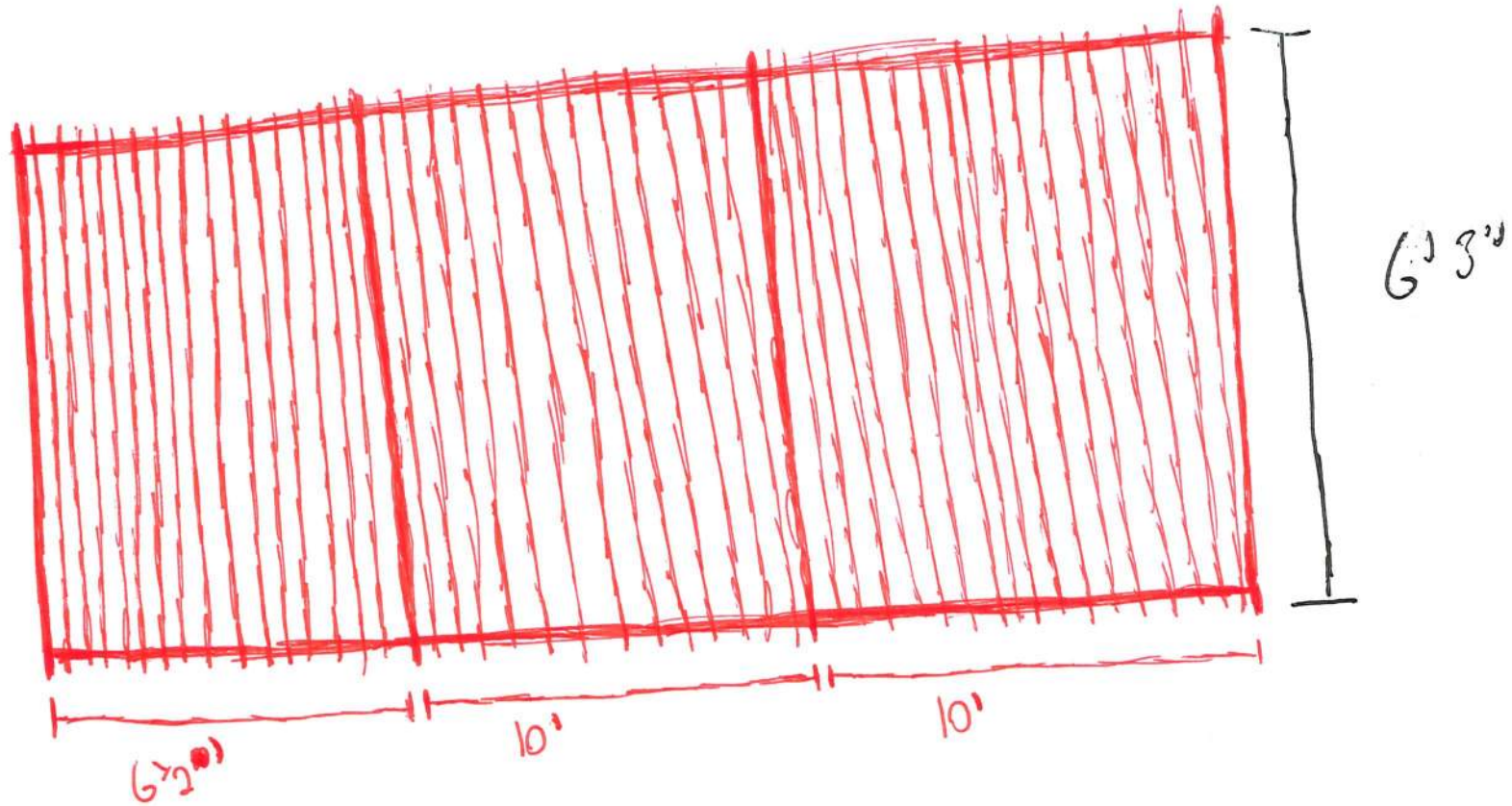
3504 E Lancaster Front Fence Part # 2



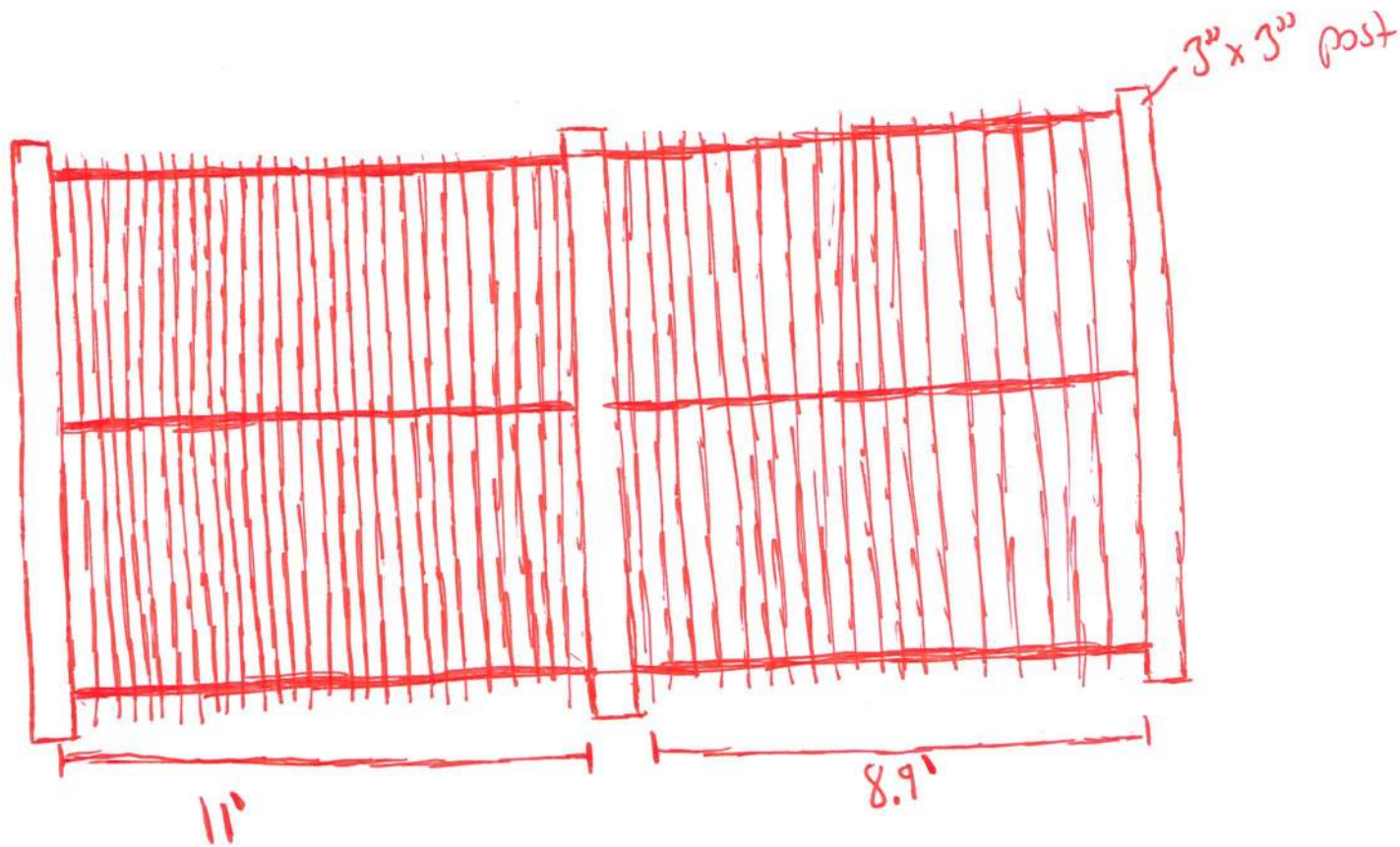
3504 E Landcaster Front Fence Slide Door #2



3504 E Lancaster Front Fence Part #3



3504 E Landcester Right side Fence Post #1



BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

6 Feet fence / metal fence.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

	Owner's Name	Signature	Address
1	Billy Hunt	Billy Hunt for	3501 Canyon Ridge 76103
2	[Signature]	[Signature]	3524 Canyon Ridge 76103
3	Andres Roldan	Andres Roldan	3513 Canyon Ridge 76103
4	Rafael Morillo	Rafael Morillo	3505 Canyon Ridge 76103
5	George Dazman	George Dazman	3509 Canyon Ridge 76103
6			



AT&T Right-of-Way
13845 FAA Blvd.
Fort Worth, TX 76155

September 19, 2023

Alejandra Rojero
3704 Hawlet Street
Fort Worth, TX 76103

RE: AT&T Letter of No Objection - Fence Encroachment
Normandy Place Addition – Lot B & 17B2, Block 17 – Volume 388-57, Page 833
Fort Worth, Tarrant County, Texas

Alejandra,

Southwestern Bell Telephone Company, d/b/a AT&T Texas, has no objections to the encroachment of the existing fence on the properties referenced above at 3504 & 3510 E Lancaster Ave.

It is not the intent of this letter to waive any rights granted to AT&T in said platted utility easements or right-of-way except to permit this encroachment. AT&T shall continue to have unrestricted access to, on and across the easement/right-of-way for installation, repairs, replacement, or upgrades to facilities.

There could be overhead and/or underground facilities within the area. Exercise extreme caution with respect to such facilities. Contact Texas811 for underground locates before any digging is done. Costs of any damages to facilities would be at your expense.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Ray A. Garcia".

Ray A. Garcia
AT&T – Sr. Specialist OSP Design Engineer | Right-of-Way
817-550-7576
rav.garcia@atl.com

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

220052004

Member#/Dept ID#
Anderson 4686, D 4686

Reporting Date
07/03/2022 10:28:00 Sun

nature of Call
Deceased Person report

Administrative Information

Agency Fort Worth Police Department		Report No OE0106406	Supplement No. ORIG	Reported Dt./ Reported Time 07/03/2022 10:28:00	Event Start/End Date 07/03/2022 10:28:00 07/03/2022 10:13:00	
CAD Call No 220588914	Invest. by Out. Agency	Nature of Call Deceased Person report				
Locallon 3504 E LANCASTER AVE			City FORT WORTH	Zip 76103		
Division I200	From Date and Time 07/02/2022 20:00:00	2nd Member# ID#	Division East Division	Council Dist. Council District 8		
Assignment			Entered By 4686::Anderson 4686, D 4686			
Was Vehicle Pursued	Start Time 08:00 PM	End Time 10:13 AM	Pursuit Beg. Point	Pursuit Ending Point	Dist. Traveled in miles	Dist. Travel in min.
Speed of Patrol Car	Speed of purs. Veh.	Primary Unit	Primary Off. Name	Type of Primary Veh.	Prim. unit video Capt.	Sec.Unit
Sec. officer name	Type of Sec.Vehicle	Sec. Unit Video Capt.	Additional Units Invol.		Other Units Invol.pursuit	
Reason for Additional Officers		Air 1 Ava.	Air 1 Util.	Air 1 video capt.	Injury accident	Hostage Invol.
was sus/ofcr/cit inj.	Tire Defl. Device	Tire Defl. results	Pursuit revi. Supervisors		was force used NO	Type of Force used
Other Force Used Described		Was Person Inj.	Describe Injury during UOF incident			were off. injured
Off. Injury description		Rev. supervisor id	UOF suppl. req.		Needed detail in narrative	
Primary Reason force was used						
Involved Officer on Call 4686::Anderson; D,4709::Esparza; AJ	Axon Camera-In Officer Order 1 BC::1ST OFF BODY CAM RECORDED/UPLOAD ED W/RPT#,2 BC::2ND OFF BODY CAM RECORDED/UPLOAD ED W/RPT#	Vehicle Units 218-0292, 217-0649	Dashboard Camera 1 NA::1ST OFFICER VEH DASHBOARD CAMERA NOT ACTIVATED,2 NA::2ND OFFICER VEH DASHBOARD CAMERA NOT ACTIVATED			

Person Summary

Invl	Invl NO	Type	Name	Race	Sex	DOB
DEC	1	I	UNKNOWN, UNKNOWN	B	F	#Error
REP	2	I	HALL, ASIA TIMESHA	B	F	[REDACTED]
Own	3	I	GIOVANNI, ROJERO	W	M	[REDACTED]

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

Member#/Dept ID#
Anderson 4686, D 4686

220052004

Reporting Date
07/03/2022 10:28:00 Sun

nature of Call
Deceased Person report

DEC::Deceased Person 1: UNKNOWN, UNKNOWN

Race BLACK/A FRICAN AMERICA N	Sex FEMALE	DOB #Error	Age 60	Height	Weight	Hair Color	Eye Color	Hair Length
Hair Style	Skin Type	Glasses	Build	Face Hair	Place Of Birth	Marital Status	Alias	
SSN	Phone Type/No.	Misc ID/State/No.				Email		
Phone Type/No.		Address						
Employer Name		Employer Phone Type/No.			Email			
Occupation Address					Occupation Code/Description			
Nearest Relative relationship		Name			Phone Type/No.		Email	
Address								
Missing Person		Type	Caution		Dt. Lost Contact	Risk Level	Last Known Location/Activity	
Description			Clothing Description				Probable Destination	
Dt. returned	Clear NCIC By	Date Cleared	NCIC Ent. By	NCIC No.		Precipitating Events		
Amber Alert	At Risk	Crime Involved	Extra Clothing	Went Missing Before		Photo Available and attached		
Did Criminal offense occur?				Was Letter given to suspect?				
Level of IPV				Suspect/Relationship to Vicilm				

REP::Person Reporting Event 2: HALL, ASIA TIMESHA

Race BLACK/A FRICAN AMERICA N	Sex FEMALE	DOB [REDACTED]	Age 34	Height 503	Weight 205	Hair Color BLACK	Eye Color BROWN	Hair Length
Hair Style	Skin Type	Glasses	Build	Face Hair	Place Of Birth TX	Marital Status S	Alias HALL, ASIA T	
SSN [REDACTED]	Phone Type/No. Phone 6823413686	Misc ID/State/No. [REDACTED]				Email		
Phone Type/No.		Address 3310 MITCHELL BLVD, FORT WORTH TX 76105						

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

220052004

Member#/Dept ID#
Anderson 4686, D 4686

Reporting Date
07/03/2022 10:28:00 Sun

nature of Call
Deceased Person report

Employer Name		Employer Phone Type/No.		Email				
Occupation Address				Occupation Code/Description 01 : : 01 UNEMPLOYED				
Nearest Relative relationship		Name		Phone Type/No.		Email		
Address								
Missing Person		Type	Caution	Dt. Lost Contact	Risk Level	Last Known Location/Activity		
Description			Clothing Description			Probable Destination		
Dt. returned	Clear NCIC By	Date Cleared	NCIC Ent. By	NCIC No.	Precipitating Events			
Amber Alert	At Risk	Crime Involved	Extra Clothing	Went Missing Before	Photo Available and attached			
Did Criminal offense occur?			Was Letter given to suspect?					
Level of IPV				Suspect/Relationship to Victim				
Own::Owner 3: GIOVANNI, ROJERO								
Race WHITE	Sex MALE	DOB [REDACTED]	Age 22	Height	Weight	Hair Color	Eye Color	Hair Length
Hair Style	Skin Type	Glasses	Build	Face Hair	Place Of Birth	Marital Status	Alias	
SSN	Phone Type/No. H 8173533396		Misc ID/State/No.			Email		
Phone Type/No.		Address						
Employer Name		Employer Phone Type/No.		Email				
Occupation Address				Occupation Code/Description				
Nearest Relative relationship		Name		Phone Type/No.		Email		
Address								
Missing Person		Type	Caution	Dt. Lost Contact	Risk Level	Last Known Location/Activity		
Description			Clothing Description			Probable Destination		
Dt. returned	Clear NCIC By	Date Cleared	NCIC Ent. By	NCIC No.	Precipitating Events			
Amber Alert	At Risk	Crime Involved	Extra Clothing	Went Missing Before	Photo Available and attached			
Did Criminal offense occur?			Was Letter given to suspect?					

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

220052004

Member#/Dept ID#
Anderson 4686, D 4686

Reporting Date
07/03/2022 10:28:00 Sun

nature of Call
Deceased Person report

Level of IPV	Suspect/Relationship to Victim
--------------	--------------------------------

Narrative

On 07/03/2022, at 1013hrs, I, Officer Anderson 4686, working as G111, assigned to unit 218-0292, was dispatched with Officer Esparza 4709 to a deceased person call, at 3504 E LANCASTER AVE,

Call details :

FIELD NEXT TO ADDRESS... BM KHAKI SHIRT BRO PANTS LAYING IN FIELD... CP STS THAT SHE TRIED TO YELL AT SUBJ TO GET HIS ATTENTION AND SUBJ WAS UNRESPONSIVE... CP STS THAT PERSON HAS BEEN LAYING IN THE FIELD FOR A COUPLE OF DAYS NOW...

Upon arrival at 1027hrs, I observed FWFD Engine 14 on scene. FWFD informed me that they had to cut the lock on the gate to enter the vacant property. I observed a unknown black male(DEC) laying supine on the grass, approximately 20 yards from gate entrance, south of E LANCASTER AVE.

Medstar 63 Medic Webster ID:900257, called time of death at 1024hrs, 07/03/2022. Webster informed me that there was no obvious traumatic injury to the DEC

Officer Esparza 4709 spoke with the reporting person REP (HALL, ASIA BF [REDACTED]), who stated the following...

Asia is a transient person who often stays at the Century Motel at 3434 E LANCASTER AVE. Asia does not have a permanent room number and does not have a current room at the Century Motel. Asia reported that she has seen an unknown black male (DEC) in the vacant lot of 3504 E LANCASTER AVE for the past three days, while walking by the location. The last time that Asia saw the DEC was on 07/02/2022 at approximately 2000hrs, and observed him laying down in the grass trying to get comfortable. Today, 07/03/2022, at approximately 1013hrs, Asia was walking by the lot, at 3504 E LANCASTER AVE, again, and observed the DEC laying in a similar spot as she had last seen him the night before. Asia did not see him moving and yelled out for him to respond, and got no response the DEC. Asia then called 911 to report her findings.

Sgt Martin 3751 made scene and was informed of the details. Sgt Martin 3751 approved detective call back and approved Crime Scene to be dispatch to the location. I spoke with Detective Sones 3479 over the phone and informed him of the details. Medical Investigator(MI) Adrianna was informed of the details. Crime Scene and MI made location to process the scene. Medical Examiners Office took custody of the deceased and transported him to the Medical Examiners Office. A crime scene log was completed on scene and later sent to ECIU.

As MI Adrianna was processing the scene, she found an miscellaneous ID that contain name Walter L Carter, with no date of birth.

Property owner OWN(GIOVANNI, ROJERO WM [REDACTED]), who owns the dispatched location, made scene and was informed about the lock cut by FWFD. Rojero and his family members would be back later in the day to secure the gate with a new lock.

No cameras were noted at the location.

CSSU notified

Sgt Martin 3751

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

220052004

Reporting Date

Supplement No
001

Member#/Dept ID#
Ramirez, P 4030

Administrative Information

Agency Fort Worth Police Department	Report No 220052004	Supplement No. 001	Reported Date/ Reported Time 07/03/2022 12:18:00
--	------------------------	-----------------------	---

Member#/Dept ID# Ramirez, P 4030	Assignment	Entered By P. RAMIREZ #4030	Assignment
-------------------------------------	------------	-----------------------------------	------------

Approving Officer	Approval Date
-------------------	---------------

Invol. Off. on Call Ramirez; Pilar	Axon Camera info-in officer order Not applicable-DRU or desk officer report	Veh. Unit#'s for off on scene 2200189	Dashboard camera info by Unit# No dashboard camera/not applicable DRU/Desk officer/no vehi
--	---	--	---

Suppl. Entry Date 07/03/2022 12:18:00	Evidence Collected NO	Was Force used	Was Person Inj.	Were Officers injured	UOF Suppl. required	Need detail in Narr.
---	--------------------------	----------------	-----------------	-----------------------	---------------------	----------------------

Type pf Force used

If other force used describe here

Describe Injury during UOF incident

Describe officers injured

Reviewing Supervisor ID

Person Summary

Invl	Invl NO	Type	Name	Race	Sex	DOB
SUS		I				
VIC						
VAB						
		I				
		I				

Involment	Prooperty Class	Related To	Cat. for NCIC	Serial No
Value	Description 47 PHOTOGRAPHS ON THE 2022 CSSU AND HOMICIDE SERVERS-220052004.4030			Type 01
Proprty Status	Property Location	Quantity	Color	Make

**FORT WORTH POLICE
DEPARTMENT**



505 West Felix Street
Fort Worth, Texas 76115

817-392-4200
Fax 817-392-4201

220052004

Reporting Date

Supplement No
001

Member#/Dept ID#
Ramirez, P 4030

Model	Serial	Owner Applied Number	Value	Date recovered
Juri. Recovered	Recovered Value	Recovery Date	Recovery Address 3500 E. LANCASTER AVE. (FIELD)	Recovered Quantity
Recovering Officer Ramirez, P 4030		Relationship To Evidence	Name	
Related Offense				

Narrative

ITEM ON THE 2022 CSSU AND HOMICIDE PHOTO SERVERS:

2200029116 Evidence 4030 47 PHOTOGRAPHS ON THE 2022
CSSU AND HOMICIDE SERVERS-220052004.4030

NARRATIVE: On Sunday, July 3, 2022 at 10:57am. I CSSU Officer P. Ramirez #4030 working as U476 was dispatched to 3500 E. Lancaster Ave. (vacant lot) reference a deceased person. Upon arrival at 11:06am, I met with Patrol Sgt Z. Martin #3751 who advised me of the details.

At 11:17am, I began a series of photographs of the scene as observed and continued throughout the investigation.

The call location is on the south side of the street. 3500 E. Lancaster is directly next door to the west. The deceased was located in a vacant lot which is fenced on all 4 sides. I was advised that FD personnel cut a pad lock to enter the property. The deceased was located on the west side of the lot. He was face up with both arms/hands on his upper chest. He was wearing a white long sleeve shirt and black pants. His pants and belt were undone at the waist. He did not have shoes nor socks on. I did not observe any signs of apparent trauma to him. I did not undo his shirt to check. I did not collect any items from the scene.

At 11:49am, I relocated back to 1000 Calvert St. where the photographs taken were uploaded to the photo servers.

Sgt Hays



Board of Adjustment – Commercial
Case Manager: Ashlie Tolliver, AICP

BAC-25-013

Address: 5013 El Campo Ave
Owner: Jason Eggenburger on behalf of BARD 5013 El Campo Ave LLC
Zoning: "FR" General Commercial Restricted District

a. Variance: Permit less parking spaces than required.

Required Number of Parking Spaces: 11 spaces
Requested Number of Parking Spaces: 5 spaces

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

6.201 Off-Street Parking Requirements

(b) Required off-street parking.

(1) *Minimum parking requirements.* The following table establishes the minimum parking requirements for uses located in residential zoned property or within 250 feet of one- or two-family zoned property.

Use	Requirement
Commercial business, retail sales and service (except large retail)	4 spaces per 1,000 square feet (25% reduction for conversion from a more restricted use).

LOT HISTORY:

BA983037 – Variance to permit construction of a metal accessory building that would encroach into the rear yard setback, Approved, 10/13/2013

PO15-01525 – Certificate of Occupancy, Hair in the Heights, Finaled, 04/13/2015

**COMPREHENSIVE
PLAN DESIGNATION:**

Neighborhood Commercial



Board of Adjustment – Commercial
Case Manager: Ashlie Tolliver, AICP

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Westside Alliance, Northcrest NA, Como NA, Arlington Heights NA, Alamo Heights NA, West Byers NA, Sunset Heights NA, Crestline Area NA, Keep Lake Como Beautiful NA, Streams and Valleys Inc., Trinity Habitat for Humanity, Camp Bowie District, Inc., Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is an interior lot located within the Arlington Heights neighborhood near a major arterial right of way. The rectangular lot has a 1.6 percent downward slope from the northern property boundary along El Campo and ending at the southern property boundary, has no presence of floodplain and very little tree coverage. The property was platted as part of the Chamberlin Arlington Heights subdivision in 1890 and was platted with alley access.

The properties immediately to the east and west of the subject property are zoned FR, but there are lots zoned “F” General Commercial further east where El Campo and Camp Bowie intersect. The property to the north, located across El Campo is also zoned “F” General Commercial. The property to the south, separated from the subject property by an alley, is zoned “C” Medium Density Multifamily.

There is an existing structure located on the property that was built in 1931 according to Tarrant County Appraisal District records. The existing building is approximately 2,194 square feet in area.

The applicant is proposing to demolish the existing structure and construct a new structure approximately 2,705 square feet in area with a proposed retail use. Based on the standards detailed in 6.201(b)(1), a minimum of 11 parking spaces must be provided for a retail use operating in a 2,705 square foot building. If the existing structure was retained, a minimum of 9 parking spaces would be required on site to meet the minimum parking requirements. The site plan indicates that the parking lot would be located in the southern portion of the lot, behind the proposed structure, with ingress and egress being provided from the alley. The site plan indicates that there would be 5 parking spaces provided, 1 handicap and 4 regular spaces, located on the southeastern property boundary.

The existing parking configuration provides access to a rear parking lot from a one-way entrance located on the north-eastern corner of the lot along El Campo, and a one-way exit located in the north-western corner of the lot along El Campo. Staff was unable to determine the number of existing parking spaces on the current site, as the parking stripes have faded, however, the last certificate of occupancy issued in 2015 indicates a salon use which would require a minimum of 9 parking spaces to be provided on site. While



Board of Adjustment – Commercial
Case Manager: Ashlie Tolliver, AICP

researching the lot history, staff did not discover a history of parking concerns for the previous occupant.

There are approximately 14 public parking spaces located in the right-of way to the north of the subject property across El Campo. These parking spaces are head in parking spaces that face north, toward Camp Bowie.

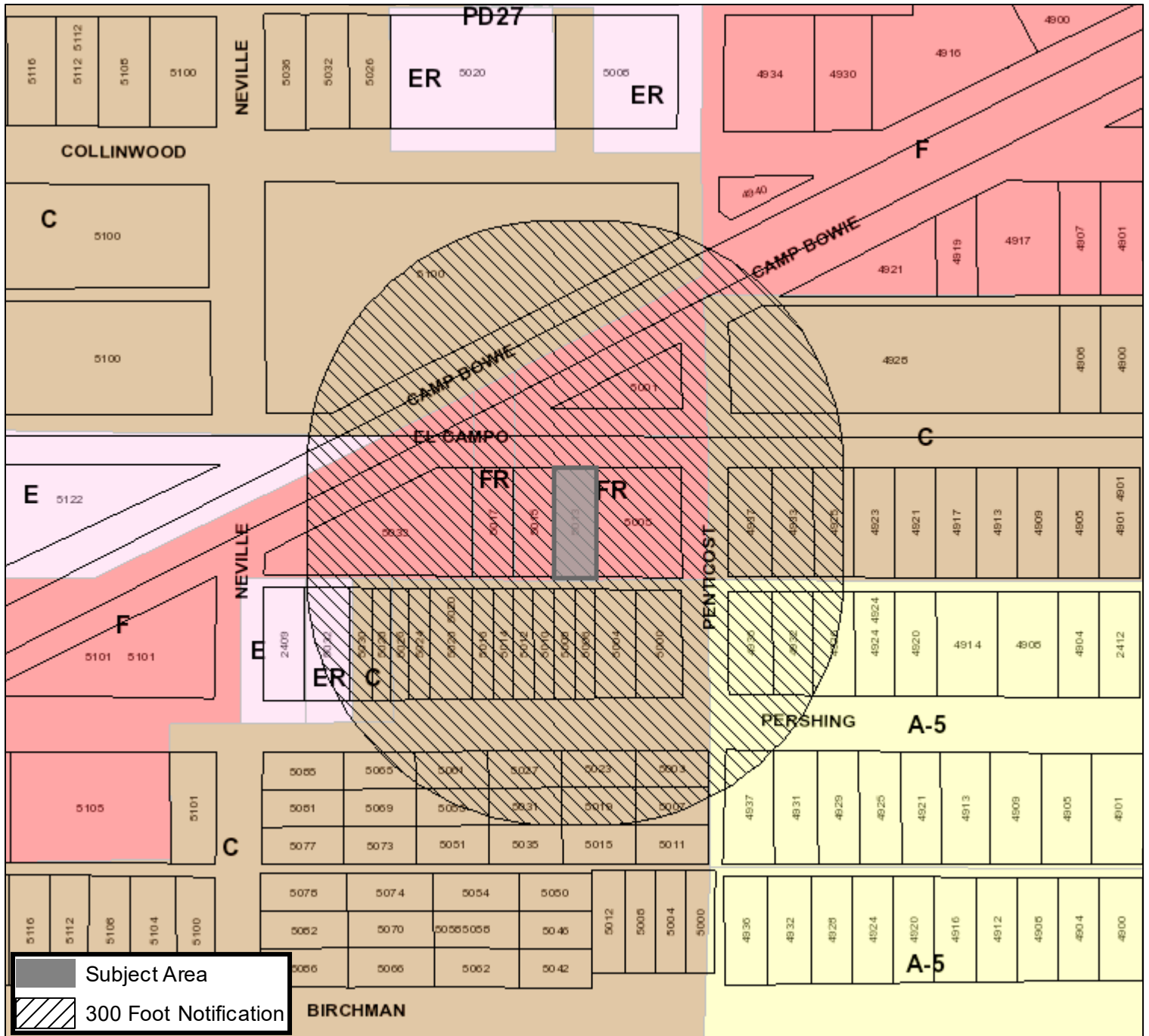
The adjacent property to the west of the subject property, located at 5005 El Campo, is occupied by Origin Bank. The applicant is working diligently with city contract and transportation staff to construct 5 head in parking spaces to be located in the right of way, along the northern property boundary, accessible from El Campo, as shown on the site plan. The proposed right-of-way parking would be public parking and not exclusive for use by 5013 El Campo Avenue.



The property located approximately 161 feet west of the subject property, addressed as 4937 El Campo Drive, was granted a "CUP" - Conditional Use Permit for auxiliary parking in 2024 (ZC-24-062). The staff report associated with the CUP case indicates that the parking lot would provide parking for employees and patrons of business located at 5013, 5015, and 5017 El Campo Drive.

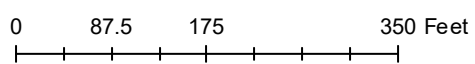


Area Zoning Map

Applicant: 5013 El Campo Ave. LLC by Jason Eggenburger
Mapsko: 75F
Commission Date: 4/16/2025



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



BAC-25-013
5013 El Campo Ave



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 5013 El Campo Ave

Lot/Tract: 5 & 6 Block/Abstract: 74 Lot Size: 6,250 SQFT

Legal Description: Addition/Survey: Chamerlain Arlington Hts 1st Block 74 Lot 5 & 6

Owner's Name: BARD 5013 EL CAMPO AVE LLC

Address: 3800 Lynncrest Dr.

City: Fort Worth State: TX Zip: 76109

Tele: () 817-4456-2280 E-Mail advonkerens@gmail.com

Applicant's Name: Jason Eggenburger

Address: 901 S Main St.

City: Fort Worth State: TX Zip: 76104

Tele: () 817-228-7938 E-Mail jason.eggenburger@studio97w.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

The proposed project is a 2,705 square foot wood framed building. The exterior dimensions are 59'-0" x 38'-9" and the height is 26'-11". The exterior materials are fiber cement siding and brick.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

Owner Occupied Variance (One and Two Family Homes) for Section _____

Special Exception for Section _____

Variance for: _____

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

The hardship arises from the constraints of the lot size, which was not altered or created by the property owner. The lot dimensions do not allow for a functional sized building in relation to the amount of area required for on site parking.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

The lot's narrow shape creates a unique circumstance that limits the available area for both a functional building and the required parking spaces. The request is driven by the necessity to make efficient use of the available space.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

By creating street parking directly in front of the building, the proposed parking complements the existing public parking pattern along the street. The variance is consistent with the character and infrastructure of the surrounding area.

4. The variance will not adversely affect the health, safety, or welfare of the public.

The proposed site maintains the safety and functionality of the public parking system. It will not introduce hazards or disruptions.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The proposed parking arrangement complements the existing land use in the area and adheres to the established rhythm of public parking. It will not interfere with the neighboring properties'. Instead, it enhances the utility of the surrounding area by maintaining an orderly and functional parking scheme that benefits both the property in question and adjacent properties. This might allow for an opportunity for other building owners to continue the pattern of street parking.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

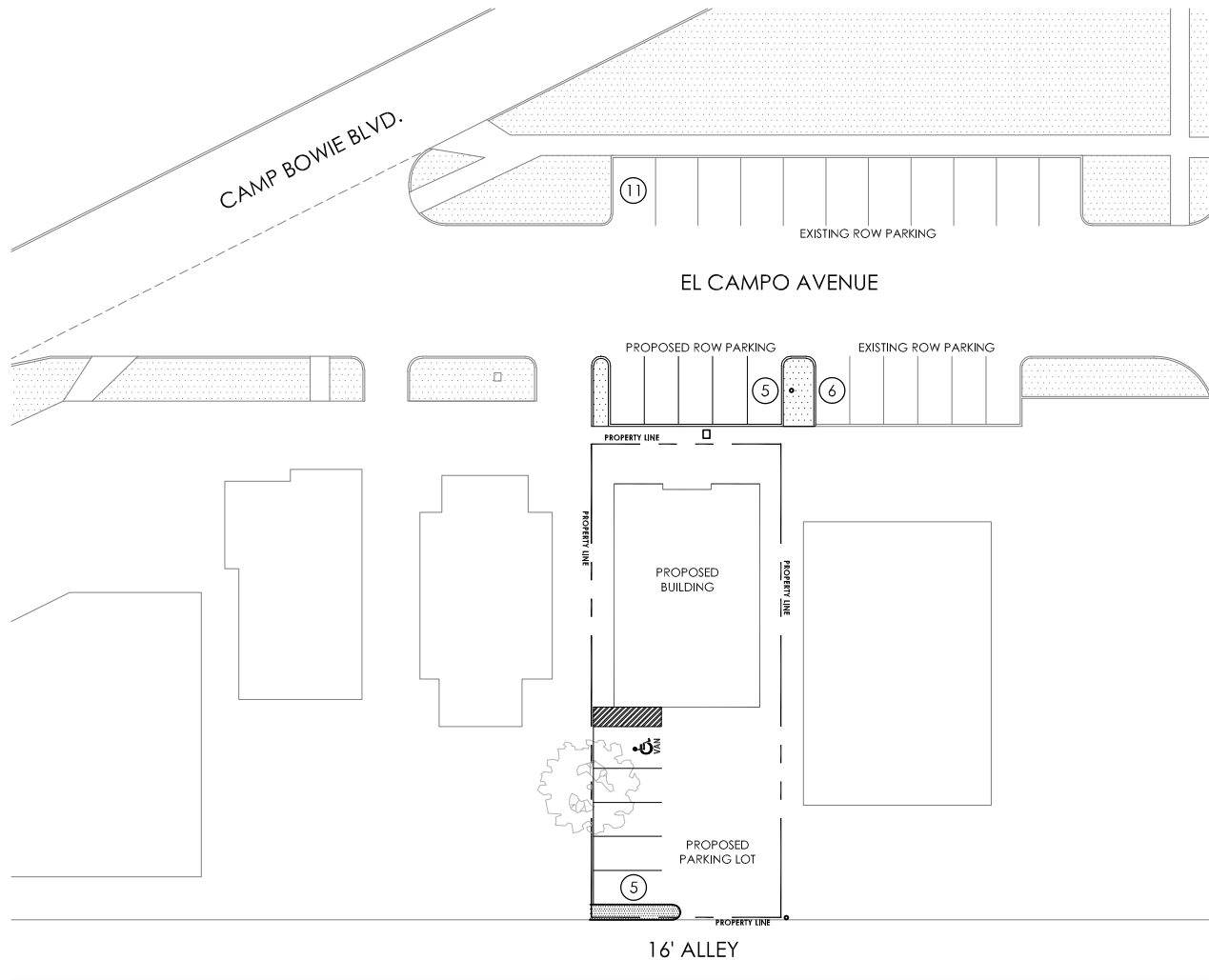
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: _____

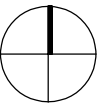
Jason Eggenburger, AIA, NCARB

Digitally signed by Jason Eggenburger, AIA, NCARB
DN: C=US, E=jason.eggenburger@studio97w.com,
O=97w, OU=97w, CN=Jason Eggenburger, AIA, NCARB
Reason: I have reviewed this document
Date: 2025.03.18 13:50:38-05'00'

Date 03/18/2025



5013 EL CAMPO AVENUE: OVERALL SITE PLAN



BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

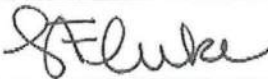
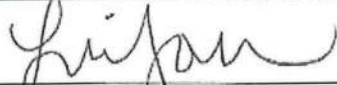

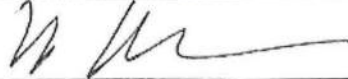
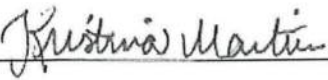
For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 Suzanne Fluke		5015 El Campo Ave Fort Worth, TX 76107
2 Lindsay Jones		5015 El Campo Ave Fort Worth TX 76107
3 Interscity Investments		5013 El Campo 4
4 Interscity Investments		4937 El Campo
5 Kristina Martin		5017 El Campo Ave.
6		



BOARD OF ADJUSTMENT - COMMERCIAL

BAC-25-014

Address: 14900 Block of Sendera Ranch Blvd
Owner: Maria Bonilla on behalf of Kroger Texas, L.P.
Zoning: "F" - General Commercial

a. Variance: To permit the removal of a screening wall where one would otherwise be required.

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self- imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

6.300 BUFFERYARD AND SUPPLEMENTAL BUILDING SETBACK.

- (a) *When required.* A bufferyard consisting of an open space of grass and other landscaping and a masonry wall or wood fence in combination with design features that screen or block vision, noise pollutants and other negative by-products shall be provided and maintained along the entire length of the boundary line between any one- or two-family district, and adjacent nonresidential districts.
- (c) *Area requirements.*
 - (1) Except as noted in subsection (c)(3) below, when a nonresidential use is initially established, a residential use is converted to a nonresidential use, or the zoning district classification of property is changed to a less restrictive nonresidential district after April 12, 1988, then in each instance where the nonresidential use is located on a lot or premises adjacent to a one- or two-family district, a bufferyard and supplemental building setback shall be provided and maintained by the owner and/or occupant of the nonresidential use in accordance with the following standards.
- (d) *Screening requirements.* The owner and/or occupant of the use shall also erect and maintain a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line except for minimum required front yards and visibility triangles.



LOT HISTORY: ZC-24-064 - Rezone tracts from C and A-5 to F. Approved, 08/13/2024.
PP-21-032 – Preliminary Plat. Awaiting Client Reply, 02/12/2025.
FP-24-172 – Final Plat for Commercial Development and Park Lots. In review, 12/31/2024.

COMPREHENSIVE PLAN DESIGNATION: Medium-Density Residential
Neighborhood Commercial

REGISTERED NEIGHBORHOOD NOTIFICATION: North Fort Worth Alliance, Sendera Ranch HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Northwest ISD

EXISTING CONDITIONS: The subject property is 17.68 acres of unplatted vacant land in a new greenfield development with frontage along Sendera Ranch Boulevard to the west and Rancho Canyon Way to the south. A stormwater storage area is located to the east with vacant land and a gas well to the north across Blazin Bronco Trail. The subject property is generally flat with less than a 1% slope from the northwest corner to the southeast corner and is not located within a floodplain.

A portion of the site is proposed as a Kroger grocery store with a designated area for gas pumps and kiosk in the southeast corner of the parking lot. There are also four undesignated areas on the site plan. The corner pad site at the intersection of Sendera Ranch Blvd and Rancho Canyon Way is being platted separately for a gas station and convenience store.

The proposed Kroger will be located on the northern boundary of the property facing south toward Rancho Canyon Way. The rear of the store, including the truck loading area with trash compactor pick up area, and a customer pick up lot waiting area, will be located along Blazing Bronco Trail. An undesignated site is located in the northwest of the subject property between Sendera Ranch Blvd, Tambor Lane, and Lima Lane.

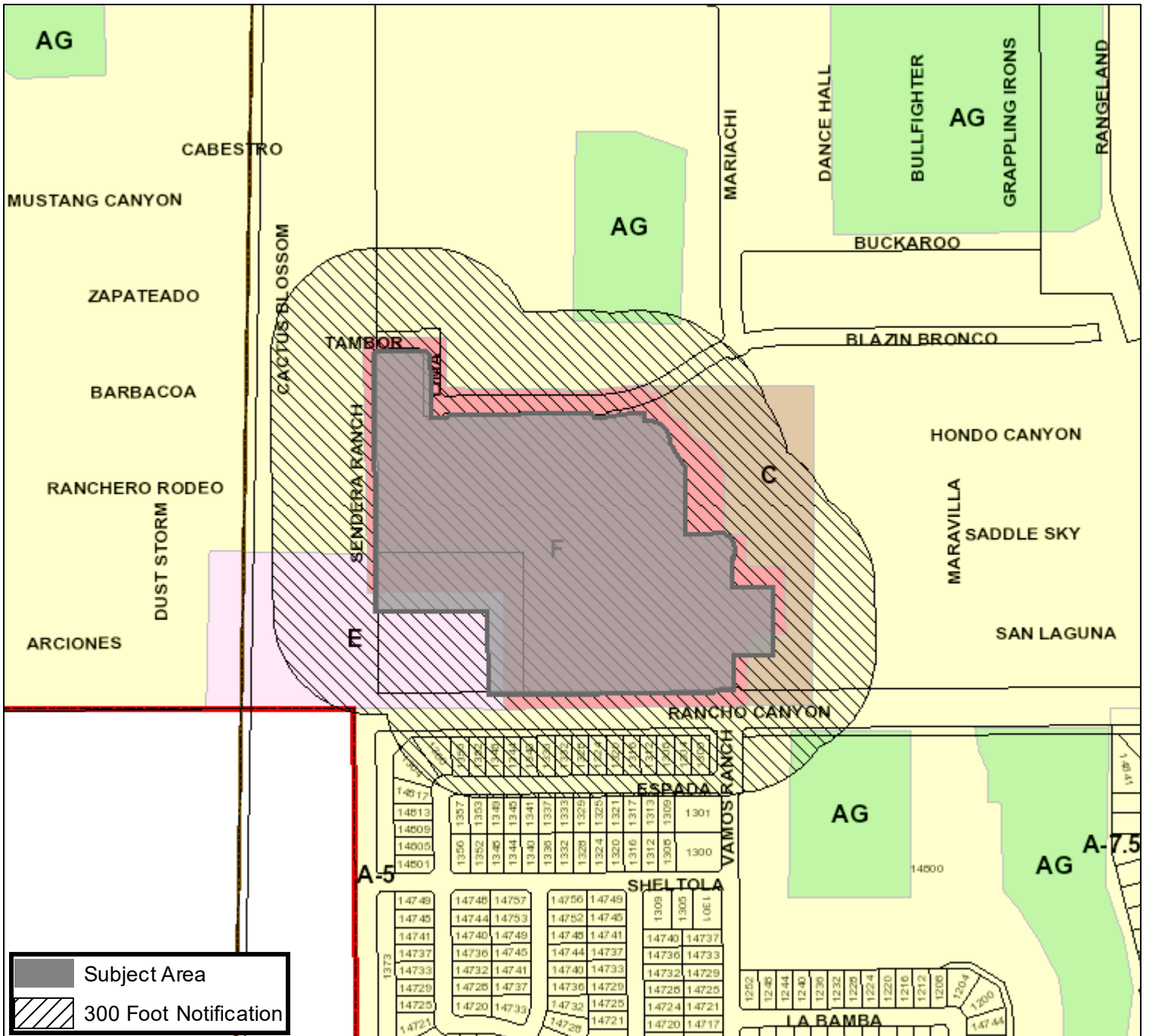
Zoning Ordinance SEC. 6.300 requires a masonry wall or wood fence in combination with design features that screen or block vision, noise pollutants and other negative by-products to be provided and maintained along the entire length of the boundary line between any one- or two-family district, and adjacent nonresidential districts. The applicant is requesting a variance from the requirement to provide a screening wall or fence on the northern property line adjacent to vacant property that is zoned "A-5" One-Family Residential. A buffer and screening wall are required along Tambor Lane, Lima Lane, and Blazin Bronco Trail. A buffer and screening wall are not required along the eastern boundary where the adjacent property is zoned "C" Medium Density Multifamily.



The proposal is required to meet all other development regulations.

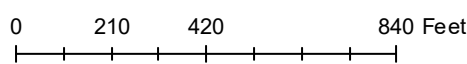


Area Zoning Map

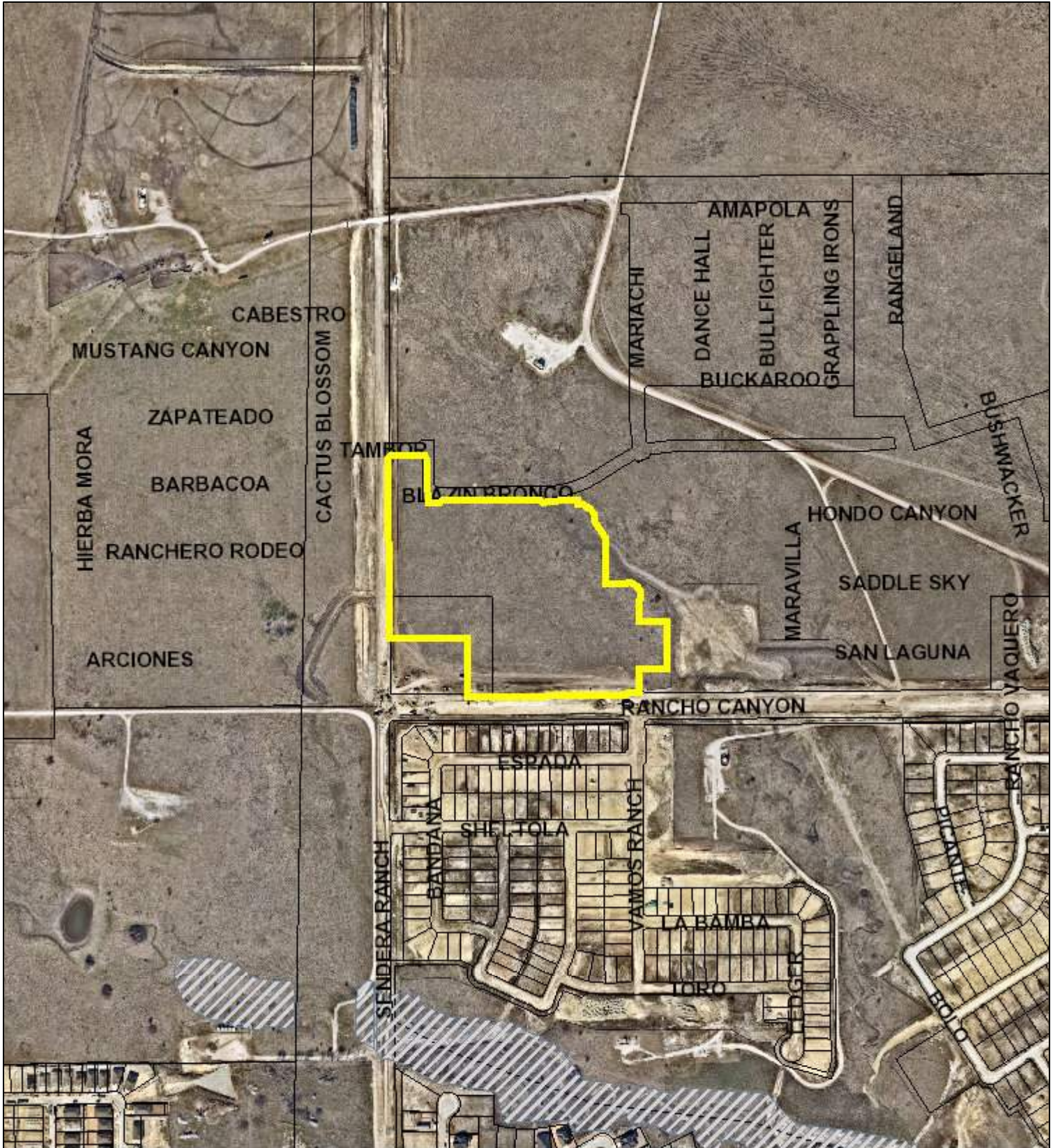
Applicant: Winkelmann Associates for Kroger Texas LP
Mapsc0: 5B
Commission Date: 4/16/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 350 700 1,400 Feet



BAC-25-014
Sendera Ranch



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: Madero Lots 33-35, 37-39, 2X, Block 36
 Lot/Tract: 33-35, 37-39, 2X Block/Abstract: 36 Lot Size: 17.681 acres
 Legal Description: Addition/Survey:

Owner's Name: Kroger Texas, L.P.
 Address: 751 Freeport Parkway
 City: Coppell State: TX Zip: 75019
 Tele: () 281-905-4275 E-Mail craig.winkler@kroger.com

Applicant's Name: Maria Bonilla
 Address: 6750 Hillcrest Plaza Dr. Suite 215
 City: Dallas State: TX Zip: 75230
 Tele: () 972-490-7090 E-Mail mbonilla@winkelmann.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: _____
 Interpretation of the Regulation \$400

DATE RECEIVED: <u>3/11/2025</u>	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAC-25-014</u>
------------------------------------	-------------------	----------------	---------------------------	-------------------------------

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

The variance is to eliminate the need for screening wall and allow people to walk to adjacent parks.

The perimeter roadways & adjacent gas well & channel / park were in place prior to our site development.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

The gas well & detention pond to the North don't warrant screening such a wall.

Building a screening wall will make it difficult to access the valley storage area for maintenance.

The east side channel & park & pond area will feel more open without a wall & the area will be more accessible to the grocery store from park.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

Not providing a screening wall will allow adjacent property owners to easily access the commercial center.

Not providing a screening wall along Blazing Bronco & on the east side will allow adjacent property owners to access the grocery on foot more readily.

4. The variance will not adversely affect the health, safety, or welfare of the public.

Not having screening wall will not affect anyone's health, safety or welfare of the public. It may

actually enhance the safety in the park area to allow greater visibility.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Not having screening wall would not affect the appropriate use of adjacent property.

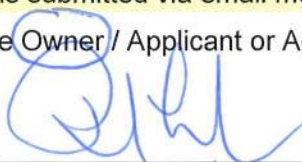
Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

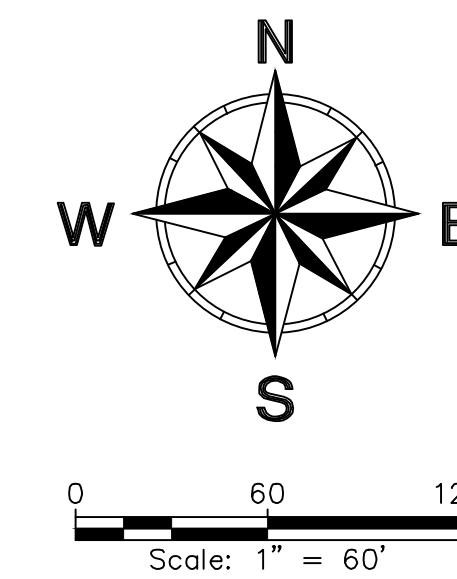
Signature: _____


Rick J. Landrum
Vice President of KRGP LLC

Date _____

3-5-25

REQUEST FOR REMOVAL OF SCREENING WALL REQUIREMENT DUE TO PARK/GAS WELL ADJACENCY
(TRACT 2)
INST.NO. 2023-91440



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
CW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

LEGEND

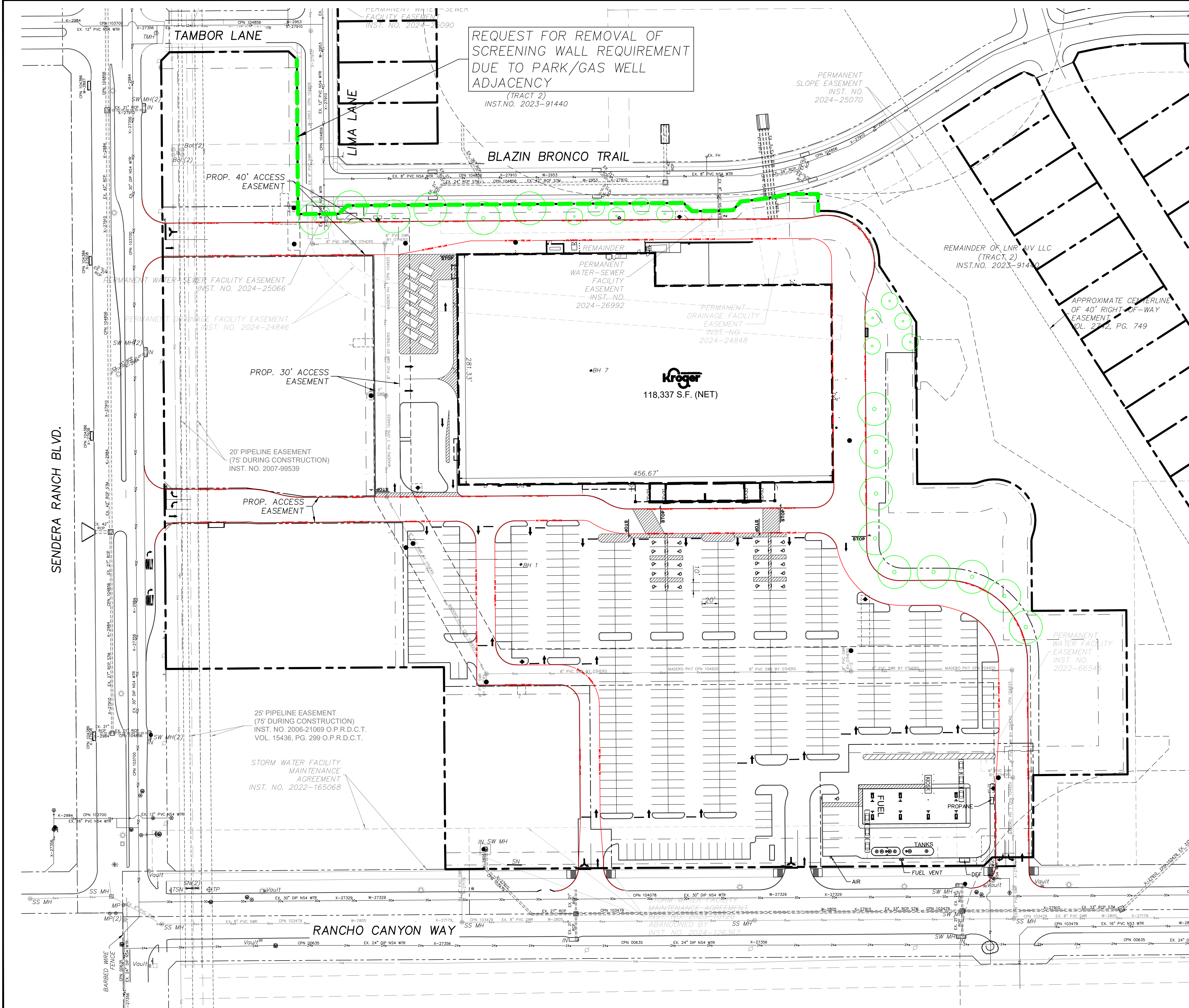
○ — PROPOSED TREES

--- — PARCEL BOUNDARY

SITE DATA TABLE

LOT SIZE	LOT 33, BLOCK 36	PAD B - FUEL CENTER
		11.242 ACRES
	489,714 SF	36,837 SF
PROPOSED ZONING	F	F
USE / BUILDING AREA		
RETAIL	118,337 SF - 100%	175 SF - 100%
TOTAL	118,337 SF	175 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	474 SPACES	1 SPACES
TOTAL	474 SPACES	1 SPACES
PARKING PROVIDED	502 SPACES	7 SPACES
PROVIDED PARKING RATIO	1/236	1/25
HANDICAP REQUIRED	10 SPACES	1 SPACES
HANDICAP PROVIDED	20 SPACES	1 SPACES
COVERAGE	24.16%	0.48%
OPEN SPACE PROVIDED	20,976 SF - 4.3%	4,131 SF - 11.2%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 466-7999
Texas Engineers Registration No. 89 0666-01 (972) 466-7999 FAX
COPYRIGHT © 2025, Winkelmann & Associates, Inc.

BOARD OF ADJUSTMENT EXHIBIT

SENDERA-RANCHO MARKETPLACE
MADERO LOTS 33-35, 37-39, 2X; BLOCK 36 (DAL595)
CITY OF FORT WORTH, TEXAS

2025-03-18

01

LAST SAVED BY: MCA March 18, 2025



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Ashlie Tolliver

BAC-25-017

Address: 121 Verna Trail N
Owner: Ray Oujesky on behalf of Solid Rock Baptist Church of Fort Worth
Zoning: "A-21" – One-Family District

- a. **Special Exception:** To permit construction of a 75-foot stealth telecommunication tower in a residential district.
- b. **Special Exception:** To permit design for construction of a 75-foot stealth telecommunication tower.

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

- (a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:
 - 1) The use is specifically permitted under this ordinance;
 - 2) The location of proposed activities and improvements is clearly defined on the site plan by the applicant; and
 - 3) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.
- (b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

5.137 Telecommunications Tower and Stealth Telecommunication Tower

(b) *Stealth telecommunication towers*

1) *Where allowed.*

b. Allowed by special exception in residential districts, "ER", "AG", "CF", in scenic corridors or areas as designated in 6.402, historic overlay districts ("HC", "HSE") and conservation overlay districts ("CD").

(3) *Administrative approval of stealth telecommunication towers.*

A monopole flag, athletic light pole, parking or street light pole or other monopole design with internal antenna for a stealth telecommunication tower design may be approved administratively by the development services director, or his or her designee, subject to the following:

- a. Conforms to the definition of a stealth tower;
- b. Has a monotone color of light gray or off-white;
- c. Displays a light fixture of 175 watts or less, if applicable;
- d. Displays an America, state or corporate logo flag without copy (must meet proper flag etiquette), if applicable;
- e. Being appropriately located to functionally serve the use(s) of the site;



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Ashlie Tolliver

- f. Screening the support equipment with a six-foot masonry wall consistent with the site design materials or architecture, or screening with a black or green rubberized chain-link fence surrounded with three-foot high hedge on all sides exclusive of entry gate; and
- g. Being no more than 60 feet in height unless the tower is providing space for an additional antenna, allowing up to an additional 15 feet of height, with a maximum of 75 feet.

(4) *Design and appearance requirements.*

- a. Any design plan not eligible for administrative approval in accordance with subsection (b)(3) above may apply to the board of adjustment for a special exception. In granting the special exception, the board shall consider the overall design of the stealth telecommunication tower, including the scale, placement on the site, materials, form and color.
- b. A design plan must be submitted by the applicant at the time of application.
- c. The design plan must include:
 - 1. Visual study, visualization or simulation showing the appearance of the proposed and stealth telecommunication tower and ancillary facilities, to scale and in the existing natural or built environment from at least two points of view.
 - 2. General capacity of the proposed tower, in terms of the number and types of antennas it is designed to accommodate;
 - 3. Current overall system plan for the city, documenting telecommunication facilities presently constructed or approved, including a map indicating the proposed provider's current coverage for the city and the area the requested site would cover;
 - 4. Statement outlining the rationales for the particular location, design, and height of the stealth telecommunication tower;
 - 5. Landscape plan drawn to scale showing the proposed and existing fencing and landscaping, including type, spacing, size and irrigation methods.
 - 6. Visual depiction or architect's rendering (drawn to scale) of the stealth telecommunications tower; and
 - 7. Site plan (drawn to scale) indicating the location and height of the stealth telecommunication tower, with ancillary facilities, as well as their proximity to buildings and to other structures on adjacent properties to include a radius of 200 feet.

LOT HISTORY:

BA1993162 – Commercial Board of Adjustment, variance to permit an addition to a church located in “A” One Family District without providing required 6’



BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Ashlie Tolliver

screening fence and permit addition to church located in "A" one family district without providing 5' landscaped bufferyard, Approved, 6/13/2013

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

White Settlement ISD, Streams and Valleys Inc., Trinity Habitat for Humanity, Tejas Trail NA, Silver Ridge HA

**EXISTING
CONDITIONS:**

The subject property is located near White Settlement Road and is surrounded by residential development. The property is 13.287 acres in area, and a church is the primary use of the property. The applicant has leased approximately 2,500 square feet of area to Titan Towers for the construction of a proposed stealth telecommunication tower. The church is located near the southern property boundary with a pond located in the northern section of the property. The property is zoned One-family ("A-21") district. The property is not located within a zoning overlay, but it is located within the NASJRB airport height review zone. There is no presence of floodplain, and while the site does have a steep grade near the northeastern corner of the property, the area for the proposed project is relatively flat.

The applicant is requesting a special exception to permit the construction of a stealth telecommunication tower to be located within a residential district. The applicant also requests a special exception to permit the proposed design of the stealth telecommunication tower. The first tenant of the proposed stealth telecommunication tower will be AT&T.

The proposed site plan indicates that the proposed stealth telecommunication tower is located approximately 129 ft 9 inches feet from the western property line of the subject property. The rear yard fence of the nearest residence, 124 Zuni Trail, is located approximately 150 feet away from the proposed stealth telecommunication tower.

A stealth telecommunication tower is defined in section 9.101 of the zoning ordinance as "A facility that is designed in such a way that the facility is not readily recognizable as telecommunication tower or telecommunication equipment. Stealth Facilities may include, but are not limited to, totally enclosed antennas; wireless facilities that replicate, duplicate or simulate the construction of common structures such as flagpoles, monopoles with totally enclosed antennas or light poles that serve as a function of the use(s) of the site; and camouflaged wireless facilities that are constructed to blend into the surrounding environment."



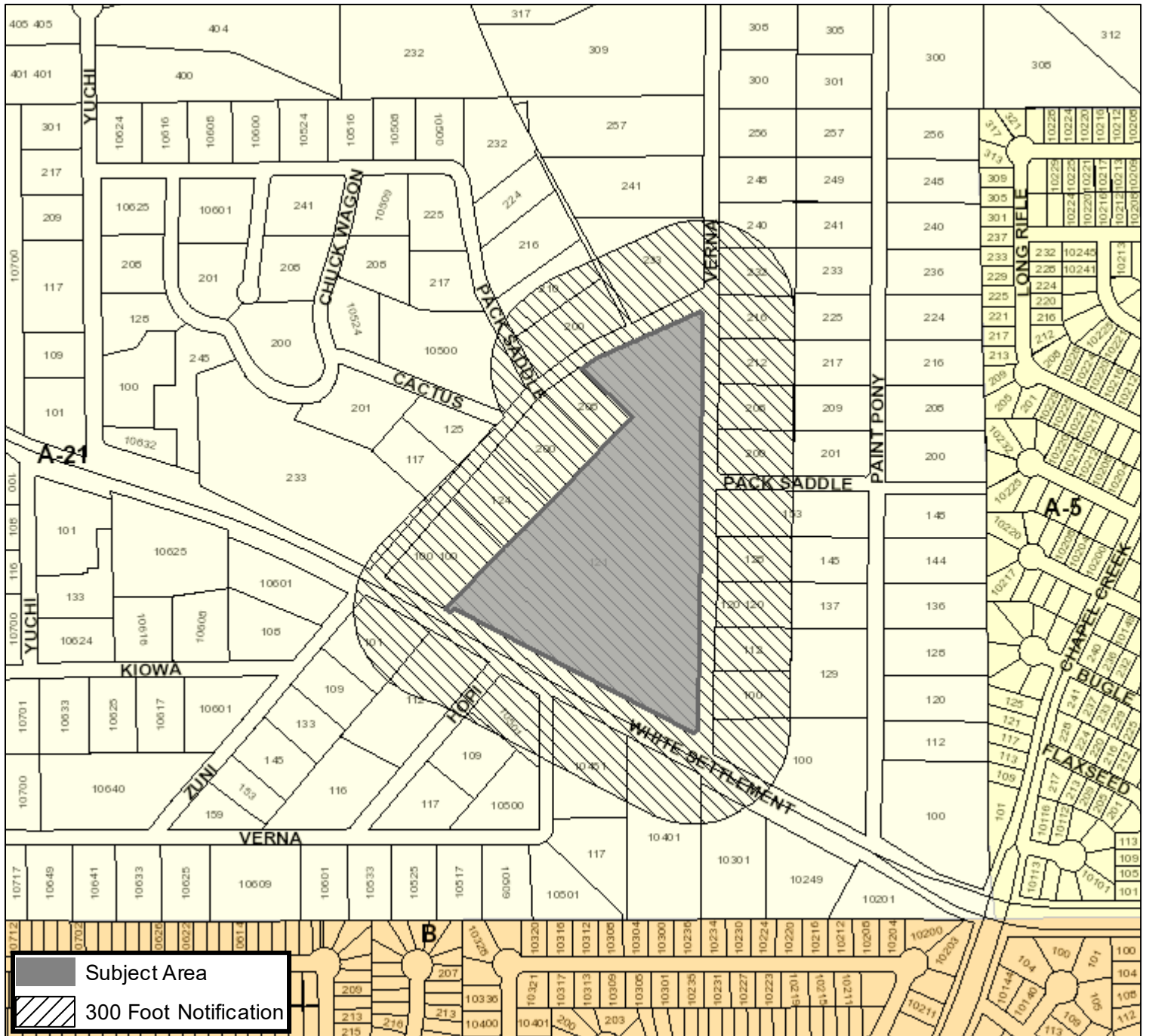
BOARD OF ADJUSTMENT - RESIDENTIAL
Case Manager: Ashlie Tolliver



The proposed stealth telecommunication tower simulations indicate that the external structure surrounding the internal lattice tower will be constructed of brown stucco to match the architectural design of the existing church on site. The proposed stealth telecommunication tower design could not be administratively approved because the internal design is not a monopole design, and the screening for the structure is a proposed 6-foot wooden screening fence rather than a masonry wall or a rubberized chain link fence with surrounding shrubs.

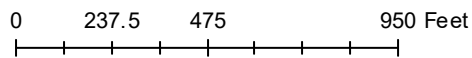
The applicant would be required to meet all other development standards.

Area Zoning Map

Applicant: Kelly Hart & Hallman for Solid Rock Baptist Church of FW
 Mapsco: 058T
 Commission Date: 4/16/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 412.5 825 1,650 Feet



BAC-25-017
121 Verna Trail N



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 121 Verna Trail N., Fort worth, Texas
 Lot/Tract: 1R Block/Abstract: 14 Lot Size: 13.29 acres
 Legal Description: Addition/Survey: Tejas Trail Addition

Owner's Name: Solid Rock Baptist Church of Fort Worth
 Address: 121 Verna Trail N.
 City: Fort Worth State: Texas Zip: 76108
 Tele: (817) 657-1379 E-Mail iasonw@srchurch.tv

Applicant's Name: Ray Oujesky, Kelly Hart & Hallman LLP
 Address: 201 Main Street, Suite 2500
 City: Fort Worth State: Texas Zip: 76102
 Tele: (817) 878-3556 E-Mail ray.oujesky@kellyhart.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 Special exception for a 75-foot stealth monolith telecommunications tower.

Special exception for design of stealth telecommunications tower,

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: Existing Under Construction Proposed
 Status of Property: Owner Occupied Vacant Land Non-owner Occupied

Previous Board of Adjustment Case filed on this property: Yes No
 Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? YES NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association YES NO or Neighbors YES NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____
 Owner Occupied Variance (One and Two Family Homes) for Section _____
 Special Exception for Section _____
 Variance for: _____
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. N/A

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. N/A

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance. N/A

4. The variance will not adversely affect the health, safety, or welfare of the public. N/A

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. N/A

Acknowledgement

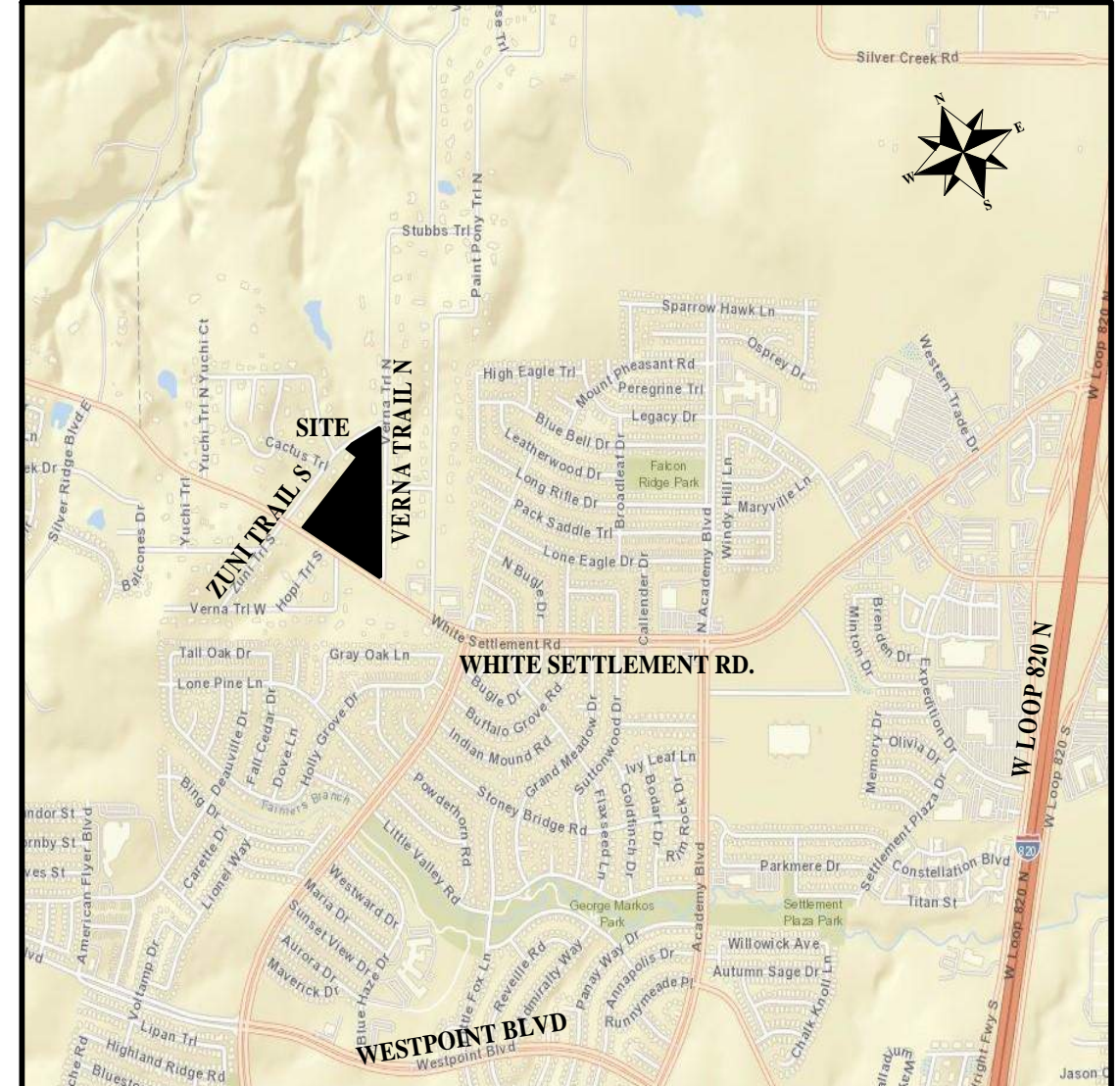
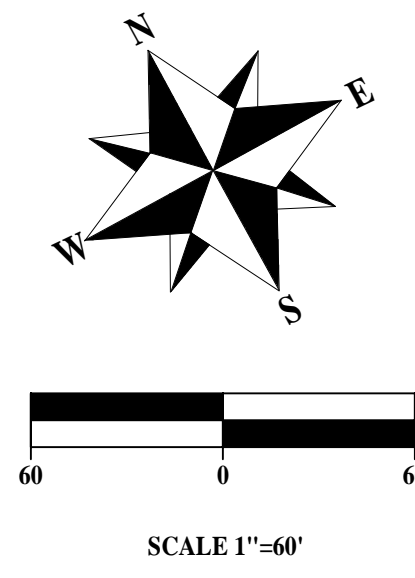
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner Applicant or Agent (Circle appropriate entity)

Signature: 

Date 1/22/25



VICINITY MAP
NOT TO SCALE

LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED IR. SET
○	POWER POLE
○	LIGHT POLE
○	WATER VALVE
○	WATER METER
○	ELEC MANHOLE
○	SAN. SEW. M.H.
○	GAS RISER
○	TEL. PED.
○	FENCE CORNER
○	UNDERG. CABLE
○	FIRE HYDRANT
○	CLEAN OUT
○	IRRIGATION

CIRS - CAPPED IRON SET
STAMPED "RPLS 4818"

LINE TABLE

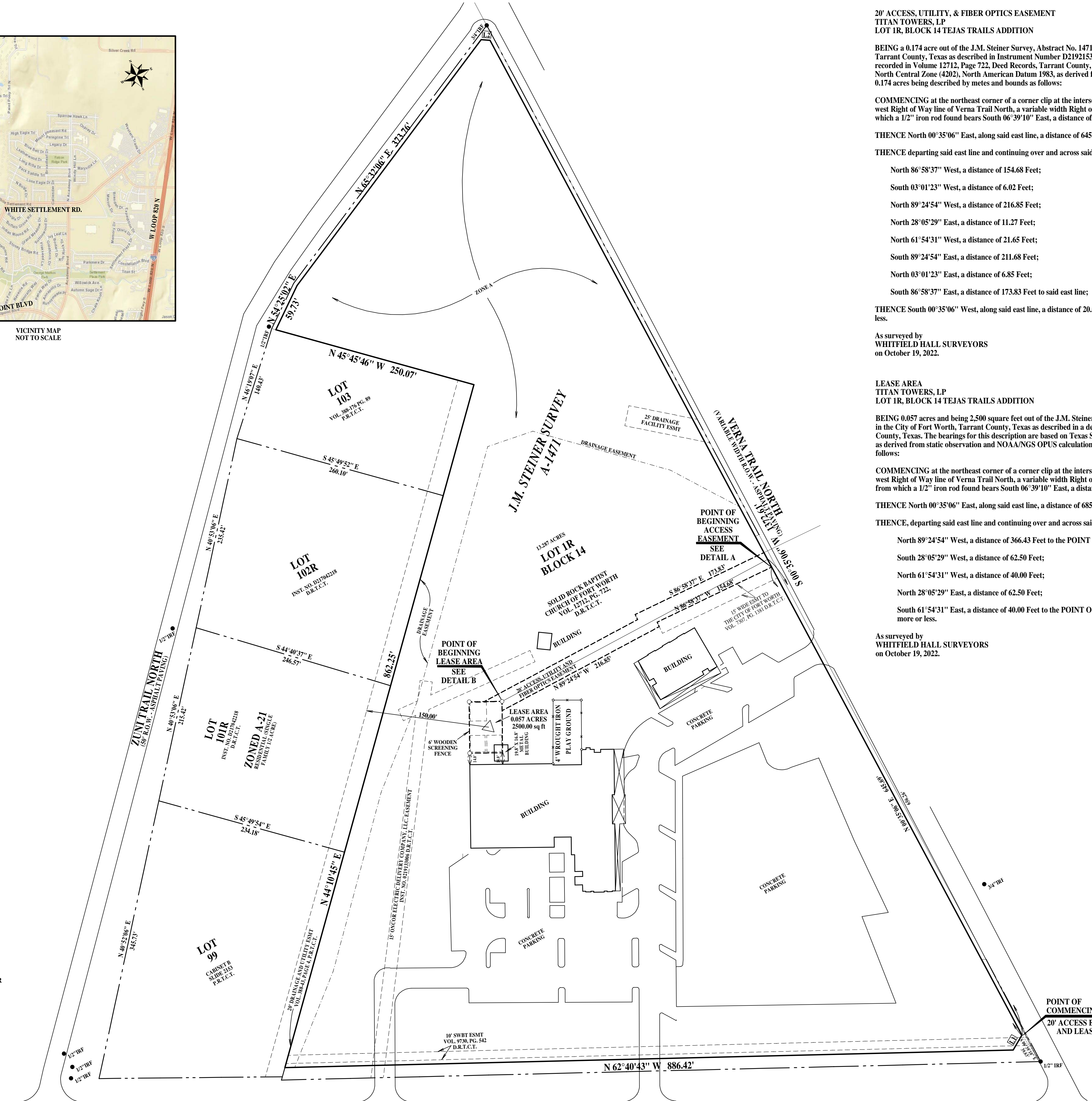
Id	Bearing	Distance
L1	S 58° 57' 12" W	20.98'
L2	S 56° 56' 24" E	10.74'
L3	N 28° 05' 29" E	11.27'
L4	N 61° 54' 31" W	21.65'
L5	S 00° 35' 06" W	20.02'
L6	S 28° 05' 29" E	62.50'
L7	N 61° 54' 31" W	40.00'
L8	N 28° 05' 29" E	62.50'
L9	S 61° 54' 31" E	40.00'

PARENT PARCEL
OWNER: SOLID ROCK BAPTIST CHURCH OF FORT WORTH, AS RECORDED IN INSTRUMENT NUMBER D219215337, DEED RECORDS, TARRANT COUNTY, TEXAS
SITE ADDRESS: 121 VERNA TRAIL N. FORT WORTH, TX. 76108
ACCOUNT # 42617284
AREA: 13.287 ACRES
ZONED: A-21 ONE-FAMILY ONE-FAMILY DETACHED DWELLINGS (MIN. LOT SIZE 1/2 ACRE)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: INSTRUMENT NUMBER D219215337, DEED RECORDS, TARRANT COUNTY, TEXAS

NOTE:

1.3. BEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS PERFORMED ON OCTOBER 4, 2022.

2. A PORTION OF THIS 13.287 ACRE TRACT IS WITHIN FLOODWAY AREAS IN ZONE A, AS DETERMINED GRAPHICALLY BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C0145K, DATED AUG. 23, 2000. SHOWN ON MAP AS FLOODWAY.



WHITE SETTLEMENT ROAD
(115' R.O.W. - CONC. PAVING)

20' ACCESS, UTILITY, & FIBER OPTICS EASEMENT
TITAN TOWERS, LP
LOT 1R, BLOCK 14 TEJAS TRAILS ADDITION

BEING a 0.174 acre out of the J.M. Steiner Survey, Abstract No. 1471, being a portion of Lot 1R, Block 14, Tejas Trails Addition, an addition to the City of Fort Worth, Tarrant County, Texas as described in Instrument Number D219215337 Plat Records, Tarrant County, Texas, and in deed to Solid Rock Baptist Church of Fort Worth, recorded in Volume 12712, Page 722, Deed Records, Tarrant County, Texas. The bearings for this description are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from static observation and NOAA/NGS OPUS calculations performed on October 4, 2022. Said 0.174 acres being described by metes and bounds as follows:

COMMENCING at the northeast corner of a corner clip at the intersection of the north Right of Way line of White Settlement Road, a 115 foot Right of Way, and the west Right of Way line of Verna Trail North, a variable width Right of Way and continuing along the east line of said Lot 1R, Block 14 of Tejas Trails Addition, from which a 1/2" iron rod found bears South 06°39'10" East, a distance of 39.63 feet;

THENCE North 00°35'06" East, along said east line, a distance of 645.69 feet to the POINT OF BEGINNING;

THENCE departing said east line and continuing over and across said Lot 1R, of said Block 14, the following courses and distances:

- North 86°58'37" West, a distance of 154.68 Feet;
- South 03°01'23" West, a distance of 6.02 Feet;
- North 89°24'54" West, a distance of 216.85 Feet;
- North 28°05'29" East, a distance of 11.27 Feet;
- North 61°54'31" West, a distance of 21.65 Feet;
- South 89°24'54" East, a distance of 211.68 Feet;
- North 03°01'23" East, a distance of 6.85 Feet;
- South 86°58'37" East, a distance of 173.83 Feet to said east line;

THENCE South 00°35'06" West, along said east line, a distance of 20.02 Feet to the POINT OF BEGINNING and containing a computed area of 0.174 Acres, more or less.

As surveyed by
WHITFIELD HALL SURVEYORS
on October 19, 2022.

LEASE AREA
TITAN TOWERS, LP
LOT 1R, BLOCK 14 TEJAS TRAILS ADDITION

BEING 0.057 acres and being 2,500 square feet out of the J.M. Steiner Survey, Abstract No. 1471, being a portion of Lot 1R, Block 14, Tejas Trails Addition, situated in the City of Fort Worth, Tarrant County, Texas as described in a deed to Solid Rock Baptist Church in Instrument Number D219215337 Plat Records, Tarrant County, Texas. The bearings for this description are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from static observation and NOAA/NGS OPUS calculations performed on October 4, 2022. Said 0.057 acres being described by metes and bounds as follows:

COMMENCING at the northeast corner of a corner clip at the intersection of the north Right of Way line of White Settlement Road, a 115 foot Right of Way, and the west Right of Way line of Verna Trail North, a variable width Right of Way and continuing along the east line of said Lot 1R, Block 14 of said Tejas Trails Addition from which a 1/2" iron rod found bears South 06°39'10" East, a distance of 39.63 feet;

THENCE North 00°35'06" East, along said east line, a distance of 685.54 feet;

THENCE, departing said east line and continuing over and across said Lot 1R, Block 14, the following courses and distances

- North 89°24'54" West, a distance of 366.43 Feet to the POINT OF BEGINNING;
- South 28°05'29" West, a distance of 62.50 Feet;
- North 61°54'31" West, a distance of 40.00 Feet;
- North 28°05'29" East, a distance of 62.50 Feet;
- South 61°54'31" East, a distance of 40.00 Feet to the POINT OF BEGINNING and containing a computed area of 0.057 Acres and being 2,500 square feet, more or less.

As surveyed by
WHITFIELD HALL SURVEYORS
on October 19, 2022.

THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF TITAN TOWERS, LP AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

BEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS PERFORMED ON OCTOBER 4, 2022.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. 48439C0145K DATED 9/25/2009

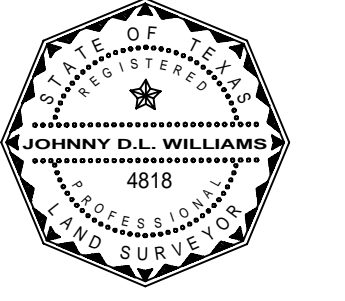
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

SURVEYOR'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TARRANT:

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

THIS MAP IS NOT A CERTIFIED SURVEY. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

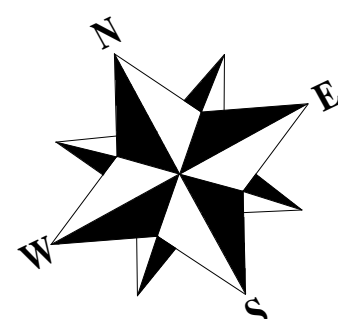
Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
Date: FEBRUARY 12, 2025



POINT OF COMMENCING
20' ACCESS EASEMENT AND LEASE AREA

FEBRUARY 12, 2025

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

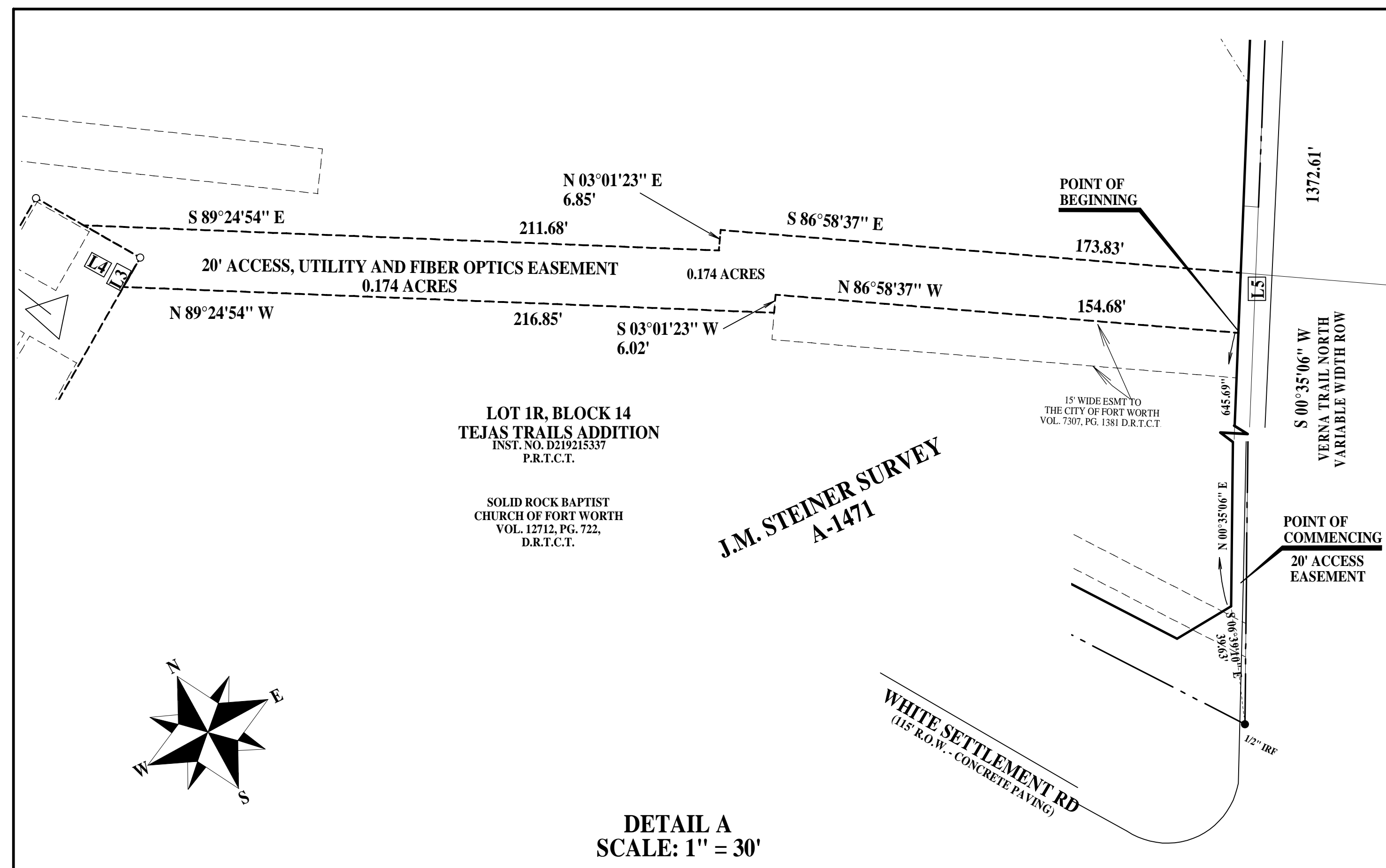


SCALE AS SHOWN ON DETAILS

LEGEND

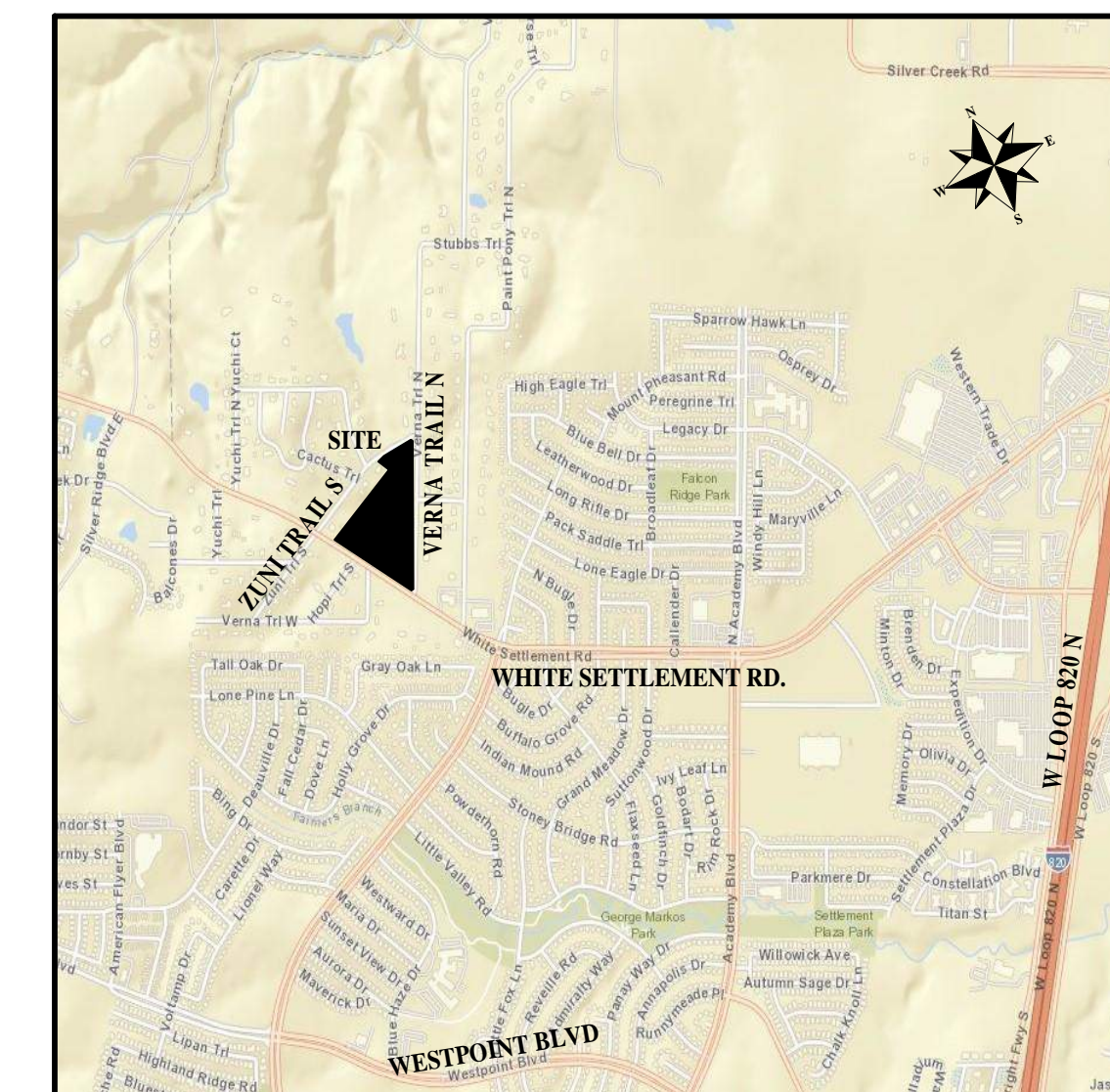
●	IRON ROD FND.
⊗	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED.
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
⊗	CLEAN OUT
⊗	IRRIGATION

CIRS - CAPPED IRON SET STAMPED "RPLS 4818"

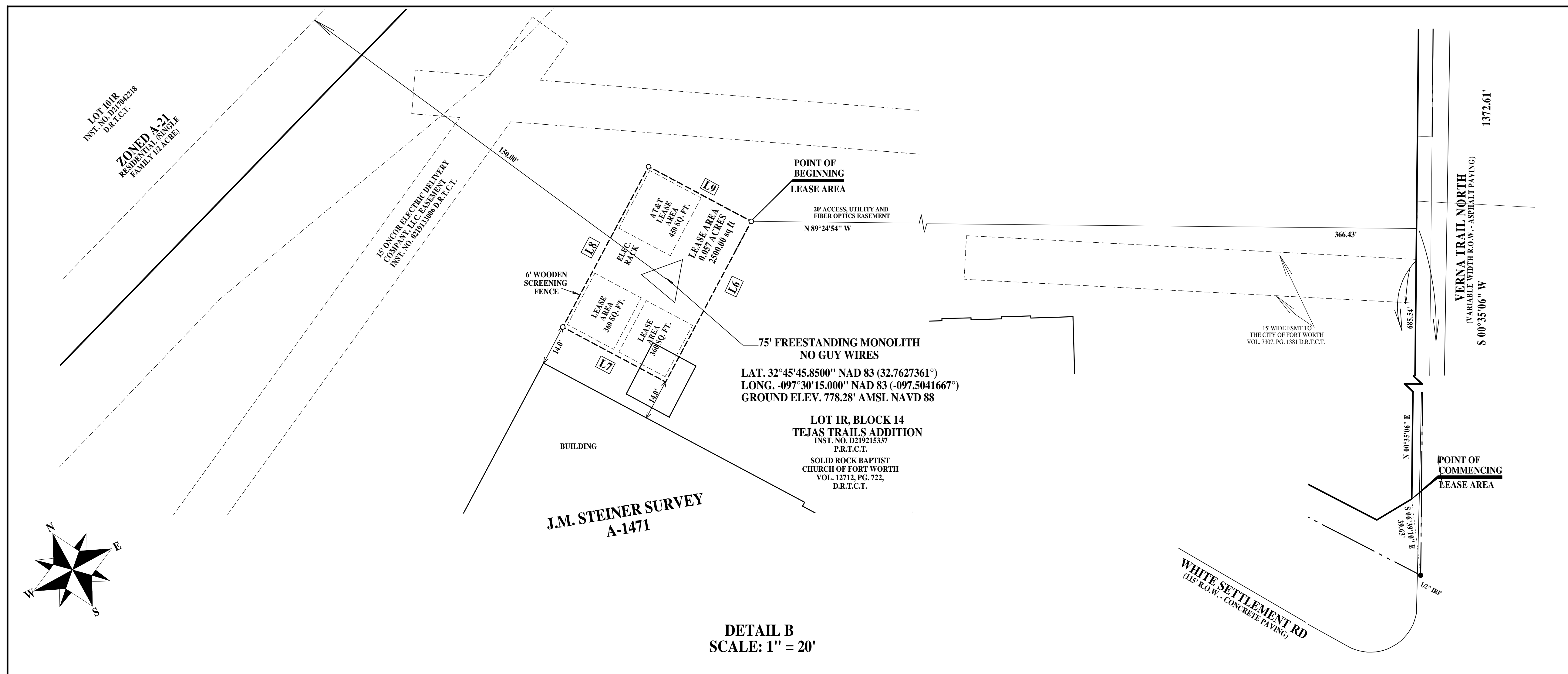


DETAIL A
SCALE: 1" = 30'

LINE TABLE		
Id	Bearing	Distance
L1	S 58°57'12" W	20.98'
L2	S 56°56'24" E	10.74'
L3	N 28°05'29" E	11.27'
L4	N 61°54'31" W	21.65'
L5	S 00°35'06" W	20.02'
L6	S 28°05'29" W	62.50'
L7	N 61°54'31" W	40.00'
L8	N 28°05'29" E	62.50'
L9	S 61°54'31" E	40.00'



VICINITY MAP
NOT TO SCALE



DETAIL B
SCALE: 1" = 20'

SITE INFORMATION
 LEASE AREA = 2,500 SQUARE FEET (0.057 ACRES)
 LATITUDE = 32°45'45.85" (NAD 83) (32.762736111°)
 LONGITUDE = -097°30'15" (NAD 83) (-97.504166667°)
 AT CENTER OF LEASE AREA
 ELEVATION AT CENTER OF LEASE AREA = 778.26' AMSL.

NOTE:
 3. BEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS PERFORMED ON OCTOBER 4, 2022.
 2. A PORTION OF THIS 13.287 ACRE TRACT IS WITHIN FLOODWAY AREAS IN ZONE A, AS DETERMINED GRAPHICALLY BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C0306 J, DATED AUG. 23, 2000. SHOWN ON MAP AS FLOODWAY.

SURVEYOR'S CERTIFICATION
 STATE OF TEXAS
 COUNTY OF TARRANT:

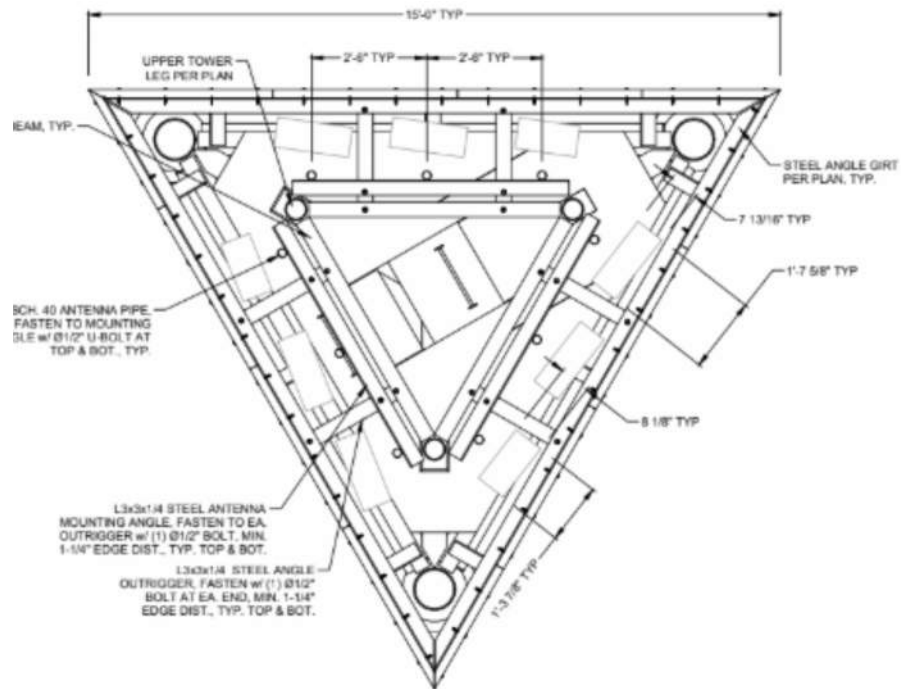
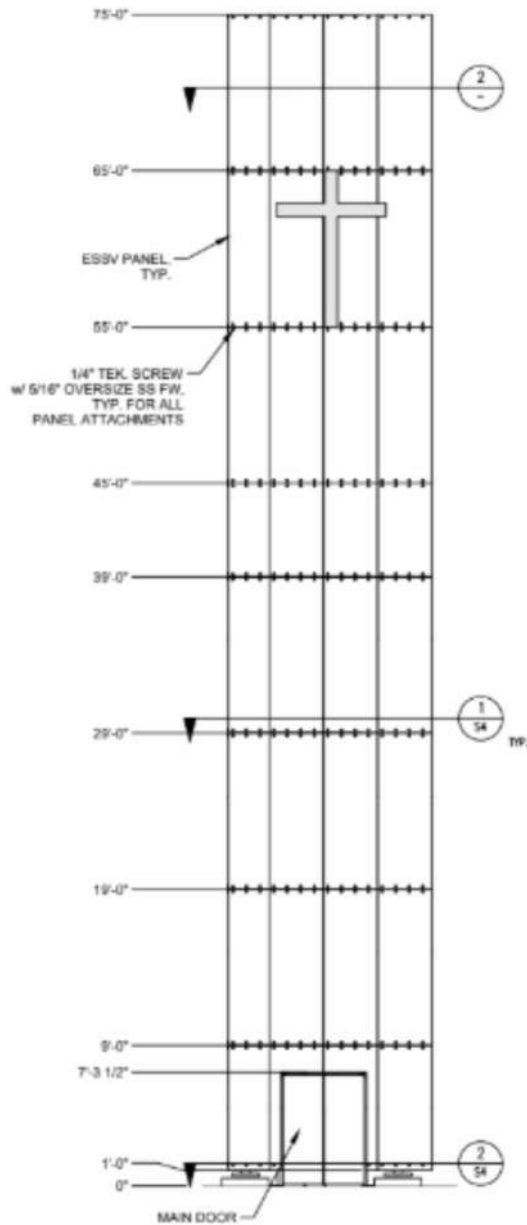
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

THIS MAP IS NOT A CERTIFIED SURVEY. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

Johnny D.L. Williams
 Johnny D.L. Williams
 Registered Professional Land Surveyor
 Texas Registration No. 4818
 Date: FEBRUARY 12, 2025



FEBRUARY 12, 2025
WHITFIELD - HALL SURVEYORS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916



STRUCTURE VIEW

DATE: 1/25/2025

SHEET 1 OF 5

PROJECT:

SOLID ROCK CHURCH

LOCATED AT:
121 VERNA TRAIL N.
FORT WORTH, TX 76108

TOWER LOCATION -
LATITUDE: 32°45'45.9"N
LONGITUDE: 97°30'15.0"W

PREPARED FOR:

ATITAN
TOWERS



LEGEND

LOCATION OF PHOTO

➔ DIRECTION OF PHOTO

**PROPOSED 75'
STEALTH
MONOLITH TOWER**
 LATITUDE: 32°45'45.9"N
 LONGITUDE: 97°30'15.0"W

Solid Rock tower placement

Solid Rock Church

PHOTO SIM AERIAL

DATE: 1/25/2025

SHEET 2 OF 5

PROJECT:

SOLID ROCK CHURCH

LOCATED AT:
 121 VERNA TRAIL N.
 FORT WORTH, TX 76108

TOWER LOCATION -
 LATITUDE: 32°45'45.9"N
 LONGITUDE: 97°30'15.0"W

PREPARED FOR:



(LAT: 32°45'46.86"N, LONG: 97°30'9.98"W)



EXISTING VIEW FACING WEST



PROPOSED 75'
STEALTH MONOLITH

PROPOSED VIEW FACING WEST

PHOTO SIM VIEW-1
DATE: 1/25/2025
SHEET 3 OF 5

PROJECT:	
SOLID ROCK CHURCH	
LOCATED AT: 121 VERNA TRAIL N. FORT WORTH, TX 76108	TOWER LOCATION - LATITUDE: 32°45'45.9"N LONGITUDE: 97°30'15.0"W

PREPARED FOR:


(LAT: 32°45'42.41"N, LONG: 97°30'18.23"W)



PHOTO SIM VIEW-2
DATE: 1/25/2025
SHEET 4 OF 5

PROJECT:
SOLID ROCK CHURCH
LOCATED AT:
121 VERNA TRAIL N.
FORT WORTH, TX 76108
TOWER LOCATION -
LATITUDE: 32°45'45.9"N
LONGITUDE: 97°30'15.0"W

PREPARED FOR:

ATITAN
TOWERS

***VIEW FROM NEAREST RESIDENCE (LAT: 32°45'48.85"N, LONG: 97°30'18.64"W)**



PHOTO SIM VIEW-3
DATE: 1/25/2025
SHEET 5 OF 5

PROJECT:
SOLID ROCK CHURCH
LOCATED AT:
121 VERNA TRAIL N.
FORT WORTH, TX 76108
TOWER LOCATION -
LATITUDE: 32°45'45.9"N
LONGITUDE: 97°30'15.0"W

PREPARED FOR:

ATITAN
TOWERS

**CROSS COLOR
MATCHES LETTERING**

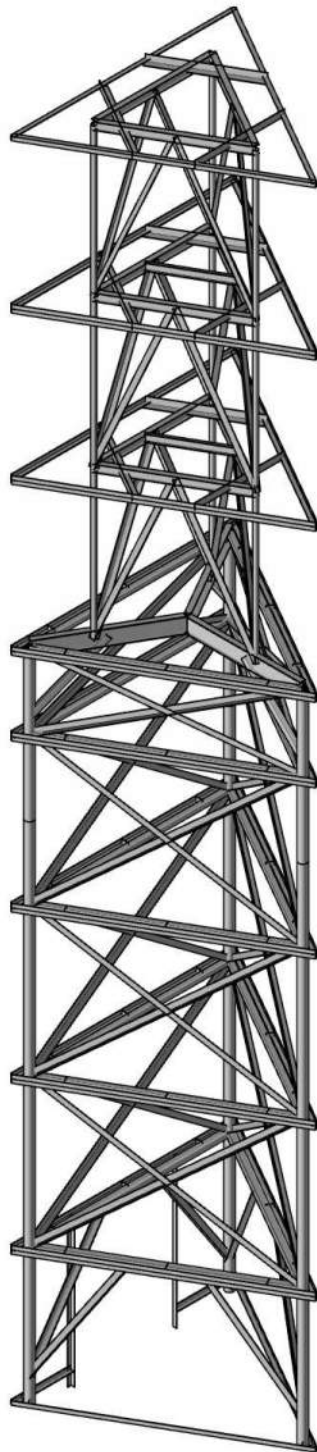
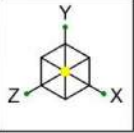


**STUCCO COLOR
MATCHES SIDING**

FINISH COLORS
DATE: 1/25/2025

PROJECT:	
SOLID ROCK CHURCH	
LOCATED AT: 121 VERNA TRAIL N. FORT WORTH, TX 76108	TOWER LOCATION - LATITUDE: 32°45'45.9"N LONGITUDE: 97°30'15.0"W

PREPARED FOR:

Envelope Only Solution

VSE

RIS

U0142.1742.231

Solid Rock Church

SK-1

Apr 27, 2023

Solid Rock Church.r3d



Mark Korzenewski <mark@mytitantowers.com>

Solid Rock Church proposed tower

1 message

Mark Korzenewski <mark@mytitantowers.com>
To: TejasTrailsNA@gmail.com

Tue, Feb 11, 2025 at 4:26 PM

Dear Tejas Trails Board Members,

I hope this message finds you well. My name is Mark Korzenewski, and I am the Tower Operations Director at Titan Towers. I wanted to personally reach out to inform you about a proposed project for a new cell tower on the property of Solid Rock Church, which we will be applying for a permit for with the City of Fort Worth.

AT&T has partnered with us to improve and expand its network in the Tejas Trails neighborhood. This new tower will not only enhance AT&T's coverage but will also be built with enough capacity to support all major cell carriers, improving network access for everyone in the community, regardless of their provider.

To ensure the project blends seamlessly with the surroundings, we've worked closely with the church to design a "stealth" tower that incorporates the church's existing colors, textures, and architecture. The tower will be discreet, with antennas, cables, radios, and ground equipment either enclosed within the structure or screened from view.

For your reference, I've attached a letter and photo simulations of the proposed tower that were mailed out to the neighborhood this week. I'll also be in the area over the next two weeks to distribute materials and answer any questions.

Please feel free to reach out via email, or contact me directly at the number below if you'd like to discuss the project further or have any questions. If you prefer an in-person meeting, I'd be happy to coordinate a time.

Thank you for your time and consideration. I look forward to hearing from you.

J. Mark Korzenewski

Tower Operations

Sales

📞 (817) 791-5543
✉ mark@mytitantowers.com
🌐 acmecomunications.net



Abilene office: 1500 Industrial Blvd., Suite 201, Abilene, TX 79602

Abilene mailing: P.O. Box 6060, Abilene, TX 79608

Fort Worth office: 2833 Crockett, Suite 119, Fort Worth, TX 76107

Tejas Trails Neighborhood Letter and Photosims.pdf
12655K

RF Justification Summary – Proposed New Site Build (NSB): DDL00403

- This proposed cell tower 75' stealth monolith at Solid Rock Church addresses critical gaps in AT&T's service
- • This RF engineering analysis was performed by Bobby Wells, AT&T RF Design Engineer.
- AT&T refers to this proposed new site build (or “NSB”) as **DDL00403**.
- These maps are standard engineering tools submitted by wireless carriers to demonstrate the technical need for a new tower.
- The maps use “**plot points**” — data points showing how signal strength and traffic demand interact across the area.
- **Some areas have poor coverage (signal doesn't reach well). Others have capacity gaps (signal reaches, but can't handle user demand).**
- **That means service can still be poor even in “covered” areas — if the existing towers are overloaded.**

DDL00403 Signal Level Plots

This site is needed to offload traffic on neighbor site DXL03317 and improve service. The NSB will improve service along White Settlement Rd and the surrounding neighborhoods.

Bobby Wells

12/02/2024

© 2023 AT&T Intellectual Property. AT&T and globe logo are registered trademarks and service marks of AT&T Intellectual Property and/or AT&T affiliated companies. All other marks are the property of their respective owners

AT&T Proprietary (Internal Use Only) - Not for use or disclosure outside the AT&T companies except under written agreement

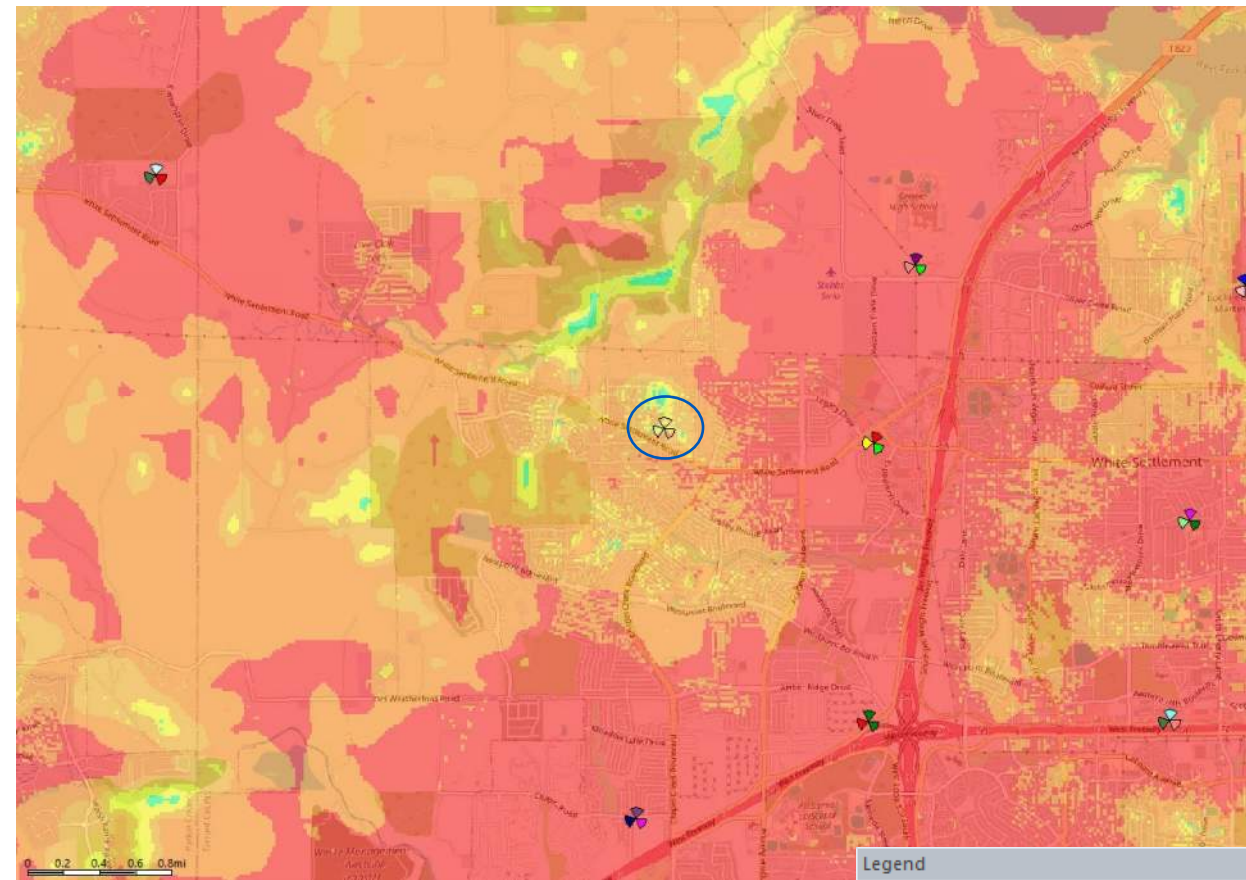


Understanding Indoor Coverage Heat Maps

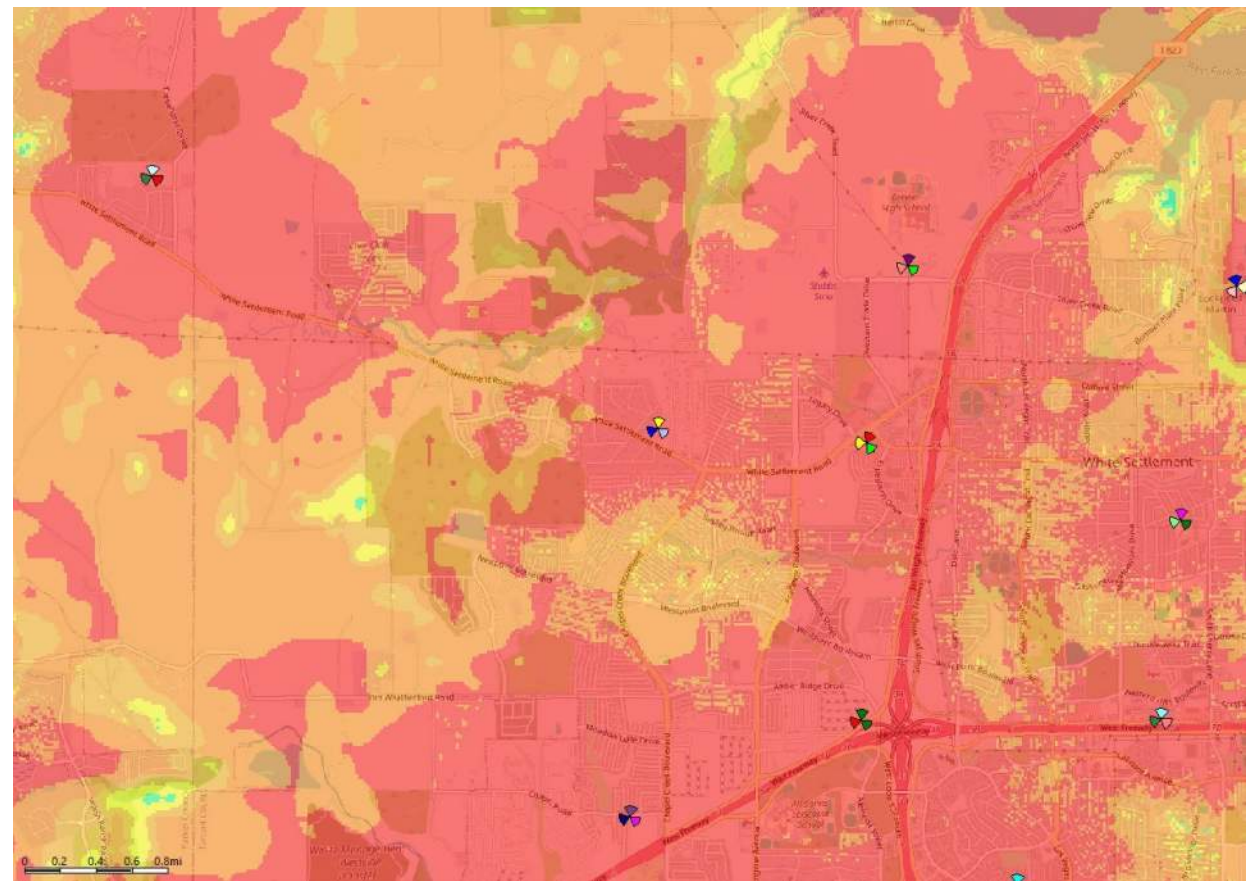
- This next slide is an indoor signal strength “heat map.”
- **RSRP (Reference Signal Received Power)** measures wireless signal strength in dBm (decibels)
- **700 MHz** refers to the frequency AT&T uses widely because lower-frequency signals travel farther and penetrate building walls better, making them ideal for reliable indoor coverage.
- Left side = **current indoor coverage**. Right side = **coverage with proposed tower**.

Color Key (Counterintuitive but Standard in RF Engineering):

- **Red** = Strongest signal
 - **Orange** = Good signal
 - **Yellow** = Moderate
 - **Green** = Weakest signal
- Many assume green means good, but here **red is best**—the goal is more red and orange areas. • Improved indoor signals mean fewer dropped calls, faster data, and reliable indoor service.



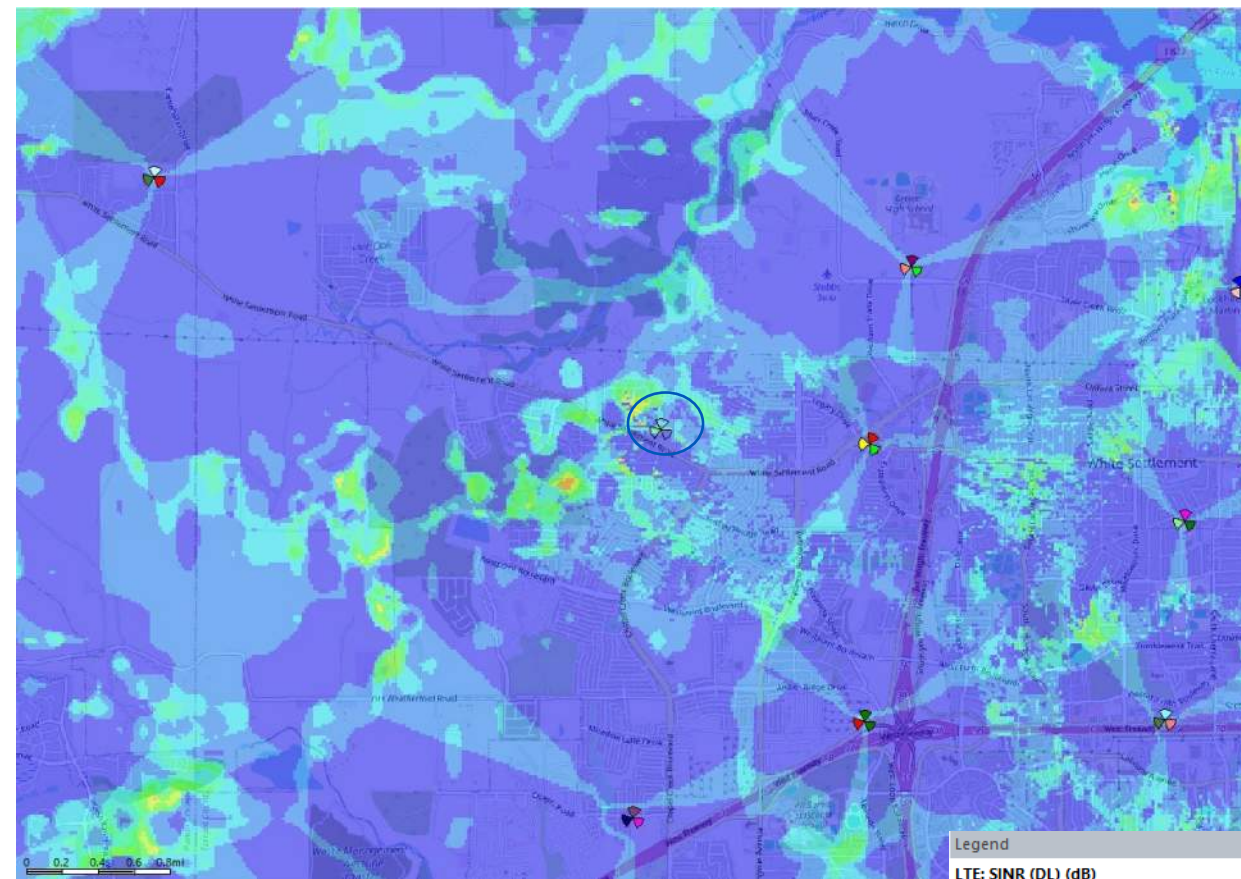
○ Proposed NSB



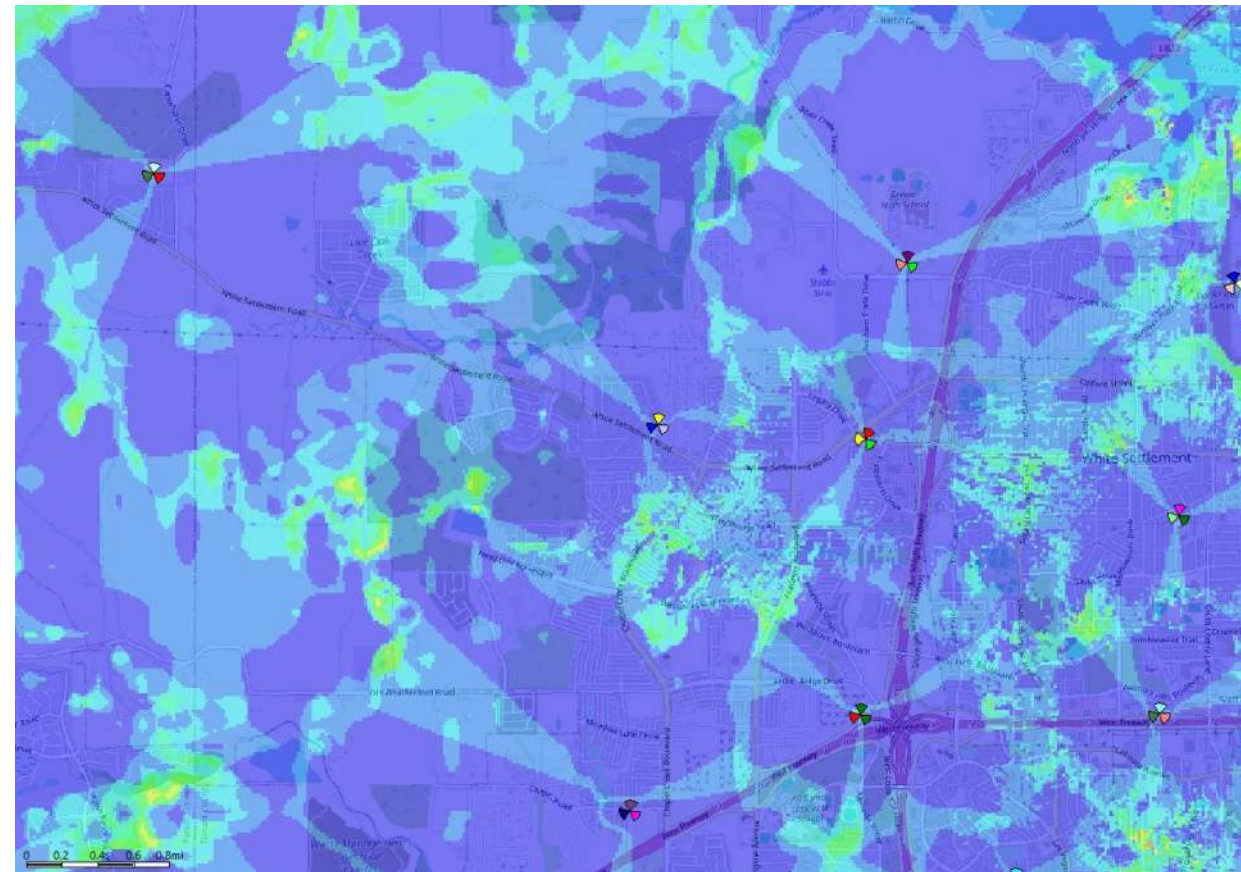
• Understanding the "Number of Servers (Dominance)" Map

- The next slide is a "Number of Servers" or "Dominance" map.
- A "server" refers to a cell tower providing strong wireless signals at **700 MHz**. • Unlike the previous heat map (reds/yellows), this map uses mostly **shades of blue, green, and yellow**.
- **What the colors mean:**
 - **Darker blue** means multiple towers ("servers") strongly cover the area, ensuring more reliable service.
 - **Light blue, green, or yellow** indicate fewer towers providing strong coverage, resulting in less reliable service, particularly during busy periods or outages.
- **The goal:** Increase darker blue coverage, adding reliability by ensuring multiple towers strongly cover more areas.

Number of Servers (Dominance) 700Mhz



○ Proposed NSB



Understanding the "Coverage by Transmitter" Map

- Each cell tower provides coverage divided into three sections, forming a triangle• Each color represents coverage from one section (sector) of a tower—not separate towers.

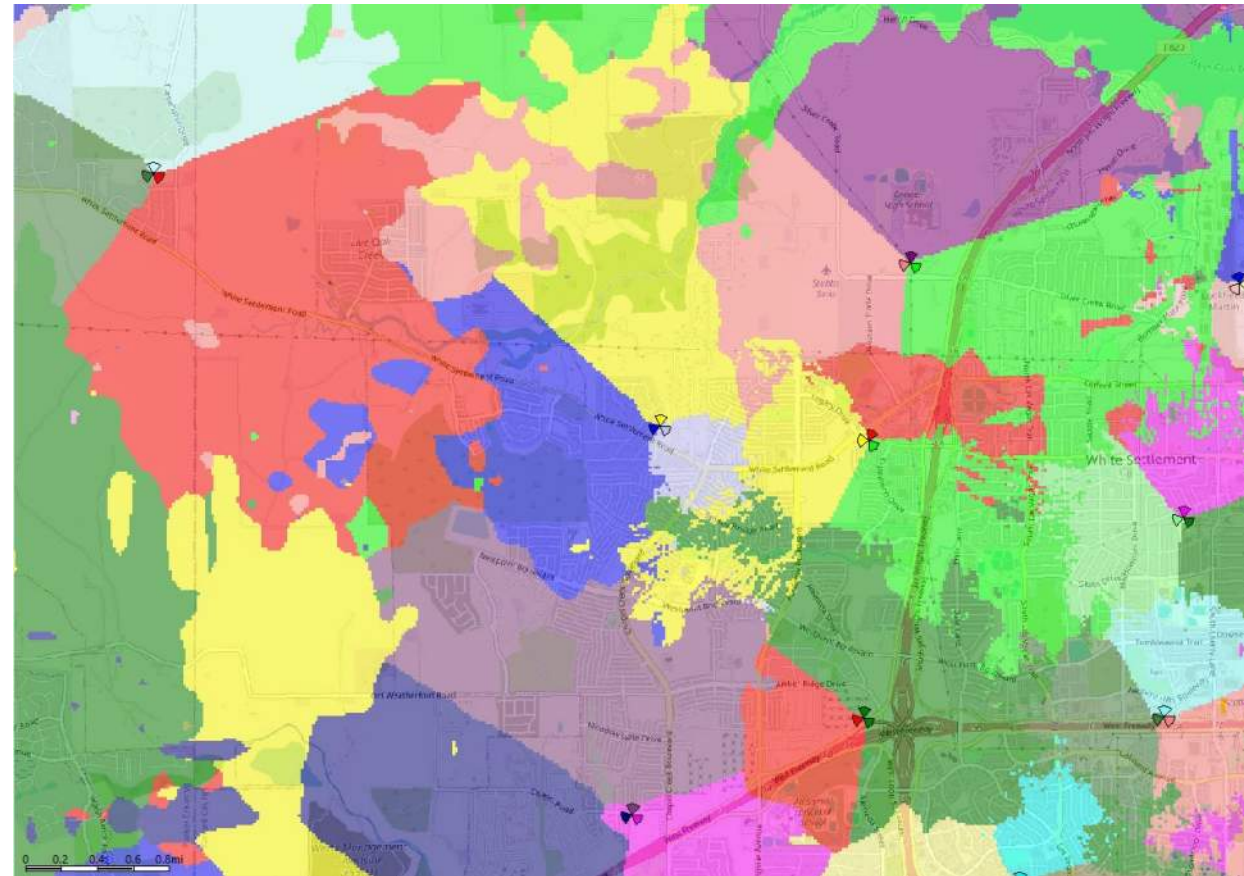
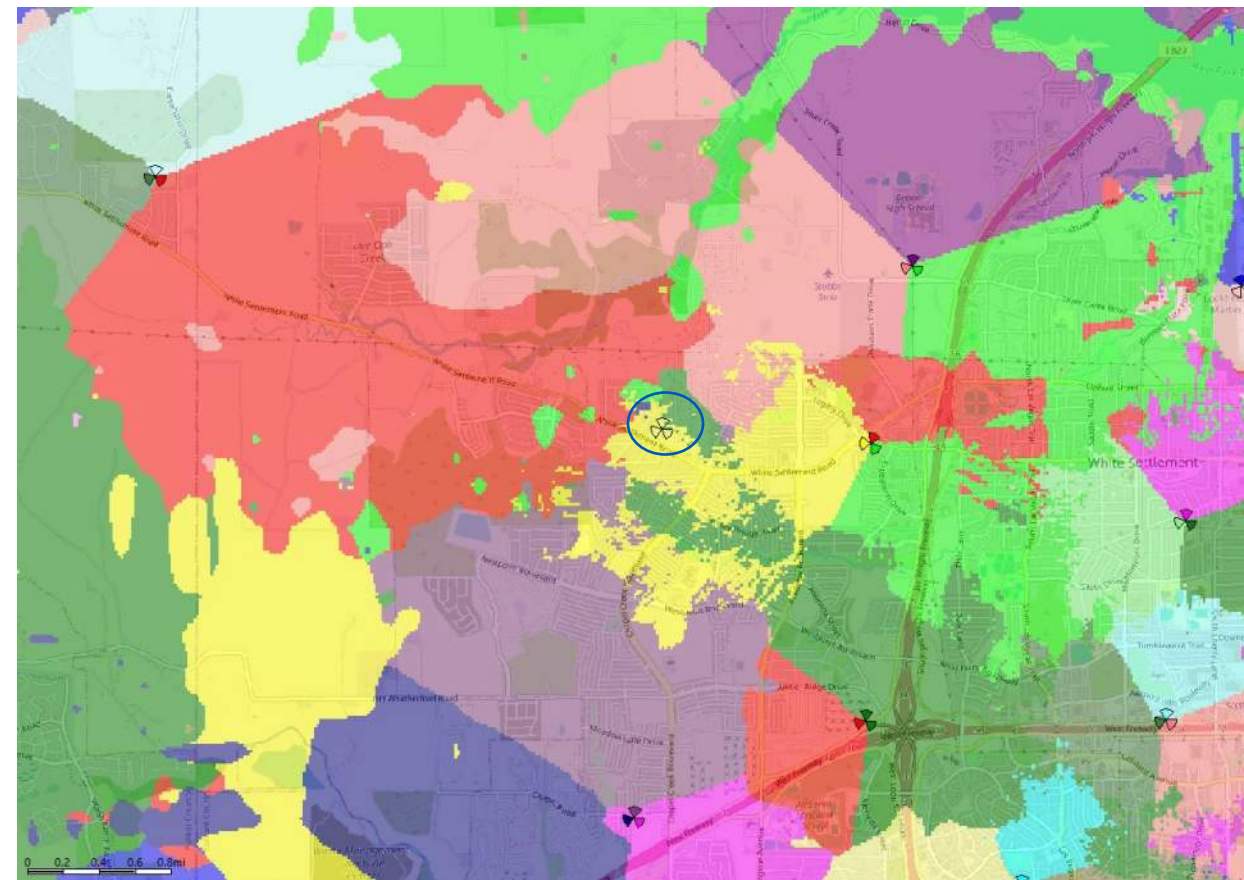
Color Changes from Before to After:

- **New Blue Area (N/NW, mostly W):** Completely new coverage introduced by the proposed tower, improving previously underserved areas.
- **Expanded Yellow Area (mostly North):** Yellow areas significantly expand, showing stronger, more reliable coverage.
- **New Gray Area (S/SW):** Indicates new, dominant coverage by the proposed tower, greatly reducing dependence on distant towers.
- **New Green Patches:** Small additional areas now covered by another sector, further reducing gaps.

Why are colors scattered or patchy?

- Terrain and building obstructions cause signals to break up into scattered patches instead of smooth, continuous areas.

Coverage by Transmitter



- Proposed NSB
- Coverage Needed

AM - Amendment of a Pending Application

[Reference Copy](#)[Help](#)

Confirmation

General Information

File Number:
A1243733**Registration Number:**
1325284**Date Received:**
08/04/2023**Purpose:**
Amend an application**Status:**
Granted**National Notice Date:**
05/05/2023

Owner Information

Titan Towers, L.P.
Attn: Warren Harkins
P.O.Box 79608
PO Box 6972
Abilene, TX 79608**Phone:** (325) 691-
0495**E-mail:**
heather@mytitantowers.com

Antenna Structure

Latitude:
32° 45' 45.8" N**Longitude:**
097° 30' 15.0" W**Structure Location:**
121 Verna Trail N
Fort Worth, TX 76108**Overall AGL Height:**
22.8 m**FAA Study Number:**
2023-ASW-8181-OE**Date Issued:**
06/29/2023

Resources

[Tower Construction Notification System \(TCNS\)](#)[E-106 System](#)[File Pleadings](#)[TOWAIR](#)[FAA Notice Criteria Tool](#)[Universal Licensing System](#)[Back to Home](#)[Submit a help request for assistance](#) or contact (877) 480-3201 or TTY: (717) 338-2824Federal Communications
Commission
45 L Street NE
Washington, DC 20554Phone: 1-888-225-5322
TTY: 1-888-835-5322
Fax: 1-866-418-0232[Contact Us](#)[Privacy Policy](#)[Moderation Policy](#)[Website Policies &
Notices](#)[Required Browser &
Plug-ins](#)[Freedom of Information Act
\(FOIA\)](#)[2009 Recovery and
Reinvestment Act](#)[RSS](#)[Office of Inspector General](#)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASW-8181-OE

Issued Date: 06/29/2023

Warren Harkins
 Titan Towers, LP
 PO Box 6972
 Abilene, TX 79608

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Solid Rock 93 - Non CBand
 Location: Fort Worth, TX
 Latitude: 32-45-45.79N NAD 83
 Longitude: 97-30-15.00W
 Heights: 777 feet site elevation (SE)
 75 feet above ground level (AGL)
 852 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact Joseph Hart, NAVY POC, at 817-782-7841 and Stephen Chevez, ARMY POC, at 504-697-9639, and Tim Bogan, Central Service Area Frequency Management Officer, at 817-222-5523.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 12/29/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-8181-OE.

Signature Control No: 588655035-591814109

(DNE)

Debbie Cardenas

Specialist

Attachment(s)

Frequency Data

Map(s)

cc: FCC



Subject: Proposed Stealth Cell Tower Installation in Your Neighborhood

February 6, 2025

Dear Tejas Trails Neighbor,

We are writing to inform you about an upcoming development that will impact the neighborhood. Titan Towers, L.P., an Abilene, Texas-based tower company, is planning to install a multi-tenant capacity “stealth” cell tower on a property within the Tejas Trails neighborhood, specifically upon the property of Solid Rock Church at 121 Verna Trl N. Fort Worth, TX 76108.

Standing at a height of 75 feet, this tower will serve as an essential infrastructure upgrade aimed at improving Tejas Trails wireless coverage, speeds, and connectivity and to enhance public safety. The tower’s first tenant will be AT&T, so AT&T wireless customers will notice an immediate improvement to the network, particularly with 5G coverage and speeds, even during peak usage times in the evening. In addition, the proposed tower will be built with capacity for follow on cell carriers. This means improved connectivity for all Tejas Trails residents, regardless of their service provider. From clearer calls to faster internet speeds, this tower will greatly enhance Tejas Trails residents' ability to stay connected in today's digital world.

We understand that changes to the surrounding properties can raise questions, and we want to assure you that this proposed development has been carefully planned to maximize the benefits of increased cell coverage, data speeds, and capacity to the Tejas Trails neighborhood while minimizing the tower’s impact.

The tower was designed to be the least visually impactful to the neighborhood

compared to all other tower options. A stealth tower is a type of cell site where all antennas, radios, cables, and ground equipment are either internal to the structure itself or completely shielded from public view. The stealth tower was designed to blend into the architecture of the property and not even be immediately recognizable as a cell tower at all. It was important to Solid Rock Church leadership that any cell site on its property be as low profile as possible, and indeed Solid Rock drove the design decisions of the stealth tower in order to blend in seamlessly with the architecture and style of the church facilities. To help you visualize the impact, we have included simulations of what the tower will look like once installed. Please find the simulations enclosed with this letter.

We understand the importance of transparency and community involvement in projects like these. Therefore, representatives from Titan Towers, L.P., will be in the neighborhood the next few weeks (the week of February 10 and February 17) to inform the neighborhood about the development and answer any questions Tejas Trails residents may have. If you have questions or concerns about this proposed cell tower, please feel free to call or text me at (817) 791-5543 or email to mark@mytitantowers.com.

Thank you for your attention to this matter, and we look forward to working together to bring improved connectivity and safety to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Korzenewski". The signature is fluid and cursive, with a large initial "M" and "K".

Mark Korzenewski
Titan Towers, L.P.
Director of Tower Operations