



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

October 19, 2022

Work Session 9:00 a.m.
Public Hearing 10:00 a.m.

In Person

City Council Conference Room 2020 (Work Session)
City Council Chamber (Public Hearing)
2nd Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed5f10ec9ff80f4294546f710e9b86ca2>

Meeting/ Access Code: 2559 452 4101, Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2559 452 4101

Viewing Only

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

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.

****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 5:00PM on October 17, 2022. To sign up, either register through WebEx per the directions on the City's website above or 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:

Robert Gutierrez _____
Deborah Freed _____
Bob Riley _____
Bob Horton _____
Wes Hoblit _____

Jeremy Raines, _____
Chair Commercial Board _____
Darin Hoppe _____
Angela Gaither, _____
Vice Chair Commercial Board _____

I. WORK SESSION 9:00 A.M.

A. Discussion of Today's Cases

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the September 21, 2022 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO NOVEMBER 16, 2022

C. Continued Commercial Case

1. **BAC-22-023** Address: 16101 Wolff Crossing
Owner: Exel Inc by DHL Supply Chain
Zoning: PD 1039" Planned Development 1039 for "I" Light Industrial uses
District in the Fort Worth Alliance Airport Overlay

- a. **Variance:** Permit light poles that mimic runway lighting (i.e. long, linear parallel rows of lighting), that could be confused with runway or taxiway lighting.
- b. **Variance:** Permit non-recreational light poles meeting IESNA fill-cutoff criteria to be mounted in excess of 20 feet above finished grade.

Maximum height allowed: 20 feet.

Requested height: 34 feet

D. New Commercial Cases

2. **BAC-22-022** Address: 2207-2211 (odds) E. Lancaster Avenue
Owner: Juan Hernandez Esquivel
Zoning: "FR" General Commercial Restricted District in the Lancaster Avenue Scenic Corridor

- a. **Variance:** Permit an open design wrought iron fence around an automobile repair facility.

Required fence: Solid screening fence

Requested fence: Open-design wrought iron fence

- b. **Variance:** Permit a screening fence that is not constructed of wood, brick, stone or reinforced concrete products.

Allowed materials: Wood, brick, stone or reinforced concrete products

Requested material: Metal panels

3. **BAC-22-024** Address: 600 W. Berry Street
Owner: VRE Berry Street LLC by Priority Signs & Graphics
Zoning: "MU-1" Low Intensity Mixed-Use District in the Hemphill Street Scenic Corridor
- a. **Special Exception:** Permit electronic changeable copy on a monument sign facing W. Berry Street.

E. Translation Commercial Case

4. **BAC-22-025** Address: 1725 S. Riverside Drive
Owner: Raul Santibanez & Martha Sarabia
Zoning: "I" Light Industrial District in the South Riverside Drive Scenic Corridor
- a. **Variance:** Permit auto repairs a premises that adjoins a residential district boundary.
- b. **Variance:** Permit an auto repair facility and dumpster with less supplemental setback than required.

Required supplemental setback: 50 feet.

Requested supplemental setback: 20 feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

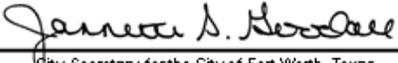
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will 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 reunión 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 Boards of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

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, October 14, 2022 at 3:45 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas