



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

April 19, 2023

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/weblink/register/ra0cdc5c6c51786ecf8c9531c45830fec>

Meeting/ Access Code: 2557 673 2528 (Registration Required)

Teleconference: (817) 392-1111 or 1-650-479-3208

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.

****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 April 17, 2023. 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

B. Board of Adjustment Training: Lot Size and Lot Width

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the March 15, 2023 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO MAY 17, 2023

C. Continued Commercial Case

1. BAC-23-002 Address: 6308 South Freeway
Owner: Segadosa LLC by Vertical Bridge
Zoning: "E" Neighborhood Commercial District

a. Special Exception: Permit a telecommunication tower up to 45 feet in height.

b. Variance: Permit a telecommunication tower to be less than the required distance from a one-family district.

Minimum distance required: 500 feet
Requested distance: 350 feet

c. Variance: Permit a telecommunication tower to be taller than the 45 feet than allowed by Special Exception.

Maximum height allowed: 45 feet
Requested height: 125 feet

D. New Commercial Cases

2. BAC-23-006 Address: 7501 Surfside Drive
Owner: City of Fort Worth Marshall's Office by Mark IV Construction Group
Zoning: "A-5" One-Family and "PD 963" Planned Development for "CF" Community Facilities including public park and other recreations uses in the NASJRB Airport Overlay

a. Special Exception: Permit a fully enclosed boat dock.

3. BAC-23-008 Address: 13750 Trinity Boulevard
Owner: Huntley Public Facility Corp. by mma inc.
Zoning: "MU-1" Low Intensity Mixed Use in the DFW Airport Overlay

- a. **Variance:** Permit a multifamily building with larger setback than allowed.
Maximum setback to a primary street or side street: 20 feet
Requested setback: 23 feet, 5 inches

4. BAC-23-009 Address: 4001 Littlepage Street
Owner: Fort Worth ISD by MJ Thomas Engineering
Zoning: "CF" Community Facilities

- a. **Variance:** Permit fewer parking spaces for a high school than required.
Required number of parking spaces: 225 parking spaces
Requested number of parking spaces: 115 parking spaces

5. BAC-23-010 Address: 2513 Rodeo Plaza
Owner: Texas Cowboy Hall of Fame by Bennett Partners
Zoning: "SY-HSH-40" Stockyards Historic Shopfront – 40 foot max height

- a. **Variance:** Permit a structure taller than allowed.
Maximum height allowed: 40 feet
Requested height: 50 feet

6. BAC-23-007 Address: 2501 Prospect Avenue
Owner: Erick Alba by Alfredo Alba
Zoning: "B" Two-Family

- a. **Appeal:** Appeal of the Zoning Administrator's decision that the property located at 2501 Prospect Avenue does not have a legal non-conforming status as a four-unit quadruplex.

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

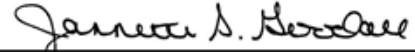
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Board 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, April 14, 2023 at 3:25 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