



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

May 17, 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/r0e2325aea87f7721684f106dbf157c85>

Meeting/ Access Code: 2559 061 2986 (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 May 15, 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

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the April 19, 2023 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO JUNE 21, 2023

C. New Commercial Case

1. BAC-23-012 Address: 2025 Roundtree Circle West
Owner: GFO Homes by Kirsti Vreeman
Zoning: "PD 522" Planned Development District for single family uses with design standards

- a. **Special Exception:** Permit an open designed fence up to five feet in height in a projected front yard.
- b. **Variance:** Permit an open design fence in a projected front yard taller than the five-foot height allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 6 feet

- c. **Variance:** Permit a model home to be less than the required distance from an occupied residence for a period of five years.

Minimum distance required: 300 feet
Requested distance: 47 feet

- d. **Variance:** Permit a model home without the required number of parking spaces.

Parking spaces required: 2 spaces per unit behind front property line
Requested parking spaces: 0 spaces

D. Continued Commercial Case

2. 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:

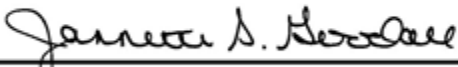
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Thursday, May 11, 2023 at 3:15 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