



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

June 21, 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/r71a16a5c9ee2cb1ead0f98e0cba6a908>

Meeting/ Access Code: 2557 231 9763 (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 June 19, 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 May 17, 2023 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO JULY 19, 2023

C. Continued Commercial Cases

1. 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

2. 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

D. New Commercial Cases

3. BAC-23-011 Address: 4801 N. Sylvania Avenue
Owner: Raphael Aguirre by Rocio Perez
Zoning: "I" Light Industrial District

- a. **Variance:** Permit auto repairs on a premise that adjoins a residential district boundary when none are allowed.
- b. **Variance:** Permit an auto repair or service facility to have bay doors that face a one-family district or two-family district when none are allowed.

- c. **Variance:** Permit parking spaces in the rear of the building to not have a hard-surfaced, dust free driveway.

Minimum required driveway: A hard surfaced and dust free driveway
Requested driveway: None

- d. **Variance:** Permit parking lot maneuvering space into the public right-of-way when none is allowed.

4. BAC-23-014

Address: 2505 Benbrook Boulevard
Owner: Golden Homes Capital, LLC by Sanches & Associates
Zoning: "BU-RA-3" Berry University Residential Attached District

- a. **Variance:** Permit a smaller side yard setback than required along a side street.

Minimum required setback: 10 feet
Requested setback: 5 feet

5. BAC-23-015

Address: 2509 Benbrook Boulevard
Owner: Golden Homes Capital, LLC by Sanches & Associates
Zoning: "BU-RA-3" Berry University Residential Attached District

- a. **Variance:** Permit a smaller side yard setback than required along a side street.

Minimum required setback: 10 feet
Requested setback: 5 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 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, June 16, 2023 at 3:40 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