



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

November 15, 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/fortworthtexas/j.php?MTID=mf2fd59bc1061b2f97d74ae41c8bdc6bd>

Meeting/ Access Code: 2555 152 6396 (Registration Required)

Teleconference: (817) 392-1111 or 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.

****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 November 13, 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:

Josh Lindsay	_____	Jarrett Wilson	_____
Robert Gutierrez	_____	Darin Hoppe	_____
Deborah Freed	_____	Kay Duffy	_____
Bob Riley	_____	Vacant	_____
James Hook	_____	Virginia Murillo	_____
Vacant	_____		

I. WORK SESSION 9:00 A.M.

A. Election of Chair and Vice-Chair

B. Discussion of Today’s Cases

C. Discussion of Enforcement of Board of Adjustment Decisions

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the October 18, 2023 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 20, 2023

C. New Commercial Cases

1. BAC-23-022 Address: 12900 - 13000 blocks NW Highway 287
Owner: Hunter Crossroad LP by Freeland & Hauffman, Inc.
Zoning: “G” Intensive Commercial District

- a. **Variance:** Permit fewer parking spaces for a large retail store than required.
Required number of parking spaces: 512 parking spaces
Requested number of parking spaces: 428 parking spaces

2. BAC-23-023 Address: 6308 South Freeway/6308 Old Hemphill Road
Owner: Segadosa LLC by VB BTS II, LLC (Vertical Bridge)
Zoning: “I” Light Industrial District

- a. **Variance:** Permit a telecommunication tower to be taller than allowed.
Maximum height allowed: 75 feet
Requested height: 120 feet

3. BAC-23-024 Address: 10200 Blue Mound Road
Owner: Destiny Center, Inc. by Kelly Hart & Hallman
Zoning: “AG” Agricultural District

- a. **Special Exception:** Permit a telecommunication tower up to 45 feet in height.
- b. **Variance:** Permit a telecommunication tower to be taller than allowed by a Special Exception.
Maximum height allowed: 45 feet
Requested height: 120 feet

4. BAC-23-025

Address: 2951 West Loop 820 South
Owner: MCD Coast 13 LLC by Hancock Sign Company
Zoning: "F" General Commercial District

- a. **Variance:** Allow a sign attached to the western façade to exceed the maximum allowed sign area

Maximum sign square footage: 63 square feet for 42 linear feet of building length
Requested sign square footage: 123 square feet

5. BAC-23-026

Address: 9601 South Freeway
Owner: MCD Coast 13 LLC by Hancock Sign Company
Zoning: "J" Medium Industrial District

- a. **Variance:** Allow a sign attached to the western façade to exceed the maximum allowed sign area

Maximum sign square footage: 63 square feet for 42 linear feet of building length
Requested sign square footage: 152 square feet

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

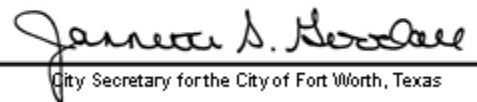
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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, November 09, 2023 at 10:50 a.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