



**MEETING AGENDA**  
COMMERCIAL BOARD OF ADJUSTMENT

**December 20, 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)

2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mfc13fb32c3c7b9da123e69ef842cdf38>

**Meeting/ Access Code: 2556 728 7304 (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 December 18, 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](mailto: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.**

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**BOARD MEMBERS:**

Josh Lindsay \_\_\_\_\_  
Robert Gutierrez \_\_\_\_\_  
Deborah Freed, Chair \_\_\_\_\_  
Bob Riley, Vice-Chair \_\_\_\_\_  
James Hook \_\_\_\_\_  
Vacant \_\_\_\_\_

Jarrett Wilson \_\_\_\_\_  
Darin Hoppe \_\_\_\_\_  
Kay Duffy \_\_\_\_\_  
Andrea Payne Shields \_\_\_\_\_  
Virginia Murillo \_\_\_\_\_

**I. WORK SESSION 9:00 A.M.**

**A. Discussion of Today’s Cases**

**B. Discussion of Enforcement of Board of Adjustment Decisions**

**II. PUBLIC HEARING 10:00 A.M.**

**A. Approval of Minutes of the November 15, 2023 Hearing \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 17, 2024**

**C. Continued Commercial Case**

**1. 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

**D. New Commercial Cases**

**2. BAC-23-029** Address: 4001 Littlepage Street  
Owner: Fort Worth ISD by MasterPlan  
Zoning: “CF” Community Facilities District

- 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: 114 parking spaces
- b. **Variance:** Permit parking in the front residential projected setbacks of Goodman and Libbey Avenues where none is allowed.

**3. BAC-23-030**

Address: 3600 Dexter Avenue  
Owner: TJW Generation-Skipping Trust by GFF (Lonnie Burns)  
Zoning: "J" Medium Industrial District in the Cultural District Scenic Area

- a. **Variance:** Allow two accessory structures (interactive teller machine and canopy) in a location that is not allowed

Required location: Behind the front wall of the building furthest from the street

Requested location: On a lot without a primary building

- b. **Variance:** Permit an accessory structure (canopy) taller than allowed on a lot adjacent to a residential district.

Maximum height allowed: 12 feet

Requested height: 14 feet

- c. **Variance:** Permit nonresidential activity (drive-thru lane) with less landscaped setback than required on eastern side.

Required landscaped setback: 26 feet

Requested landscaped setback: 3 feet

- d. **Variance:** Permit parking in the front residential projected setback where none is allowed.

- e. **Variance:** Permit nonresidential activity (paid parking lot) with less supplemental setback than required on western side.

Required supplemental setback: 50 feet

Requested supplemental setback: 5 feet

- f. **Variance:** Permit paid parking lot within the supplemental setback during times not allowed.

Allowed parking in supplemental setback: During daylight hours

Requested supplemental setback: 24-hour parking

**III. ADJOURNMENT:**

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**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.

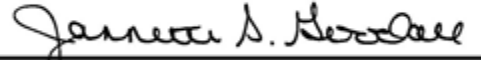
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de 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 Friday, December 15, 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