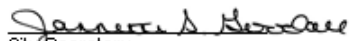


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, April 12, 2024 at 10:15 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

April 17, 2024

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/ra9f166a2fe480a0eda8b9313c32f6997>

Meeting/ Access Code: 2553 178 6539 (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 April 15, 2024. 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 _____
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 BOA Decisions

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the March 20, 2024 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO MAY 15, 2024

C. New Commercial Cases

1. BAC-24-007 Address: 2529 Hemphill Street
Owner: Martin Quezada Vela & Juana Valdez
Zoning: “E” Neighborhood Commercial District in the Hemphill Street Scenic Corridor

a. Variance: Allow an existing carport with less supplemental building setback than required adjacent to a residential district on eastern side.

Required supplemental building setback: 20 feet
Requested supplemental building setback: 10 feet

b. Variance: Allow the supplemental bufferyard to contain less landscaping than required adjacent to a residential district on the eastern side.

Required landscaping: Shrubs or trees
Requested landscaping: No shrubs or trees

2. BAC-24-008 Address: 3597 W. Bonds Ranch Road
Owner: Eagle Mountain Saginaw ISD by VLK Architects
Zoning: “CF” Community Facilities District

a. Special Exception: Allow electronic changeable copy on a monument sign along the northern property line.

b. Variance: Allow a monument sign to have illumination where none is allowed

c. Variance: Allow an attached sign on the stadium’s west façade (labeled PS24-00031 on the site plan) to exceed the maximum sign area allowed

Maximum sign area allowed: 275 square feet
Requested sign area: 433 square feet

3. BAC-24-010

Address: 4001 Littlepage Street
Owner: Fort Worth ISD by MasterPlan
Zoning: "CF" Community Facilities District

- a. **Variance:** Allow 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:** Allow parking in the front residential projected setbacks of Goodman and Libbey Avenues where none is allowed.

4. BAC-24-011

Address: 5548 Kilpatrick Avenue
Owner: Rivertree Holding I, LLC by Grace Hebert Curtis Architects, LLC
Zoning: "A-5" One-Family and "B" Two-Family Districts

- a. **Special Exception:** Allow a 5-foot open-design fence in the front yards
- b. **Variance:** Allow an open-design fence taller than the 5 feet allowed by special exception
Allowed fence with Special Exception: 5 feet
Requested fence: 6 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.