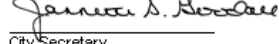


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, March 14, 2024 at 3:00 p.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

March 20, 2024

Work Session 10:00 a.m.

Public Hearing 11:00 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/webex/register/r3b319a16ed50b15074a412679a79f29b>

Meeting/ Access Code: 2559 858 9999 (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 March 18, 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 10:00 A.M.

A. Discussion of Today's Case

II. PUBLIC HEARING 11:00 A.M.

A. Approval of Minutes of the February 21, 2024 Hearing _____

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

C. New Commercial Case

1. BAC-24-005

Address: 3597 W. Bonds Ranch Road
Owner: Eagle Mountain Saginaw ISD by VLK Architects
Zoning: "CF" Community Facilities District

- a. **Variance:** Allow an attached sign on the stadium's east façade (labeled PS24-00030 on the site plan) to exceed the maximum sign area.

Maximum sign area allowed: 222 square feet

Requested sign area: 456 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 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.



**BOARD OF ADJUSTMENT – COMMERCIAL, 3/20/2024
INFORMATION REPORT**

BAC-24-005

Address: 3597 W. Bonds Ranch Road
Owner: Eagle Mountain Saginaw ISD by VLK Architects
Zoning: "CF" Community Facilities District

- a. **Variance:** Allow an attached sign on the stadium's west façade (labeled PS24-00030 on the site plan) to exceed the maximum sign area.

Maximum sign area allowed: 222 square feet
Requested sign area: 456 square feet

GENERAL INFORMATION

REGULATION:

4.201 Community Facilities District

D. Other development standards.

2.b. Signs: Identification signs shall be permitted subject to the following provisions. A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed having an area of 12 square feet.

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Northwest Fort Worth Neighborhood Alliance, Bonds Ranch HOA, Eagle Mountain-Saginaw ISD, Northwest ISD, Trinity Habitat for Humanity, and Streams & Valleys, Inc.

LOT HISTORY:

Development Services, zoning case ZC-20-138, from PD 424 for a mix of residential and commercial uses to CF, approved 11/20/2020.

Development Services, building permit PB22-01619, EMHS Field House and Indoor practice field, issued 5/9/2022, last inspection 2/28/2024.

**EXISTING
CONDITIONS:**

The subject property is a high school campus under construction, located in a mostly undeveloped neighborhood. While two existing single family subdivisions are found in the vicinity, these residential areas are not immediately adjacent to the high school. The high school is currently surrounded by undeveloped land in all directions, with the land to the north being outside the city limits, the residential area to the east separated by a creek and a proposed street, and dedicated parkland to the south. The western high school side is the one side directly adjacent to vacant residentially zoned land.

The campus site plan shows two large classroom buildings, with a separate tennis facility, indoor practice facility, and football stadium, as well as other detached buildings and structures. The site does not contain any floodplain, trees, or any



**BOARD OF ADJUSTMENT – COMMERCIAL, 3/20/2024
INFORMATION REPORT**

notable environmental constraints. The field house's original elevation is noted at 806 feet with land sloping downwards to Fleming Ranch Road. However, no documentation was submitted to show the topography after construction was completed.

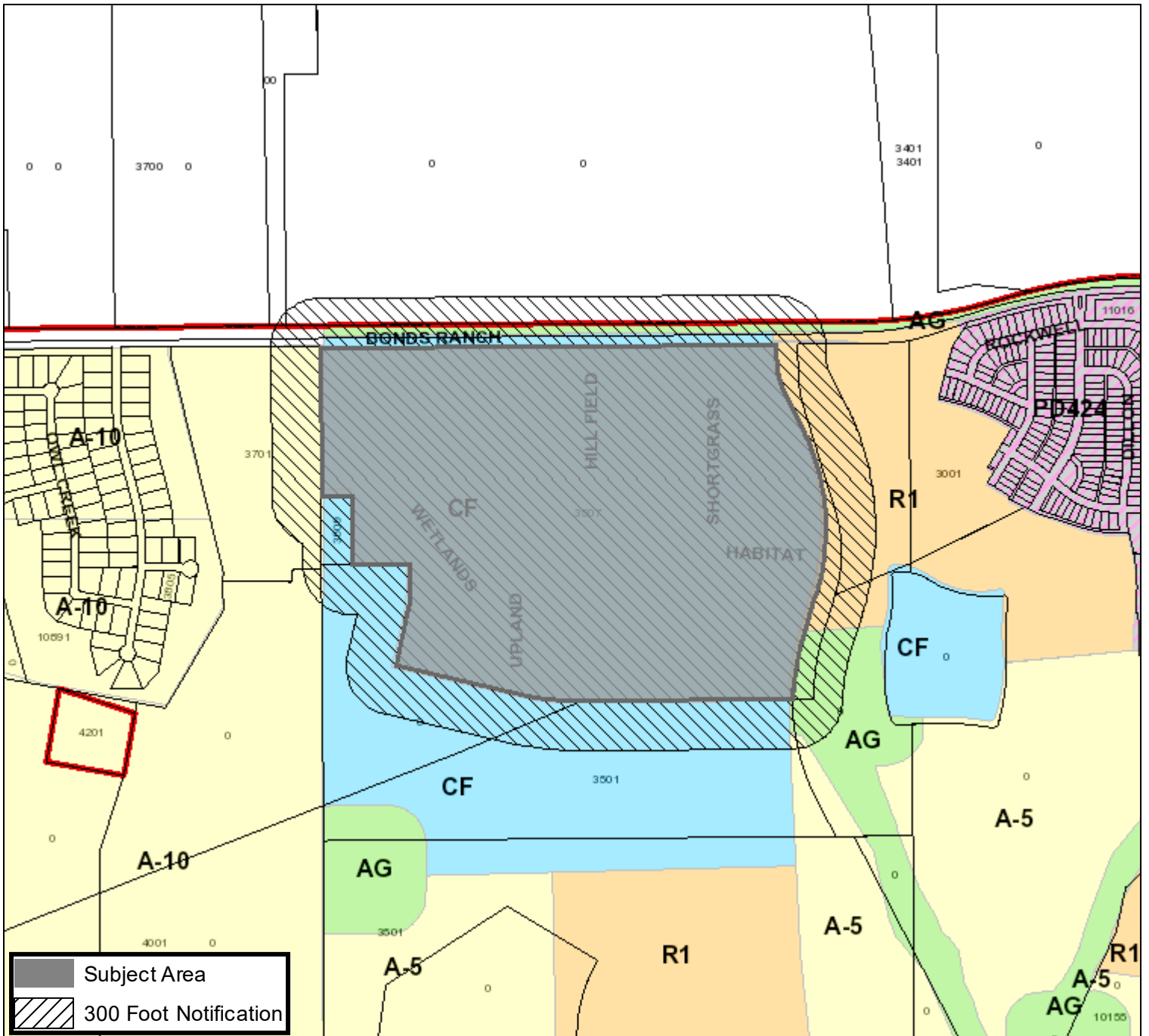
The high school has a street frontage length of 2,226 linear feet on Fleming Ranch Road along the eastern side, allowing 222 square feet of sign area for a community facility. In Community Facilities zoning, all attached and detached signage counts towards the same allowed sign square footage, instead of different allowances for detached and attached signage. The logo sign on the eastern side of the indoor practice facility/field house is shown to be 25 feet high by 18 feet, 3 inches wide for a total of 456 square feet. The variance request exceeds the maximum area allowed by 234 square feet.



BAC-24-005

Area Zoning Map

Applicant: Eagle Mountain Saginaw ISD by VLK Architects
Mapsko: 18S
Commission Date: 3/20/2024



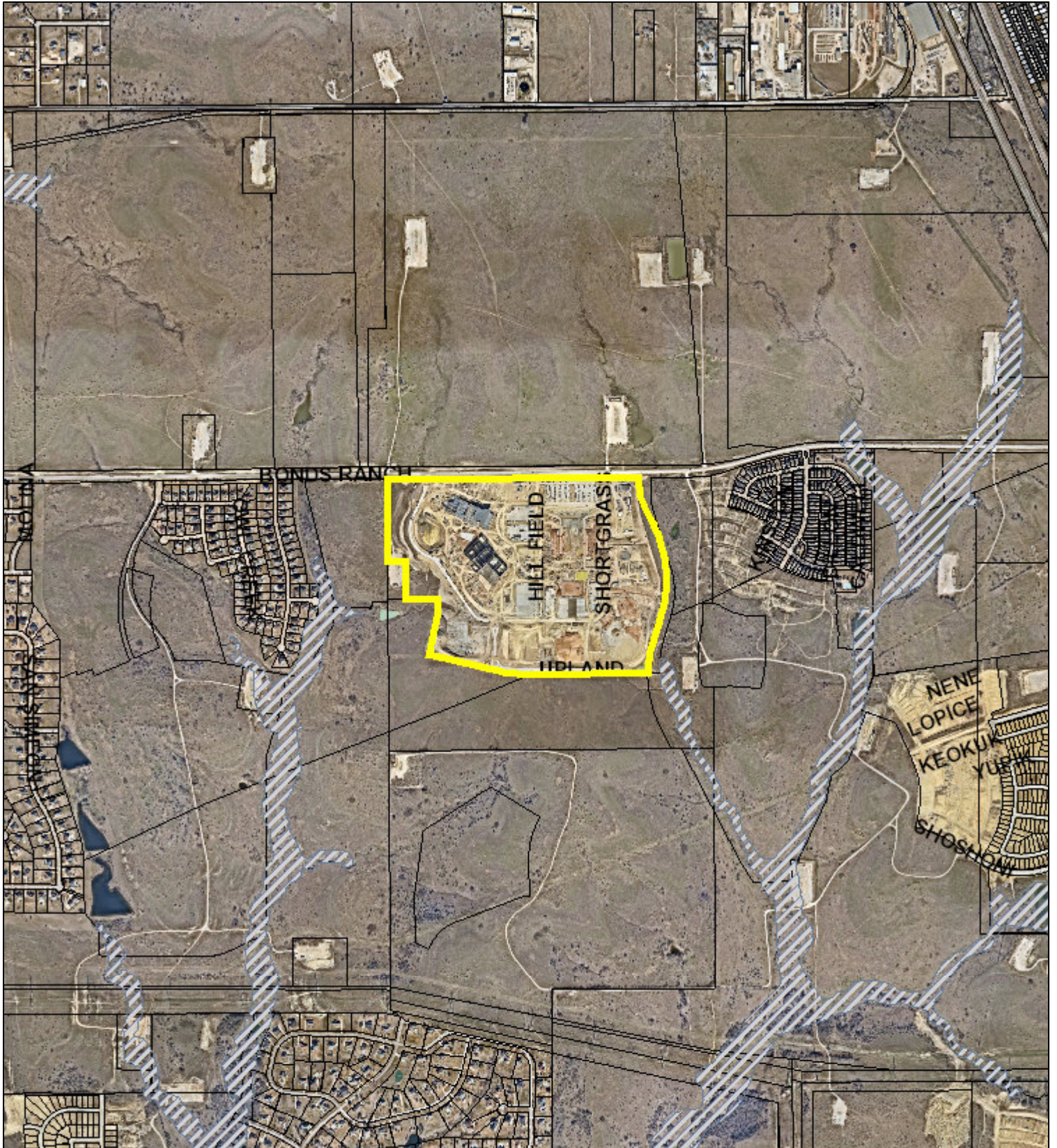
0 425 850 1,700 Feet

Created: 3/6/2024 11:49:38 AM



BAC-24-005

Aerial Photo Map



0 900 1,800 3,600 Feet



BAC-24-005
3597 W. Bonds Ranch Road



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Planning and Development

☐ Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3597 W. Bonds Ranch Road

Lot/Tract: 1 Block/Abstract: 1 Lot Size: 129.672 Acres

Legal Description: Addition/Survey: Eagle Mountain High School

Owner's Name: Eagle Mountain-Saginaw I.S.D.

Address: 1600 Mustang Rock Road

City: Fort Worth State: Texas Zip: 76179

Tele: (817) 232-0880 E-Mail cwelch@ems-isd.net

Applicant's Name: Ryan McAllister, Architect, VLK Architects

Address: 1320 Hemphill Street, Suite 400

City: Fort Worth State: Texas Zip: 76104

Tele: (817) 633-1600 E-Mail rmcallister@vlkarchitects.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

This project is the new Eagle Mountain High School. This is an education facility. The sign applications are for PS24-00030

for the East elevation of the field house and PS24-00031 and PS24-00032 for the West elevation of the stadium press box.

Field house is 108,708 sf. Pressbox is 9,390 sf. Field House tallest wall is 53' - 4 1/4". Press box tallest wall is 94' - 10 5/8".

The exterior materials of the building are stone, brick, metal columns, aluminum canopies and metal wall panels.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: ☐ Existing ☒ Under Construction ☐ Proposed
Status of Property: ☐ Owner Occupied ☐ Vacant Land ☒ Non-owner Occupied

Previous Board of Adjustment Case filed on this property: ☐ Yes ☒ No

Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? ☐ YES ☒ NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association ☐ YES ☒ NO or Neighbors ☐ YES ☒ NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____

☐ Special Exception for Section _____

☐ Variance for: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

2/19/24

FEE AMOUNT PAID :

OF REQUESTS:

2

RECEIVED BY:

KM

CASE NO.

BAC-24-005

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____
The sign variance will allow for continuity between district high school and assists with wayfinding for the community members, visitors, and students to the campus. _____

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. _____
The property has unique properties because the site has large changes in the topography. Some of the topography changes are upwards of 45 feet. The Flemming ranch road is to the east of the field house sign and does not exist yet. The road sits approximately 30 feet below where lower level of the field house is location and the sign is 20 feet above the first level of the field house. From bonds ranch road to the stadium press box west side is a change of 15 feet not including the field level of the stadium. The stadium field is depressed down into the earth about 16 feet from the main entrances. _____

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

The intent of this sign is to define the mascot, the Eagle Mountain Knights, to the all visitors of the site. Displaying it to home fans, students and visiting teams that come to the stadium or outdoor sporting events: football, soccer, baseball, basketball and tennis. Students and staff will also be able to see the sign from multiple spots at the main building, reminding them of their school mascot. _____

4. The variance will not adversely affect the health, safety, or welfare of the public.

The sign anchors are designed by a structural engineer to connect under the exterior panels back to the primary wall girts. The subcontractor, benchmark, has created shop drawings to show how this will be attached. _____

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

No. This field house sign is 860 feet away from the East property line and Flemming ranch road is going to be a major road beyond that. There are trees that skew the sign from ever being fully visible except driving up to the field house. The stadium press box signs are 737 feet away from the property line to the north and 1,764 feet away from the property line to the west. There are trees and the main building that skew the sign from the west. There is the new four lane bonds ranch road to the north that keep it far away from adjacent properties. _____

Acknowledgement

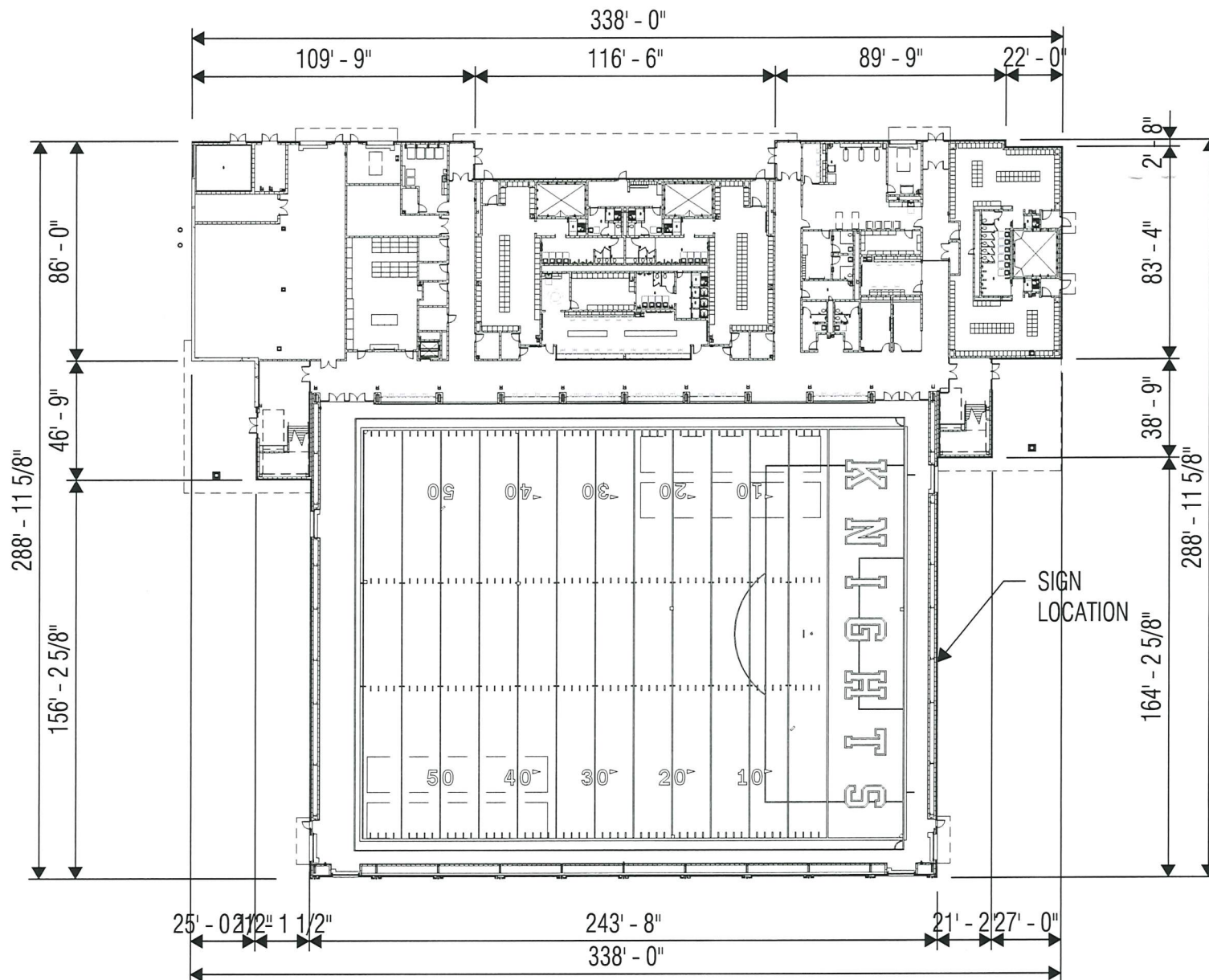
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Brian Wallister

Date 2-16-24



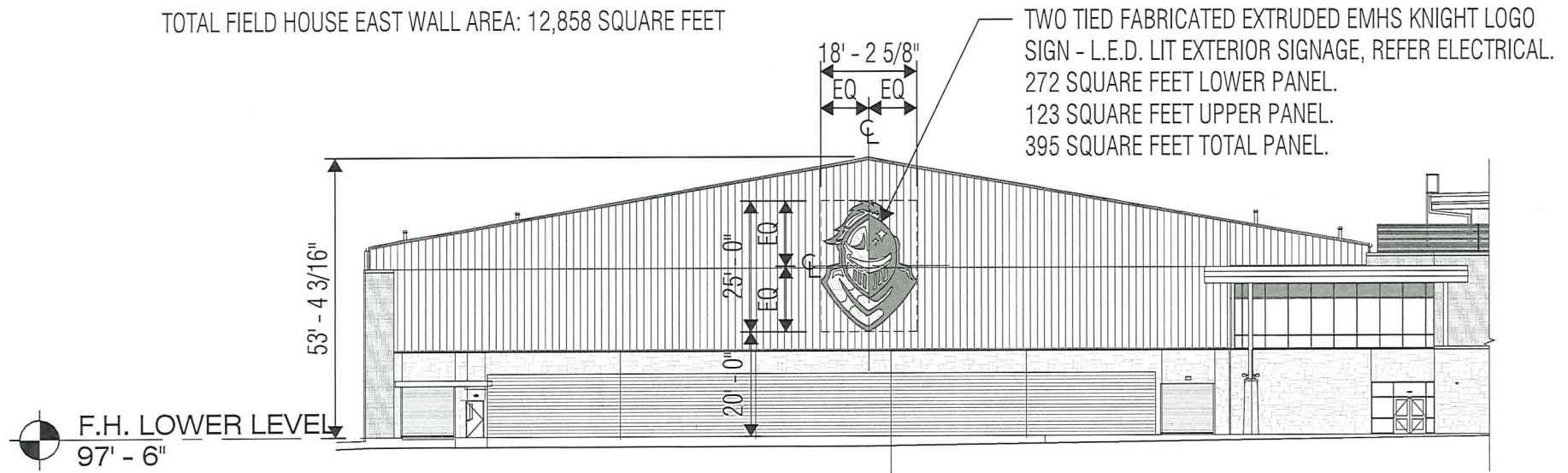
TRUE NORTH

1

FIELD HOUSE PLAN - LOWER LEVEL

SCALE: 1" = 60'-0"

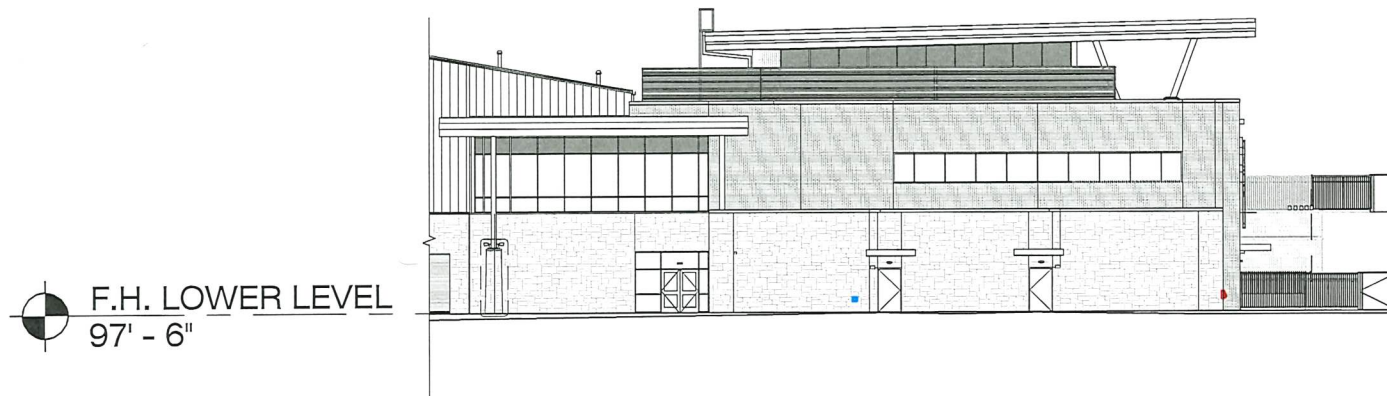
TOTAL FIELD HOUSE EAST WALL AREA: 12,858 SQUARE FEET



1

FIELD HOUSE - EXTERIOR ELEVATION - EAST

SCALE: 1" = 30'-0"



2

FIELD HOUSE - EXTERIOR ELEVATION - EAST

SCALE: 1" = 30'-0"