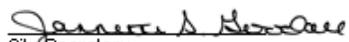


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, April 12, 2024 at 10:15 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.



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

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 required adjacent to a residential district on eastern side.

Required landscaping: Shrubs or trees

Requested landscaping: No shrubs or trees

GENERAL INFORMATION

REGULATION:

4.901 Neighborhood Commercial "E" District

C. Property Development Standards

Rear Yard - adjacent to residential district: 15 feet

6.300 Bufferyard and Supplemental Building Setback

A. When required. A bufferyard consisting of an open space of grass and other landscaping and a masonry wall or wood fence in combination with design features that screen or block vision, noise pollutants and other negative by-products shall be provided and maintained along the entire length of the boundary line between any one- or two-family district, and adjacent nonresidential districts. A bufferyard shall be required even when an alley is located between a nonresidential district and an adjacent one- or two-family district..

B. Restrictions of the use of bufferyard and/or building setback areas. These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.

C. Area Requirements.

1. in each instance where the nonresidential use is located on a lot or premises adjacent to a one- or two-family district, a bufferyard and supplemental building setback shall be provided and maintained by the owner and/or occupant of the nonresidential use in accordance with the following standards.



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

District	Building Setback	Bufferyard Width
“E”	20 feet	5 feet

2. When there is an expansion of any parking area or the square footage of a nonresidential use that is located on a lot or a premises that is adjacent to a one- or two-family district, then the development shall be subject to the supplemental bufferyard and building setback requirements, as set forth in this section.

F. Landscaping Requirements.

The bufferyard shall be sodded with turf grass or ground cover that will provide the appearance of a finished planting. Minimum landscaping and buffering must be provided as outlined in subsection (g) below.

G. Point System Requirements.

Bufferyards must earn a minimum of 25 points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

Feature	Points
Solid masonry wall	
6 feet in height	15
8 feet in height	20
3 small ornamental trees for every 50 lineal feet of bufferyard	5
3 small ornamental trees for every 25 lineal feet of bufferyard	10
5 ornamental shrubs for every 25 lineal feet of bufferyard	15
1 tree for every 25 lineal feet of bufferyard (minimum 12 feet in height, minimum trunk caliper of 2-1/2 inches above root ball)	10

6.301 Landscaping

L. Variances by Board of Adjustment.

1. As provided by state law, the board of adjustment may grant variances to the provisions of this section only if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the section would result in unnecessary hardship, and so that the spirit of the section is observed and substantial justice is done. As provided by state law, a “hardship” does not include financial hardship resulting from compliance with the landscape provisions.

2. The city manager or a designee shall report monthly to the city council any variances granted to this section.

**COMPREHENSIVE
PLAN DESIGNATION:**

Mixed Use

**REGISTERED
NEIGHBORHOOD**

The following registered associations were sent early notification: Jennings May St Louis NA, Hemphill Corridor Development Collaborative, South Hemphill Heights



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

NOTIFICATION:

NA, Ryan Place Improvement Assn, Berry Street Initiative, Fort Worth ISD, Tarrant Regional Water District, Trinity Habitat for Humanity, and Streams & Valleys, Inc.

LOT HISTORY:

Planning and Development Services, zoning case ZC-08-196, from F to E, Approved 1/7/2009.

Development Services Department, zoning case ZC-22-218, from E to UR, Withdrawn.

Development Services Department, zoning case ZC-23-110, from E to F, Denied 10/19/2023.

Development Services Department, change of use Certificate of Occupancy PO24-00180 from auto sales to office. Condition Required: Please provide new commercial addition permit for carport, Awaiting Client Reply, 1/30/2024.

Development Services Department, building permit PB24-01854 for Carport and storage building, completed without permits and inspections, HOLD, 2/28/2024.

**EXISTING
CONDITIONS:**

The subject property is former auto sales facility in a commercial corridor generally one lot deep, flanked by established single family neighborhoods. Small commercial uses are located to the north, south, and west along Hemphill Street with a residential neighborhood to the east, behind the commercial uses. The site is generally flat, rectangular, and not in a floodplain, without any other environmental constraints. A storage building was added on the northern side of the building in 2007, and a carport was added to the eastern side between 2013 and 2014. No building permit was found for either structure. Because the site is adjacent to residential zoning on the east, a supplemental setback based on the site's zoning is required.

The site plan shows the 29-foot wide carport 5 feet from the residential zoning to the east and immediately adjacent to the concrete wall. However, the aerial photograph and site photo show the carport being 5 feet from the concrete wall, for a total of 10 feet from the eastern property line. The "E" zoning district requires a basic 15-foot setback, but the greater 20-foot supplemental setback establishes the required minimum setback. A variance is being requested to leave the existing carport 10 feet into the 20-foot supplemental setback.

Due to the location of the concrete wall and curb adjacent to a 5-foot open space strip along the eastern side, the carport can only be accessed from the north or south side. Since parking spaces are 9 feet wide and 18 feet deep, the existing carport can park three vehicles. A second variance is being requested for the 5-foot formal landscaped buffer that was triggered when the carport was constructed on the building's eastern side. While 5 feet of grassed area is existing adjacent to the concrete fence, the applicant is requesting a variance to leave the area as grass only, instead of planting shrubs or trees. A smaller carport added to the sides of the building would not have triggered the supplemental setback requirements.



Area Zoning Map

Applicant: Martin Quezada Vela & Juana Valdez
Mapsc0: 77S
Commission Date: 4/17/2024



	Subject Area
	300 Foot Notification

0 100 200 400 Feet



Aerial Photo Map



0 75 150 300 Feet



BAC-24-007
2529 Hemphill Street



BAC-24-007
2529 Hemphill Street



**SOLICITUD A LA
MESA DIRECTIVA DE AJUSTE DE ZONIFICACION
CIUDAD DE FORT WORTH, TEXAS**



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

POR FAVOR ENTREGUE UN PLANO DE SITIO DETALLADO

Dirección de local afectada: 2529 Hemphill St Fort Worth TX

Lote/Tracto: 8 Bloque/Abstracto: 1 Tamaño de Lote: _____

Descripción Legal: Adición/Topografo: _____

Nombre de Propietario: Martin Quezada Vela & Juana Valdez Telefono: (682) 239-8110

Dirección: 1428 S Freeway

Ciudad: Fort Worth Estado: TX Código Postal: 76104

Correo Electronico: alexautos2018@yahoo.com

Nombre de Solicitante: _____ Telefono: () - _____

Dirección: _____

Ciudad: _____ Estado: _____ Código Postal: _____

Correo Electronico: _____

Provee una descripción del Proyecto existente/propuesta, con tipo/uso de la estructura, dimensiones, altura, y materiales:

Es un tejaban demacado sencillo su techo es lamina
Y se sostiene con unos tubos de fierro
su altura son 9 pies
*It is a very simple carport it's roof is a metal sheet
and it is supported by some iron tubes
it's height is 9 feet*

Documentos adicionales pueden ser sometidos para apoyar su caso, si suministran fotos, por favor etiquete cada imagen.

Estado de Proyecto: Existente Bajo Construcción Propuesto
Status of Property: Ocupado por Propietario Terreno vacio No Ocupado por el Propietario

Caso anterior de la Mesa Directiva presentado en esta propiedad: Si No

Fecha: _____ Numero(s) de Caso: _____

¿El propósito de esta solicitud es proporcionar adaptaciones razonables para una(s) persona(s) con discapacidades? Si No

En caso afirmativo, la solicitud se dirigirá al Director de Planificación y Desarrollo o al Administrador de Zonificación para su revisión de Conformidad con la Ordenanza No 22098-03-2016, "Alojamiento razonable o Modificación para Usos Residenciales." Las solicitudes bajo una revisión de la Ordenanza de Adaptación Razonable no serán escuchadas por la Mesa Directiva de Ajuste. Consulte la Ordenanza No 22098-03-2016 (Capítulo 17, División V) para obtener más información.

NOTA AL PERSONAL: En caso afirmativo, envíe una copia de esta aplicación y de los archivos adjuntos al Administrador de Zonificación.

¿Ha informado a su Asociación de Propietarios de Viviendas Si No o Vecinos Si No de la solicitud?

Para ver las audiencias: <http://www.fortworthtexas.gov/>, haga clic en "Ver en línea ahora" y "Tablero de ajuste de vídeo".

SOLAMENTE PARA EL USO DEL PERSONAL: ZONIFICACIÓN _____

Variación Ocupada del Propietario (Una y Dos Casas Familiares) para la Sección _____

Excepción Especial para la Sección _____

Varianza para _____

Interpretación de la Regulación _____

FECHA RECIBIDA:
3/8/24

CUOTA PAGADA:
750.00

DE SOLUCITUDES:
1

RECIBIDO POR:
KM

NUMERO DE CASO:
BAC-24-007

Propuesta de Solicitud, Solamente para Varianza

Por favor, explique con sus propias palabras, cómo la solicitud cumple con cada uno de los criterios de dificultad enumerados a continuación.

1. La varianza no es una dificultad auto-impuesta. ^{When we purchased} Quando nosotros Compramos
Esta Propiedad Ya Estaba el Tejaban ^{this property the carport was already built} costruido
Esta En el mejor Lugar x la parte de Atras de la oficina ^{It is in the best place in the back of the office.}
2. La propiedad donde se busca la varianza tiene circunstancias únicas existentes en la propiedad, como el área, la forma, o inclinación de terreno; que las circunstancias únicas no fueron creadas por el propietario de la propiedad; que la solicitud no es meramente financiera o por conveniencia; y que la circunstancia no se debe a las condiciones generales del distrito de zonificación de la propiedad.
Nosotros Pensamos ^{We think}
que Esta En el mejor Lugar ya que esta x la parte de Atras.
^{that it is in the best place since it is at the back.}
3. La varianza sería armonía con la intención y el propósito del plan integral y el capítulo específico de la ordenanza de zonificación.
^{It would be in harmony this carport helps the main building}
Si Seria armonia este Techo Ayuda al Edificio Principal.
Y no se ve afectado en nada ^{and it does not look affected at all}
4. La varianza no afectará negativamente la salud, la seguridad o el bienestar del público.
^{It would help a lot since we want to put light because}
Si ayudaria mucho ya que Queremos poner la Luz x que
Este Lugar se Juntan muchos indigentes y ocupamos poner cámaras y
^{many homeless people gather in this place and we have to put in cameras and lights}
^{Luz}
5. La varianza no lesionará sustancial o permanentemente el uso apropiado de la propiedad adyacente en el mismo distrito.
^{This will only help the building and the community.}
Esto Solo Ayudara para el Edificio y la Comunidad.

Reconocimiento

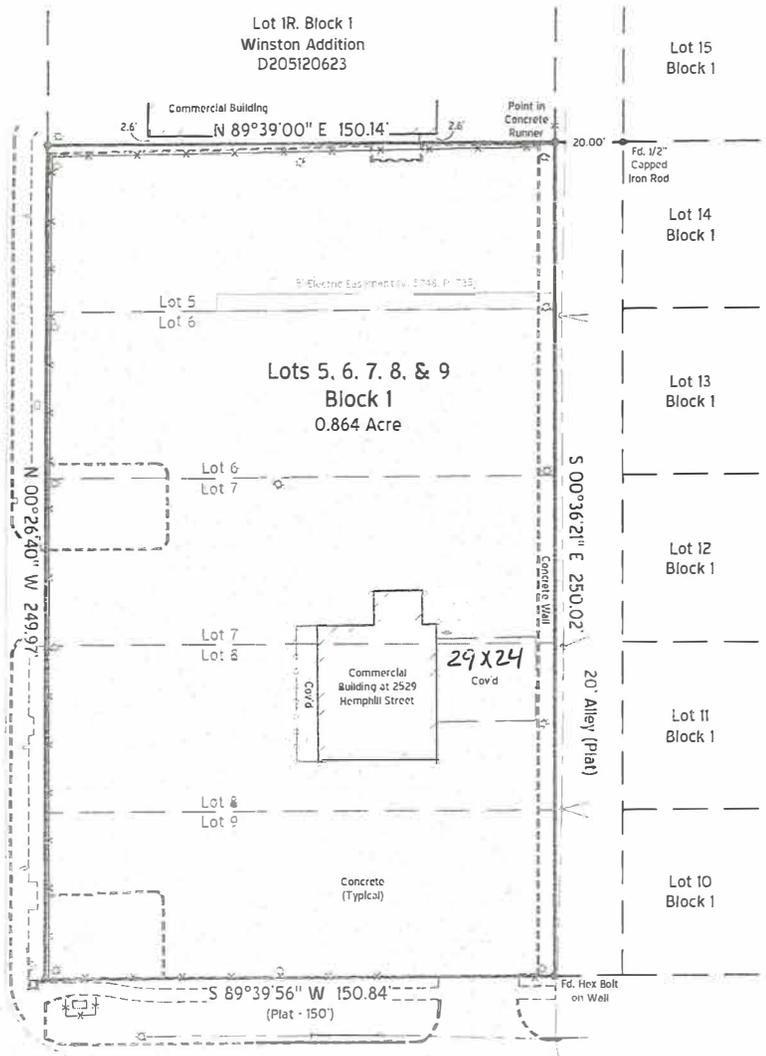
Yo certifico que la información proveída es verdadera y correcta en la medida de mi conocimiento, y que yo, o mi representante autorizado, estare(mos) en la audiencia pública del Consejo de Ajustes a menos de que decidiera retirar el caso antes que la Ciudad envíe la Notificación Pública. Si inicio el retiro después de que se dé un aviso público, la tarifa de presentación no será reembolsable. Además, no se podrá presentar una nueva solicitud de audiencia dentro de los 24 meses siguientes a la denegación del Consejo, a menos que la denegación sea sin perjuicio o se hayan producido cambios sustanciales que justifiquen una exención del Consejo del periodo de retraso obligatorio de la solicitud de 24 meses. **ENTIENTO QUE TODOS LOS PERMISOS REQUERIDOS DEBEN OBTENERSE DENTRO DE 180 DIAS.**

Firmado por: El Propietario Solicitante o Agente

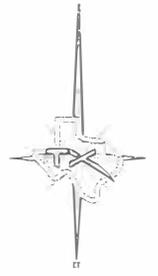
Jana Valdez

Fecha: 03-08-2024

Legend	
	Light Pole
	Power Pole
	Overhead Electric
	Guy Wire
	Electric Utility
	Water Meter
	Fire Hydrant
	Billboard Pole
	Bollard
	Traffic Signal
	Fence/Guard Rail



West Morningstar Drive
 (A.K.A. Alexander Street)
 Concrete - 50' Right-of-Way (Plat)



Survey with Improvements

Lots 5, 6, 7, 8, and 9, Block 1, Winston Addition, an Addition to of Fort Worth, Tarrant County, Texas.

According to the Plat as recorded in Volume 204, Page 1, Plat Records, Tarrant County, Texas.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above describe was surveyed on the ground: by me or under my direct supervision: visible conflicts, encroachments, and overlaps ar on this plat or map attached hereto: the area & boundary were determined with respect to the recorded references and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to expe warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the cou survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this ink.

Micah Hamilton
 Micah Hamilton, Registered Professional Land Surveyor No. 5865
 Texas Surveying, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 AN05620 - March 3, 2023



Notes:
 1) With respect to the documents listed in Title Commitment No. 900122300336 the following easements and/or restrictions were reviewed for this survey:
 Subject to the following Easement(s) and/or Document(s):
 Electric Easement - V. 5748, P. 785 (Shown); R.P.R. T.C.T.

- According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.
- 2) Official F. E. M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E. M.A. website at FEMA.gov.
 - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)
 - 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
 - 6) All corners are found 1/2" capped iron rods, unless otherwise noted.



TEXAS SURVEY
 WEATHERFORD BRANCH - 81
 FIRM NO. 10100000 - WEATHERFORD@TX



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

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

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.

6.411 Electronic Changeable Copy Signs

Electronic changeable copy signs may be permitted by special exception of the Board of Adjustment in commercial, industrial, mixed-use, and community facility zoning districts, subject to the following conditions:

- A. 1. A maximum of 25% of the sign face may be devoted to changeable copy
2. The message rate shall not change at a rate faster than one message every 20 seconds.
3. Electronic changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays as part of the display.
4. On detached signs, electronic changeable copy shall be limited to monument signs, except where pylon and freeway signs are allowed under Section 6.409.
5. Electronic changeable copy signs shall have automatic dimming technology installed limiting the sign to no more than 0.3 footcandles above ambient light, measured at a distance equaling the square root of the product of the sign's square footage multiplied by 100. The distance shall be rounded to the closest whole number.
6. All sound shall be prohibited.
- B. The Board of Adjustment shall not grant variances which are less restrictive than the conditions of the special exception.
- C. In granting the special exception, the board of adjustment shall consider the following:
 1. The presence of other electronic changeable copy signs in the vicinity;
 2. The visibility from residential districts.
 3. The street classification of the adjacent roadways; and
 4. The proximity to scenic areas or corridors. (Ord. No. 18745, Eff. 08/11/09; 21716, 04/25/15)



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

6.407 Relation to Zoning Districts

F.2. Signs in Special Purpose Districts - Community Facilities.

e. Signs located across the street from a one-family or two-family district shall not be illuminated.

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 PB22-01613, EMHS Home Grandstands and concourse building, issued 5/9/2022, last inspection 9/5/2023.

**COMPREHENSIVE
PLAN
DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification:

Summerfields NA, Park Place HOA, Park Glen HOA, Public Improvement District #6, Keller ISD, Birdville ISD, Trinity Habitat for Humanity, and Streams & Valleys, Inc.

**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.

No other electronic changeable copy signs were noted in the vicinity. The site plan submitted shows the monument sign to face the residential zoning to the east and west. The existing houses both east and west of the monument sign would be approximately ½ mile from the sign. The ambient light distance measurement for the automatic dimming technology is 824 feet, which would not extend beyond the school's property lines. The application form does not state that the sign would be turned off overnight. Without the sign being turned off overnight and with the ambient light being more than ¼ mile from the existing houses, the special exception as proposed **is compatible** with surrounding land uses.

The applicant has submitted two variance requests, based on requirements of the "CF" Community Facilities zoning district, to allow an illuminated sign across the street from a single family district and for the signage along Bonds Ranch Road to exceed the allowed square footage. The proposed monument sign contains illuminated portions that are back-lit and have electronic changeable copy. Fleming Ranch Road would separate the school from the residential development to the east by more than ¼ mile.



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

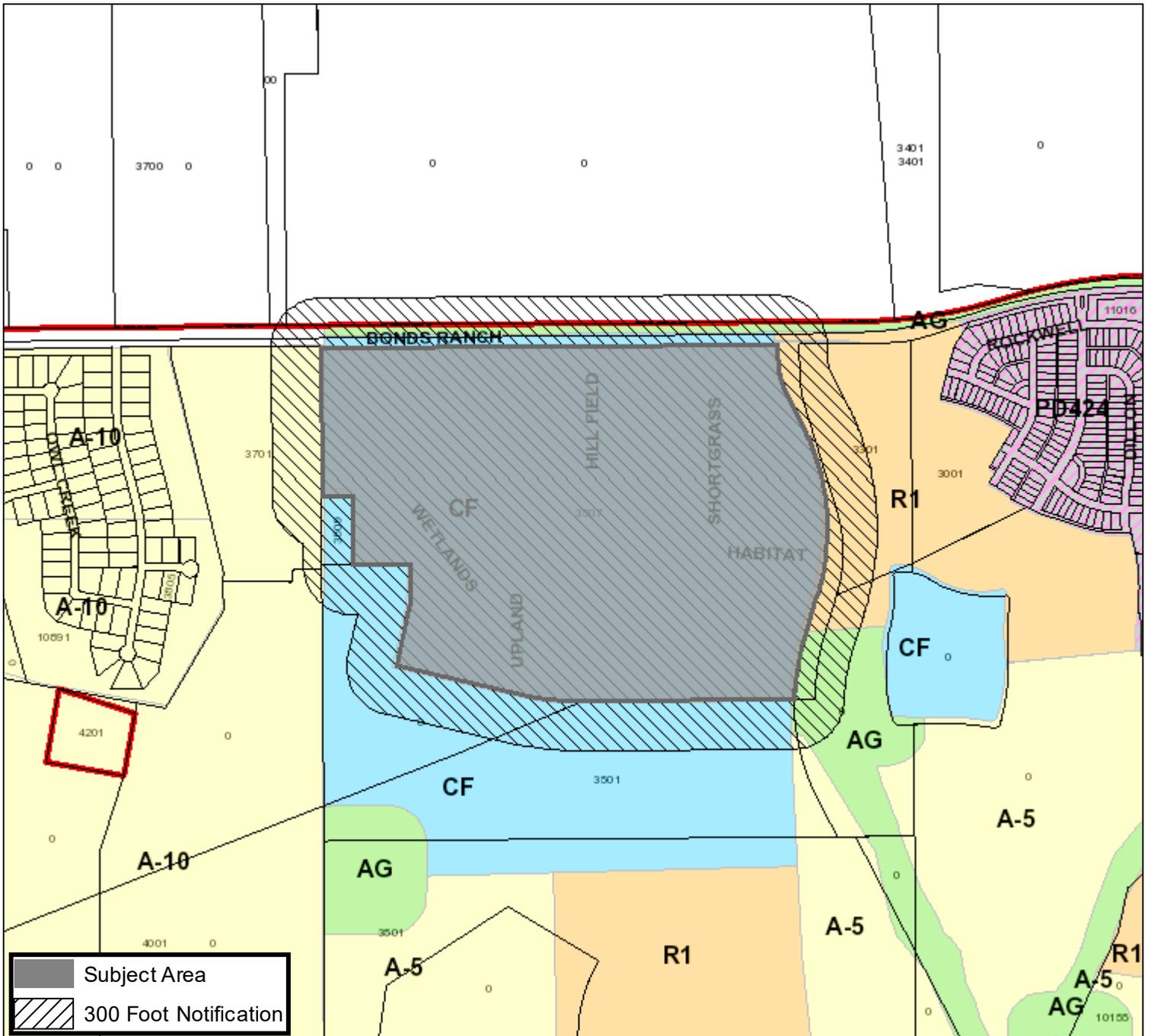
The “CF” Community Facilities zoning district zoning district allows 1 square foot of both attached and detached signage for each 10 feet of street frontage by right. The W. Bonds Ranch Road frontage is 2,749 feet, which would equate to 275 square feet of allowed signage. Three signs are noted for this side of the high school campus being the monument sign at the street, a mascot sign on the press box, and the stadium’s name also on the press box. The detached monument sign’s face is 68 square feet, and the stadium’s name signage is 85 square feet. Both of these signs would be allowed by right. The mascot sign on the press box measures 280 square feet, exceeding the 275 square feet allowed. Combined with the monument sign and the stadium name, the applicant is requested 433 square feet of signage, excessive by 158 square feet.



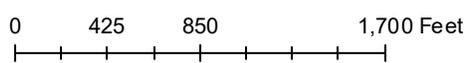
BAC-24-008

Area Zoning Map

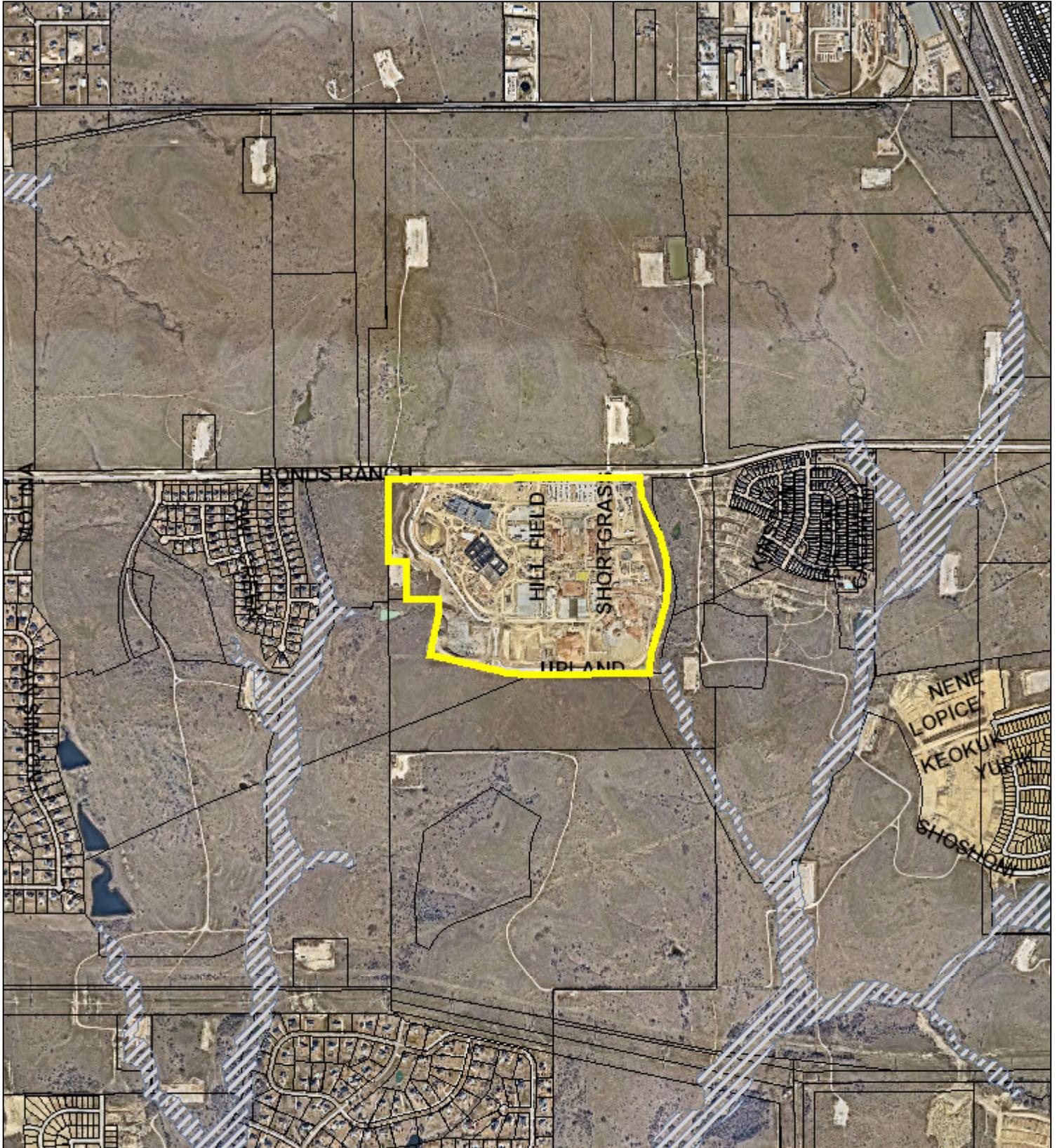
Applicant: Eagle Mountain Saginaw ISD by VLK Architects
Mapsc0: 18S
Commission Date: 4/17/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 900 1,800 3,600 Feet



BAC-24-008
3597 W. Bonds Ranch Road



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



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: () 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: 76179

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

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 PS24-00378 for the Marquee Sign plus PS24-00031 and PS24-00032 for the West elevation of the stadium press box. Marquee is 40 sf. Pressbox is 9,390 sf. The exterior materials 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:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

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 schools 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. 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 marquee sign helps those driving by get school updates on the LED panel as well as know without turning their head this is Eagle Mountain High School. The intent of the other signs are 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 marquee sign is anchored to CMU and concrete. The other signs have anchors that 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. The marquee sign is 1400 feet away from the east and west property lines and they will be blocked by trees. 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

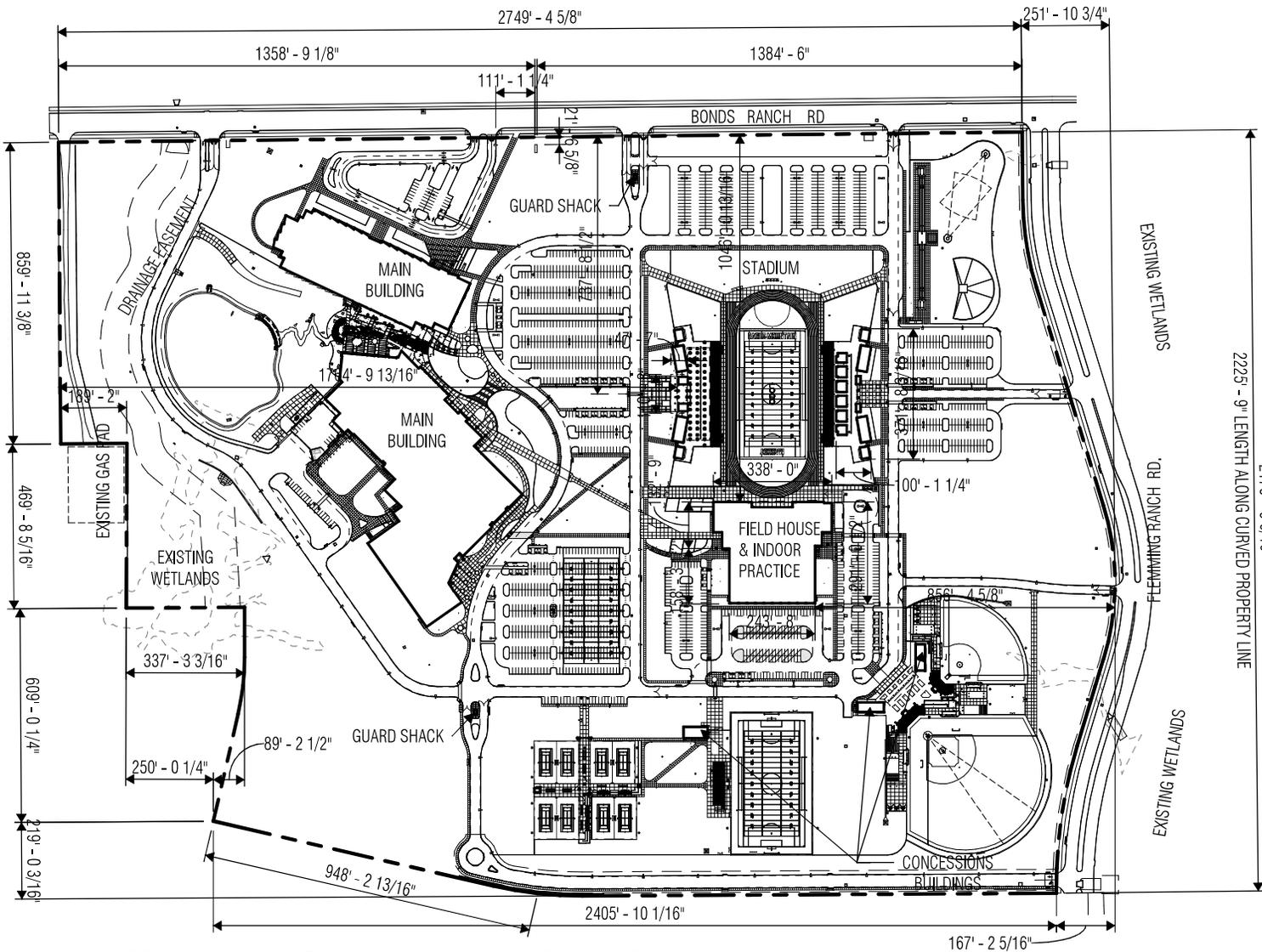
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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: Ryan McAllister
Digitally signed by Ryan McAllister
DN: C=US, E=rmcallister@vfkarchitects.com, O=VLK
Architects, OU=Architect, CN=Ryan McAllister
Date: 2024.03.15 10:28:35-05'00'

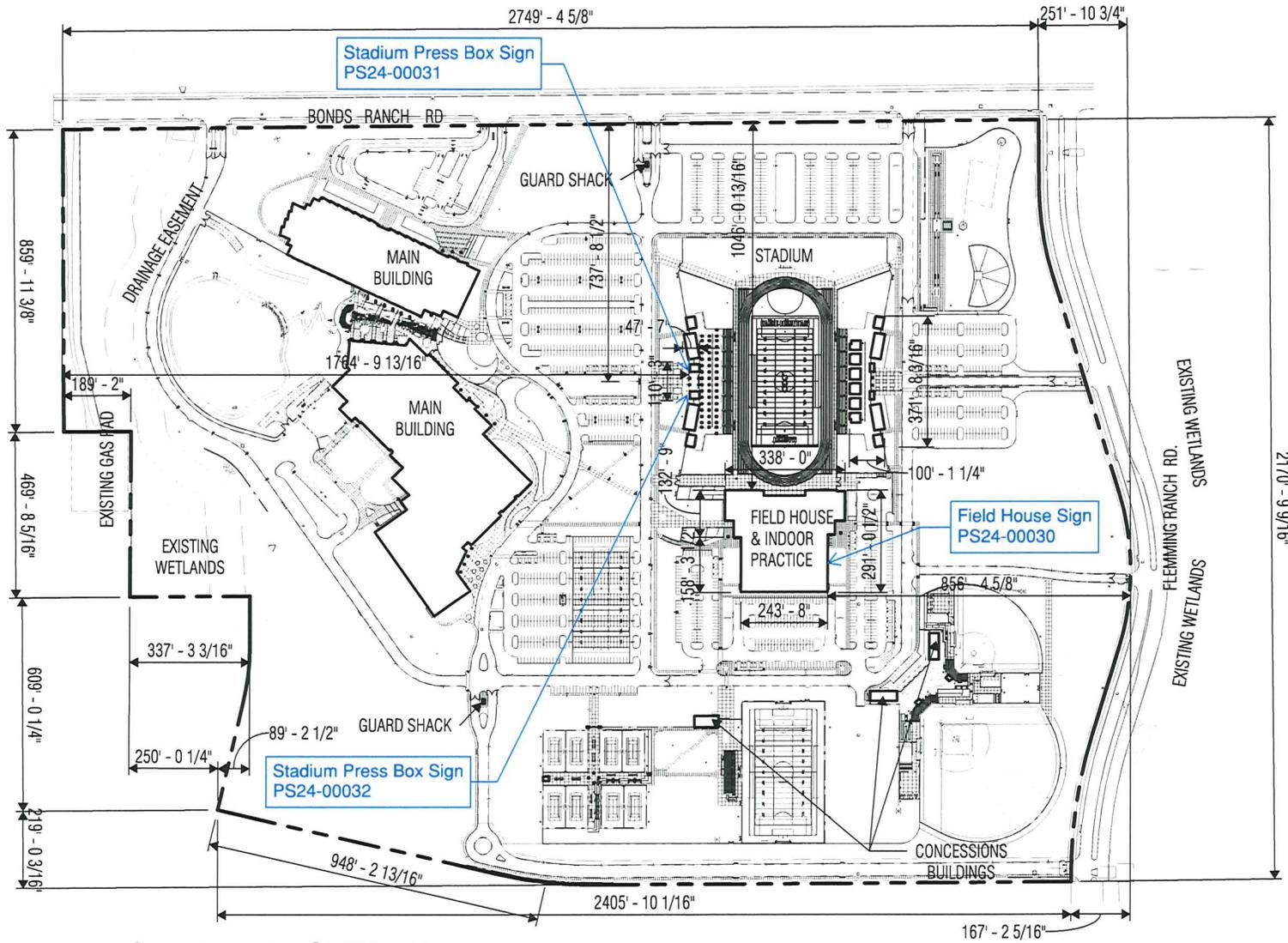
Date 03/15/2024



1

SITE PLAN - OVERALL - WAYFINDING

SCALE: 1" = 300'-0"

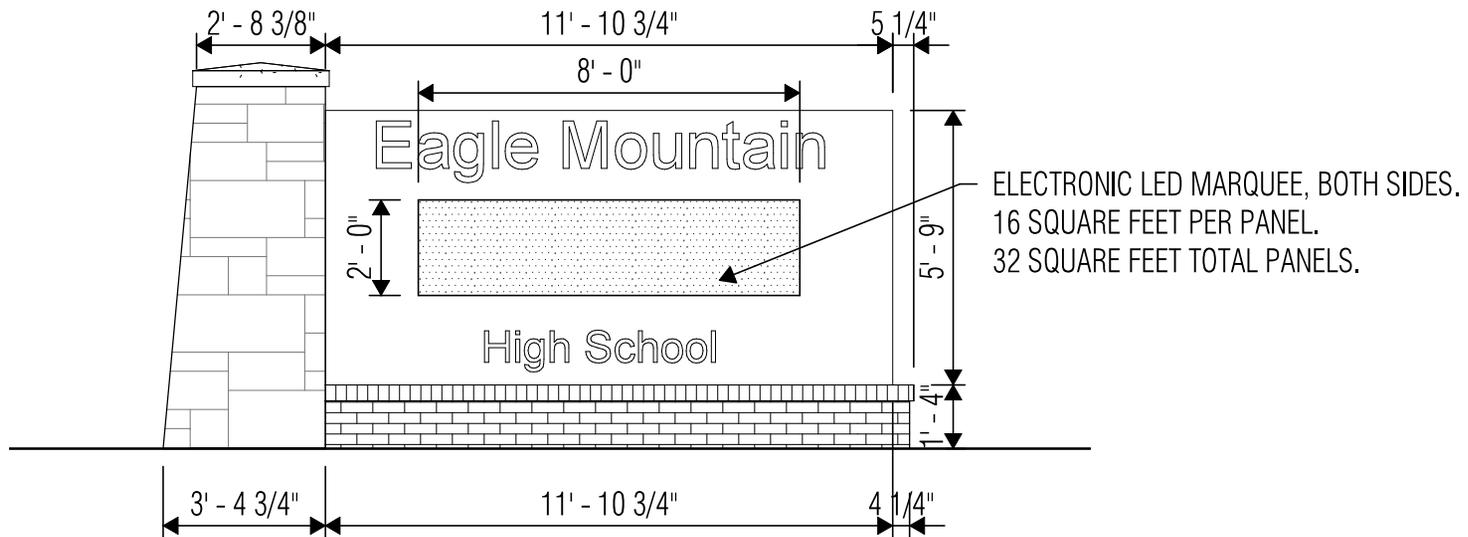


1

SITE PLAN - OVERALL

SCALE: 1" = 300'-0"

TOTAL DIGITAL MONUMENT MARQUEE WALL AREA: 68 SQUARE FEET, EACH SIDE
136 SQUARE FEET TOTAL, BOTH SIDES



1

DIGITAL MONUMENT MARQUEE SIGN ELEVATION

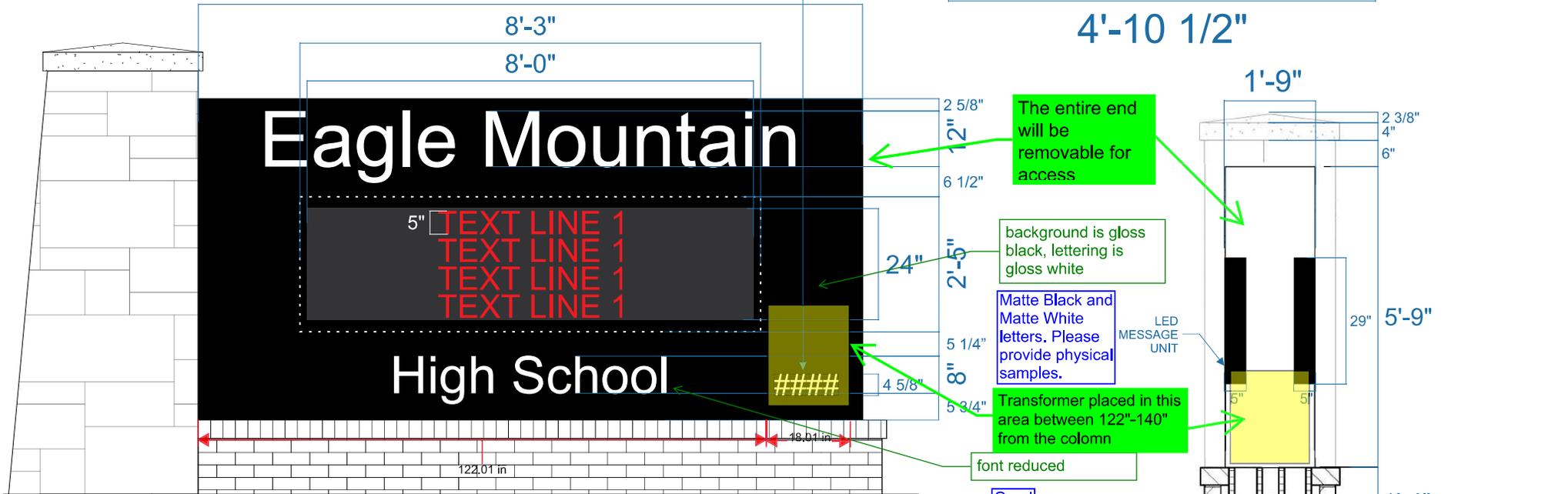
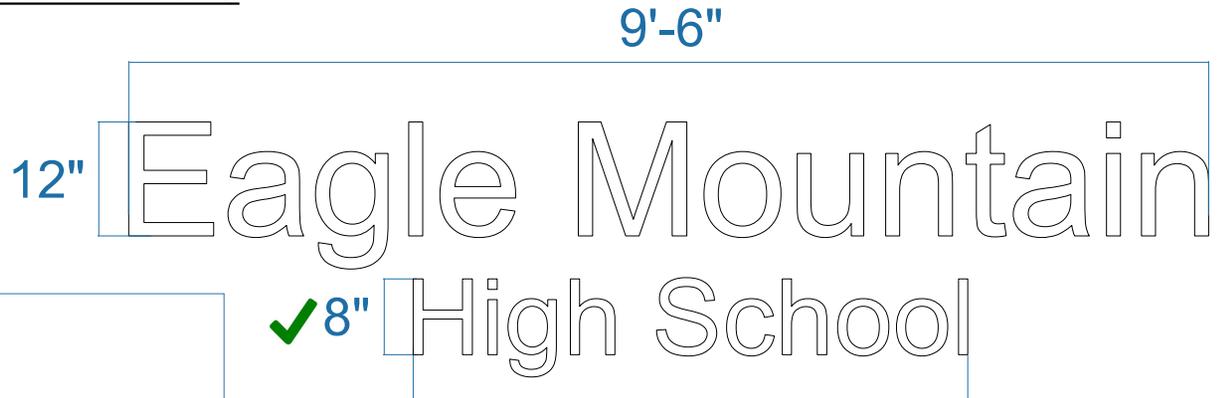
SCALE: 1/4" = 1'-0"

DOUBLE SIDED CABINET WITH PAINTED LETTERS

- SIZE: 12" H PAINTED LETTERS
- MANUFACTURED: BENCHMARK SIGNS
- FONT: ARIAL
- FINISH: PAINTED
- LETTERS COLOR: GLOSS HI-HIDE WHITE 6422SP
- MONUMENT COLOR: GLOSS BLACK SOA929SP

PLEASE PROVIDE STREET NUMBER FOR ADDRESS

confirm 3451 is correct street number
Correct



A01.23 - DIGITAL MONUMENT MARQUEE SIGN - DETAIL 05



PROJECT MANAGER:
KEVIN MASSEY
817-560-9965 X108
kmassey@benchmarksigns.biz
DRAWN BY: SR
DATE: 12.21.22

PROJECT: EMS ISD - EAGLE MOUNTAIN HS
PROJECT #: 22-0192
LOCATION: FORT WORTH, TX
GENERAL CONTRACTOR: CORE CONSTRUCTION
ARCHITECT: VLK ARCHITECTS

REVISION HISTORY:
v1: LA 03/02/23
v2:
v3:
v4:
v5:

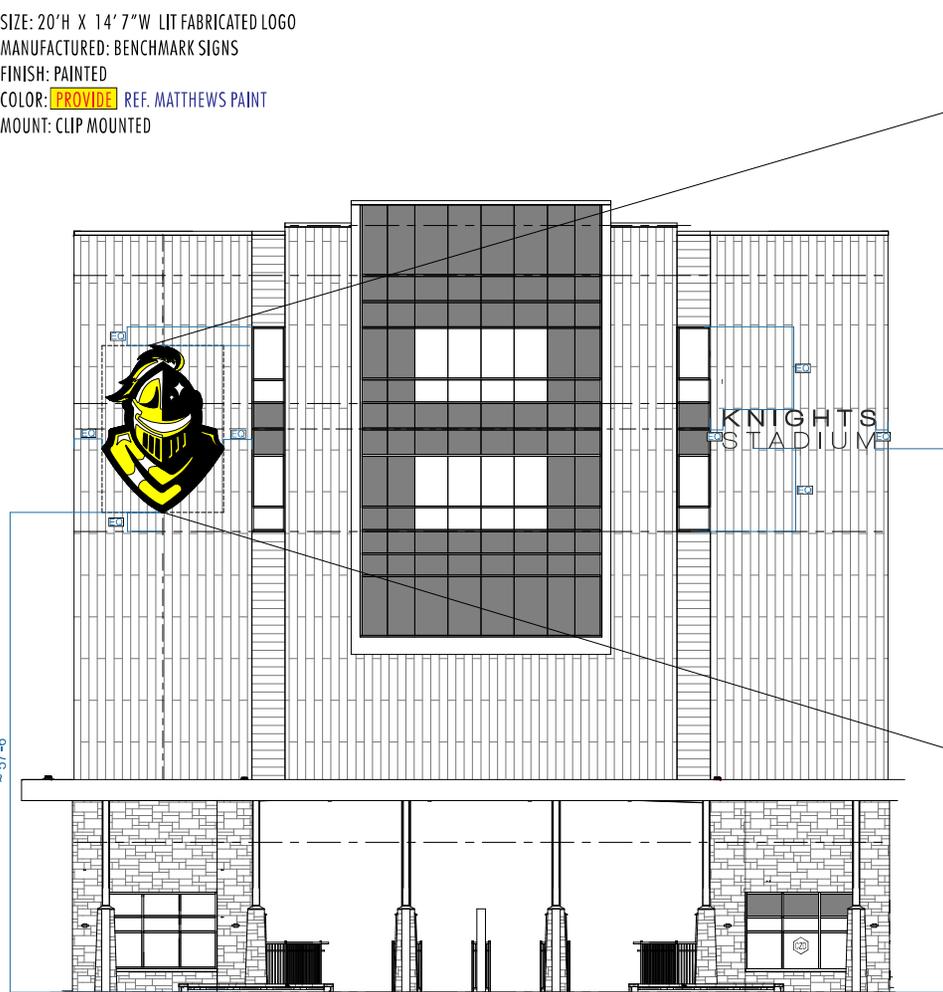
DISCLAIMER: ALL SHOP DRAWINGS & ROOM SCHEDULES RECEIVED AS APPROVED OR APPROVED AS NOTED WILL BE FABRICATED AS SUCH. BENCHMARK SIGNS WILL NOT BE HELD RESPONSIBLE FOR ANY UNREVIEWED DESIGNS WITHIN THE RETURNED APPROVED SUBMITTAL OR APPROVED AS NOTED SUBMITTAL.

ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF BENCHMARK SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM BENCHMARK SIGNS.

SHEET 3

LIT FABRICATED ALUMINUM LOGO

- SIZE: 20'H X 14' 7"W LIT FABRICATED LOGO
- MANUFACTURED: BENCHMARK SIGNS
- FINISH: PAINTED
- COLOR: **PROVIDE** REF. MATTHEWS PAINT
- MOUNT: CLIP MOUNTED



1 STADIUM - EXTERIOR ELEVATION - HOME ENTRANCE

A33.03

BENCHMARK SIGNS
 1822 BARNETT DR.
 WEATHERFORD, TX 76087

PROJECT MANAGER:
 KEVIN MASSEY
 817-560-9965 X108
 kmassey@benchmarksigns.biz
DRAWN BY: LA
DATE: 09/08/2023

PROJECT: CP1-EMS ISD - EAGLE MOUNTAIN HS
PROJECT #: 22-0192
LOCATION: FORT WORTH, TX
GENERAL CONTRACTOR: CORE CONSTRUCTION
ARCHITECT: VLK ARCHITECTS

REVISION HISTORY:
 v1: 12/12/23 LA
 v2:
 v3:
 v4:
 v5:

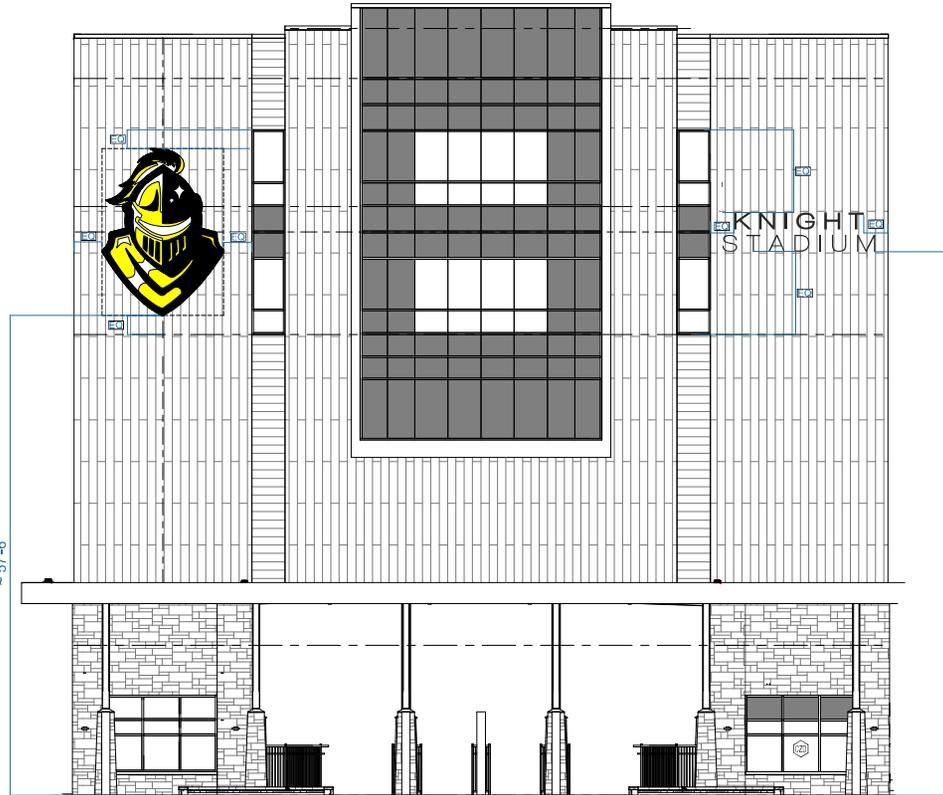
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SHEET 3

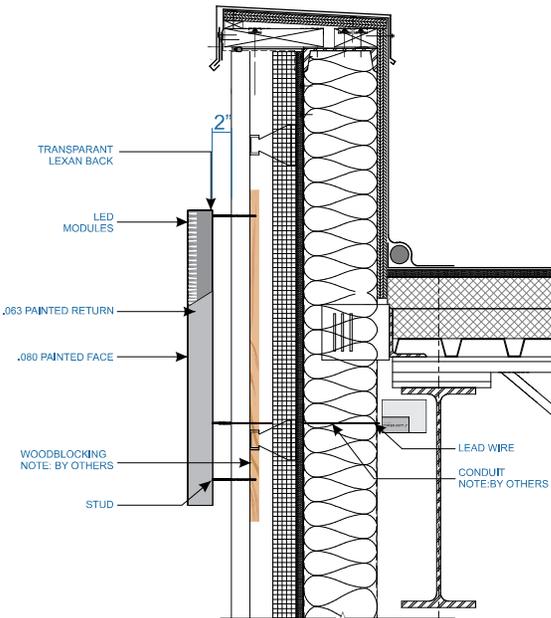
LIT FABRICATED ALUMINUM LETTERS

- SIZE: 24" H X 2" D HALO-LIT FABRICATED LOGO
- MANUFACTURED: BENCHMARK SIGNS
- FONT: WALKWAY BLACK (KNIGHTS)
WALKWAY BOLD (STADIUM)
- FINISH: PAINTED
- COLOR: **PROVIDE** REF. MATTHEWS PAINT
- MOUNT: REAR STUD PROJECTED 2"



1 STADIUM - EXTERIOR ELEVATION - HOME ENTRANCE

A33.03



2 METAL WALL PANEL/ STUD WALL AT PARAPET (ROOF SUPPORTED BY WALL)

A14.52



1822 BARNETT DR.
WEATHERFORD, TX 76087

PROJECT MANAGER:
KEVIN MASSEY
817-560-9965 X108
kmassey@benchmarksigns.biz

DRAWN BY: LA

DATE: 09/08/2023

PROJECT: CP1-EMS ISD - EAGLE MOUNTAIN HS

PROJECT #: 22-0192

LOCATION: FORT WORTH, TX

GENERAL CONTRACTOR: CORE CONSTRUCTION

ARCHITECT: VLK ARCHITECTS

REVISION HISTORY:

v1: 12/12/23 LA

v2: 12/22/23 LA

v3:

v4:

v5:

DISCLAIMER: ALL SHOP DRAWINGS & ROOM SCHEDULES RECEIVED AS APPROVED OR APPROVED AS NOTED WILL BE FABRICATED AS SUCH. BENCHMARK SIGNS WILL NOT BE HELD RESPONSIBLE FOR ANY UNREVIEWED DESIGNS WITHIN THE RETURNED APPROVED SUBMITTAL OR APPROVED AS NOTED SUBMITTAL.

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SHEET 2

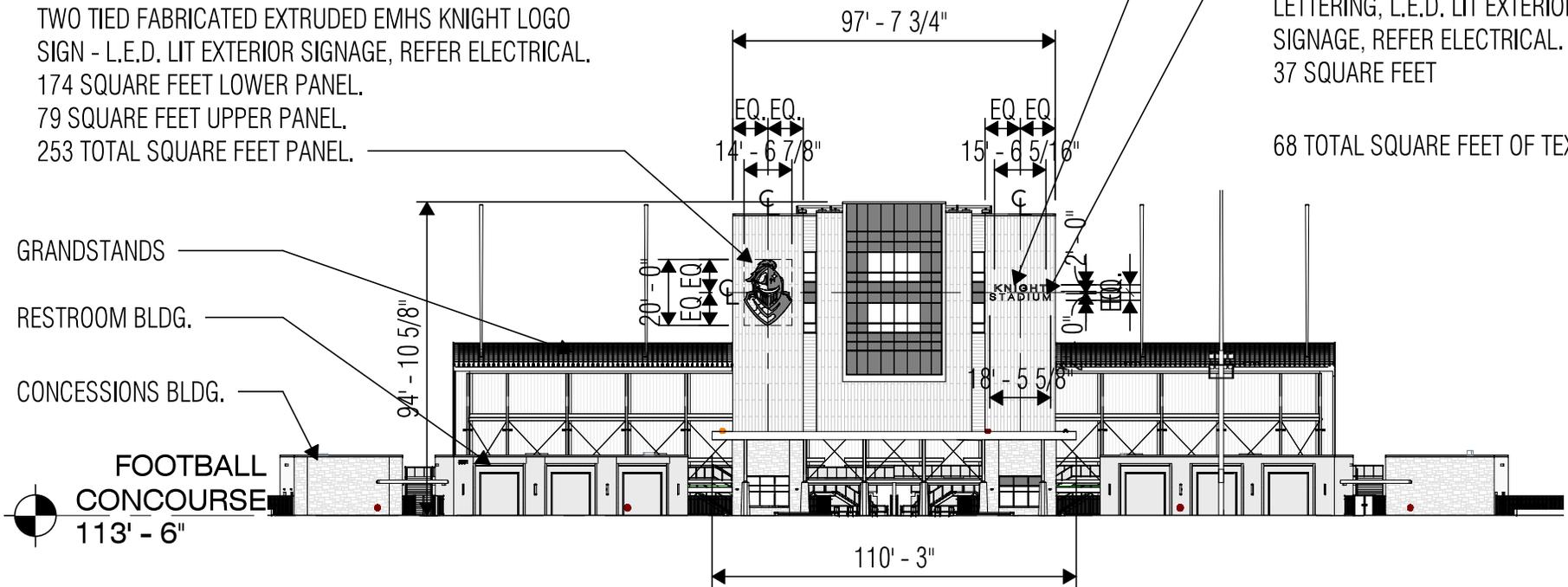
TOTAL WEST STADIUM PRESS BOX WALL AREA: 7,943 SQUARE FEET
 AREA DOESN'T INCLUDE GRANDSTANDS, CONCESSIONS BUILDINGS OR RESTROOM BUILDINGS.

TWO TIED FABRICATED EXTRUDED EMHS KNIGHT LOGO
 SIGN - L.E.D. LIT EXTERIOR SIGNAGE, REFER ELECTRICAL.
 174 SQUARE FEET LOWER PANEL.
 79 SQUARE FEET UPPER PANEL.
 253 TOTAL SQUARE FEET PANEL.

24" HIGH WALKWAY BLACK, BLACK,
 EXTRUDED BUILDING IDENTIFICATION
 LETTERING, L.E.D. LIT EXTERIOR
 SIGNAGE, REFER ELECTRICAL.
 31 SQUARE FEET

24" HIGH WALKWAY BOLD, BLACK,
 EXTRUDED BUILDING IDENTIFICATION
 LETTERING, L.E.D. LIT EXTERIOR
 SIGNAGE, REFER ELECTRICAL.
 37 SQUARE FEET

68 TOTAL SQUARE FEET OF TEXT

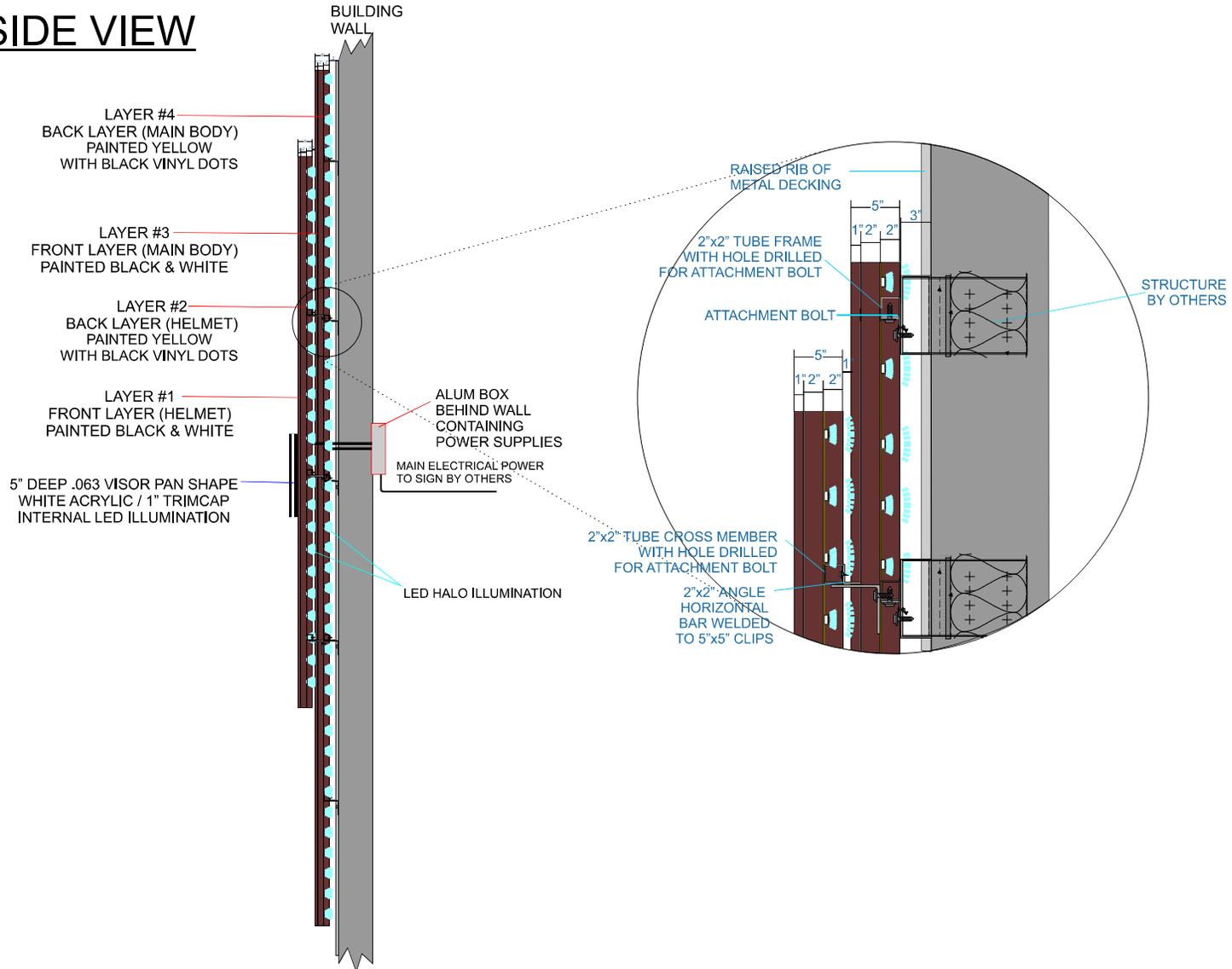


2

STADIUM - WEST ELEVATION - HOME ENTRANCE

SCALE: 1" = 50'-0"

SIDE VIEW



1822 BARNETT DR.
WEATHERFORD, TX 76087

PROJECT MANAGER:
KEVIN MASSEY
817-560-9965 X108
kmassey@benchmarksigns.biz

DRAWN BY: LA

DATE: 09/08/2023

PROJECT: CP1-EMS ISD - EAGLE MOUNTAIN HS

PROJECT #: 22-0192

LOCATION: FORT WORTH, TX

GENERAL CONTRACTOR: CORE CONSTRUCTION

ARCHITECT: VLK ARCHITECTS

REVISION HISTORY:

v1: 12/12/23 LA

v2:

v3:

v4:

v5:

DISCLAIMER: ALL SHOP DRAWINGS & ROOM SCHEDULES RECEIVED AS APPROVED OR APPROVED AS NOTED WILL BE FABRICATED AS SUCH. BENCHMARK SIGNS WILL NOT BE HELD RESPONSIBLE FOR ANY UNREVIEWED DESIGNS WITHIN THE RETURNED APPROVED SUBMITTAL OR APPROVED AS NOTED SUBMITTAL.

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SHEET 6



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

BAC-24-010 Address: 4001 Littlepage Street
Owner: Fort Worth ISD by MasterPlan
Zoning: “CF” Community Facilities

- 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.

GENERAL INFORMATION

REGULATION:

4.201 Community Facilities “CF” District

C. Property Development Standards

Front Yard - Across the street from 20 feet minimum
front yard in “A” or “B” district.

6.201 Off-Street Parking Requirements

B. Required Off-Street Parking

- 1. Minimum Parking Requirements: The following table establishes the minimum parking requirements for uses located in residential zoned property or within two hundred fifty feet (250') of One or Two-Family zoned property.

School, high school (public or private)	1 space per 2 students plus 1 space per 5 stadium seats (may be double counted)
-----------------------------------------	------------------------------------------------------------------------------------

LOT HISTORY:

Planning and Development Department building permit PB11-10970, school renovation for Como Montessori School, issued 3/19/2012, closed 7/27/2012.

Development Services Department zoning case ZC-19-155, from B to CF, approved 1/14/2020.

BAC-23-009, variance to reduce the number of parking spaces required, withdrawal requested by the applicant, denied without prejudice 6/21/2023.

BAC-23-029, variance to reduce the number of parking spaces required and to park in projected front yards, denied without prejudice 1/17/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Fort Worth ISD, Como NAC, Ridglea NA, Ridglea Hills NA, Ridglea Area Neighborhood Alliance, Trinity Habitat for Humanity and Streams & Valleys, Inc.

EXISTING

CONDITIONS:

The subject property has been the site for the Como Montessori School, which is does not have a stadium. The school is located in an established neighborhood with another school to the east and a small Fort Worth ISD parking lot and City



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

infrastructure to southwest. The other sides of the school are surrounded by single family residences.

The school district has informally converted the existing building from an elementary school to career-based high school with day and evening programs. The day classes have approximately 350 students, while the night classes have 79 students currently enrolled. The conversion from elementary students who do not drive to 450 high school students corresponds to 225 parking spaces required. The parking ratio is based on the total enrollment, instead of separately timed class programs.

Fort Worth ISD is requesting a parking variance for 111 spaces. Based on current parking requirements, the site as originally developed was slightly deficient by having 70 parking spaces currently. The site plan shows a proposed enlarged parking lot behind the building, contributing to 114 total parking spaces available for the campus. The school district is proposing to relocate some existing playground equipment and leave the existing track in the northeast corner to compensate for the enlarged parking lot. The application notes 80%, or 280, of the day students to be bussed from other school campuses; 10%, or 35, students to be dropped off at the school; and 10%, or 35, students arriving by themselves. Based on the 35 current faculty and 35 driving students, the parking lots would be at capacity.

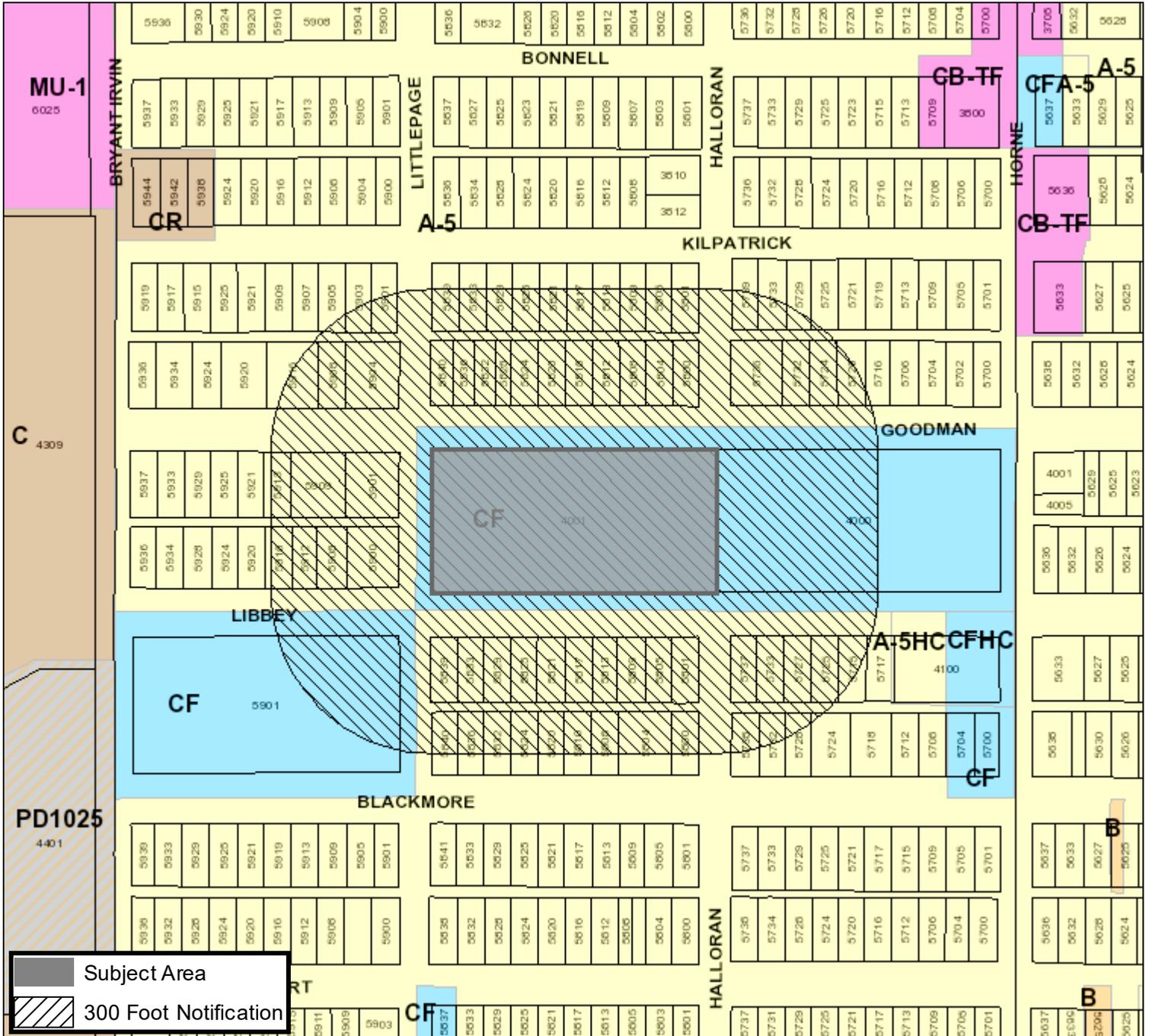
The 2023 aerial photograph shows 17 vehicles parked adjacent to the school's properties or the City's water tower lot. A series of drone aerials was submitted that begin at 7:30am, with 3 busses along the northern property line and 5 vehicles to the southwest along Libbey Avenue. None of the three parking lots for school are full. The 3:30pm time appears to contain the most vehicles on the streets with 3 busses and approximately 20 vehicles. All three school parking lots are currently at or near capacity. For the maximum anticipated 450 student enrollment and 45 corresponding faculty, 90 parking spaces are anticipated to be needed if 10% of the students drive themselves.

The proposed enlarged parking lot behind the school is shown to extend from the northern side along Goodman Avenue to the southern side along Libbey Avenue. Because single family zoning is located on the opposite sides of these streets, the subject site has a required 20-foot minimum setback along both Goodman and Libbey Avenues. The enlarged parking lot extends almost to both property lines, where parking is not allowed. The school district is requesting variances to construct parking spaces in the required setbacks.



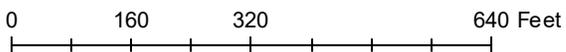
Area Zoning Map

Applicant: Fort Worth ISD by MasterPlan
Mapsco: 74R
Commission Date: 4/17/2024



0 135 270 540 Feet

Aerial Photo Map



BAC-23-029
4001 Littlepage Street



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



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: _____
 Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____
 Legal Description: Addition/Survey: _____

Owner's Name: _____
 Address: _____
 City: _____ Fort Worth State: _____ Zip: _____ 76107
 Tele: () _____ E-Mail _____

Applicant's Name: _____
 Address: _____
 City: _____ Dallas State: _____ Zip: _____ 75201
 Tele: () _____ 214 389 2274 E-Mail _____ karl@masterplantexas.com

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

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:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

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 school has been at this location for decades, a recent review by the architect for an addition and renovation has pointed out the parking is not in compliance. This was further confirmed in a meeting with several staff members including the Assistant Director. +

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 site is limited in size and is located on the same block as another public school. in order to preserve open space and palyground area for the other school, a portion of the site is remaining in its present use (playground) instead of providing not needed parking for this unique high school.

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

A traffic analysis was conducted and the existing school (no material change in the number of students) is not having an adverse effect on the surrounding streets and neighborhood.

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

This campus provides a much needed service and curriculum for the surrounding community and the entire District. The existing parking provides enough spaces for the use and the variance will not have an adverse affect on the community.

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

The directly adjacent property is another public school which will benefit from this variance. The existing school will continue to not harm the surrounding properties and retaining the existing play areas will benefit the 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: **Karl A Crawley**
Digitally signed by Karl A Crawley
DN: C=US, E=karl@masterplantexas.com,
O=Masterplan, CN=Karl A Crawley
Date: 2024.03.15 13:59:39-05'00'

Date 03/15/2024

The Fort Worth Independent School District (FWISD) is requesting a variance to the parking requirements for their Workforce High School (also known as Success High School) located at 4001 Littlepage Street in Fort Worth. The school building at this location has been there for decades and has recently been transformed to its present curriculum. The FWISD would like to renovate the existing building and has therefore triggered the requirement to bring the parking up to Code (1 space per 2 students). The FWISD is also requesting a variance to allow a small portion of the proposed parking to be allowed in the front yard because there are single-family homes located across the street. The District will provide solid screening with a minimum height of 3 feet in front of the parking lot in the front yard to screen the cars.

As mentioned, this school is not a typical high school. It offers specialized programs for a district wide base of students. The program at the campus has recently been enhanced through the addition of the Pathways in Technology Early College at Success High School. This program has enhanced the offerings at the high school by working with industry partners to offer work-based experiences at all grade levels, opportunities to earn industry certifications, and offer an opportunity for students to earn an associate degree from Tarrant County College.

The typical school day is set up with a Day program and a Night program. The current enrollment for the school is approximately 350 students for the Day program and 79 students for the Night program with that number increasing to a total of approximately 450 over time. The attached Traffic Impact Analysis (TIA) has analyzed not only the existing traffic patterns and capacities on the surrounding streets but also how students arrive and exit the campus. Of the 345 students arriving on campus for the Day program, 80% arrive by bus; another 10% arrive by walking, bicycle, public transportation or are students that park at the school. Finally, the remaining 10% are picked up/dropped off by personal vehicles.

The required parking for enrollment for the projected maximum of 450 students would be 225 spaces. The FWISD is proposing to construct a new parking lot which when combined with the existing head-in on-street parking and an existing parking lot across Littlepage would accommodate 114 spaces. If 10% of the students arrive in their personal vehicle and park, the total parking required would be 45 spaces and there would still be 70 spaces remaining for faculty and guests. Presently there are 35 faculty at the school, if that is increased by 10% to accommodate the additional students, let's say to a total of 40 faculty members it would still leave 30 parking spaces for guests that could also be used for parents to pick up students upon dismissal.

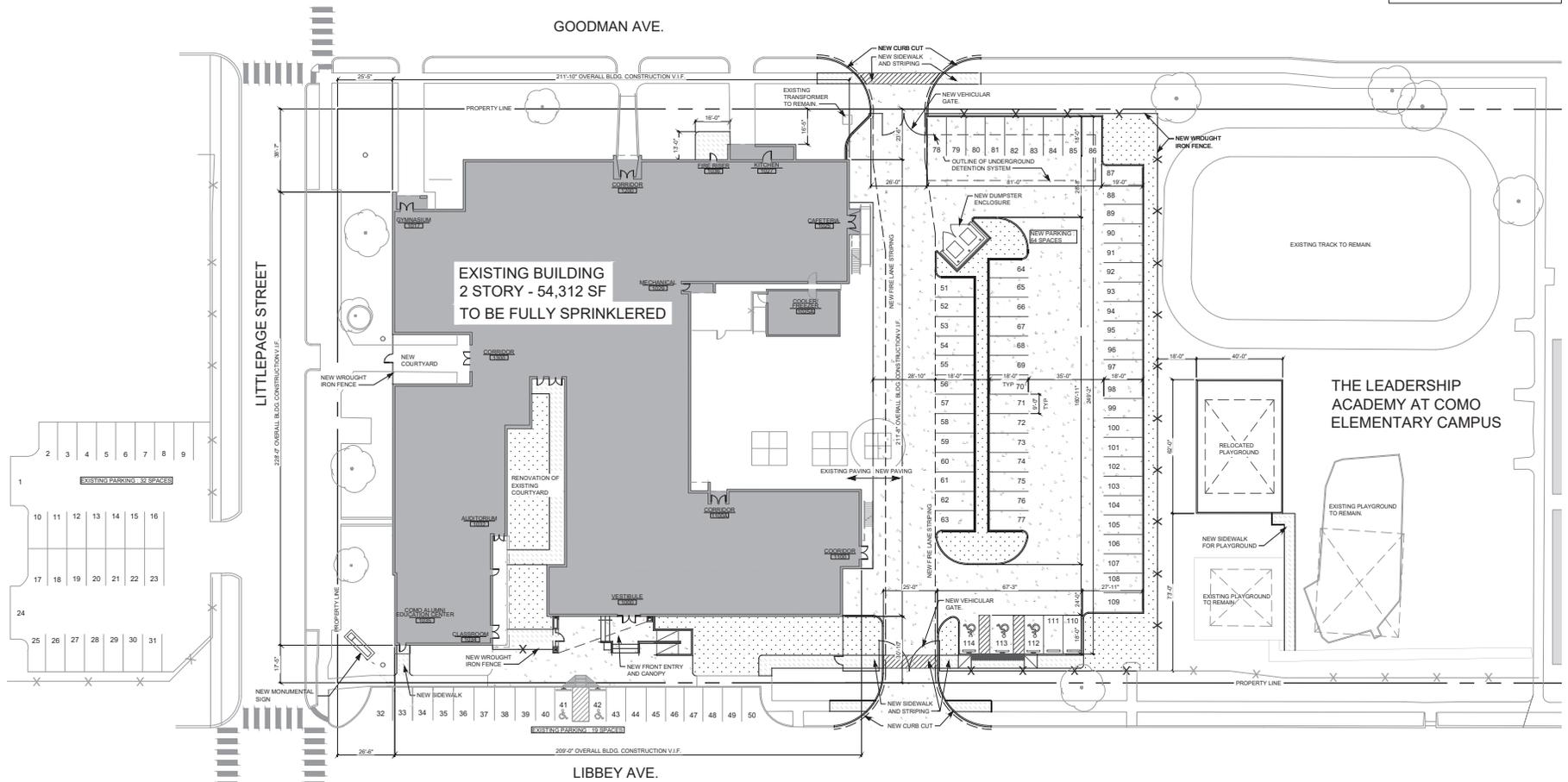
The FWISD is requesting a variance to reduce the number of required spaces from 225 spaces to 114 spaces. This reduction is in line with the needs for this campus and also allows the District to not remove an existing playground and track for the adjacent Leadership Academy at Como Elementary. These facilities provide much needed recreation for that campus and the surrounding neighborhood. The removal of these facilities to provide a parking lot would be a detriment for the community without providing a corresponding benefit and is not needed for the high school. The Fort Worth ISD is requesting approval of the variance to the required parking.

The FWISD is also requesting a variance to allow fourteen (14) parking spaces in total to be allowed in the required front yard. These 14 spaces are proposed in the construction of the new parking lots to be used by faculty, guests, and students. There are nine spaces along the Goodman Avenue frontage and five spaces along the Libbey Avenue frontage. The five spaces on Libbey include three handicap spaces which are located closest to the new main entry to the school. With the existing school being in place for more than 50 years, we feel the addition will have no detrimental effect on the homes across each street. The right of way for each street is 80 feet according to the plat for the area, this means that the spaces are approximately 100 feet from the front door of the houses across each street.

During the past few weeks the FWISD has done onsite inspections during various parts of the day to determine the peak parking demand along with previous counting of vehicles during the previous BOA requests. The District then took the additional step to fly a drone over the site and photo the site throughout a normal school day. The drone photographed the site beginning at 7:30 A.M. before the school day started (teachers were on campus); at 30 and

15 minute intervals depending on the time of day. These photos show that the peak time of day for parking is between 9:15 and 11:15 A.M. when the 'student' parking is full but there are still parking spaces available in the teachers lot. The drone photo at 12:15 P.M. shows more than half of the student parking lot is empty and then fills up again from 1:15 P.M. thru 3:30 P.M. and at 3:45 P.M. the lot picks to empty and is empty thru the rest of the day. The drone photos also show some vehicles parked on the adjacent streets which could possibly be related to the school. The largest number of vehicles parked on the adjacent streets is approximately 25 vehicles, which also includes vehicles adjacent to the neighboring school and some vehicles located on the street even before school started. With the addition of the new parking lot these vehicles could be accommodated on campus with the proposed reduction of parking below that required by the Code.

PARKING	
EXISTING PARKING SPACES (+2 HC)	50
NEW PARKING ADDED (+13 HC)	64
TOTAL PARKING	114



1 ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"
 SCALE: 1/20" = 1'-0"

WORKFORCE BASED HIGH SCHOOL

FORT WORTH, TX



ARCHITECTURE - PLANNING - INTERIORS
 700 GAVIN DRIVE, SUITE 110
 FORT WORTH, TX 76102
 817-331-8899

Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

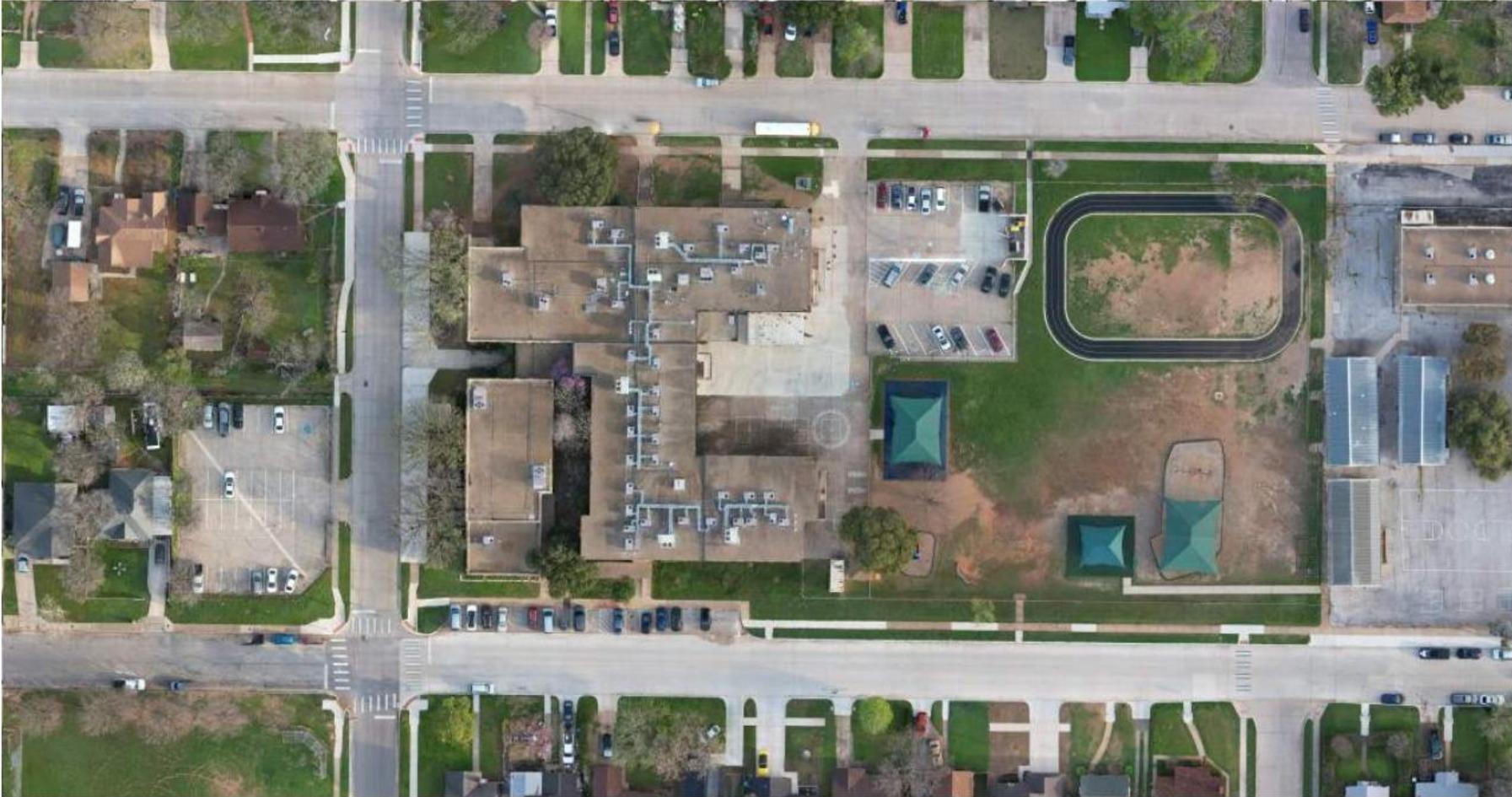
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Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

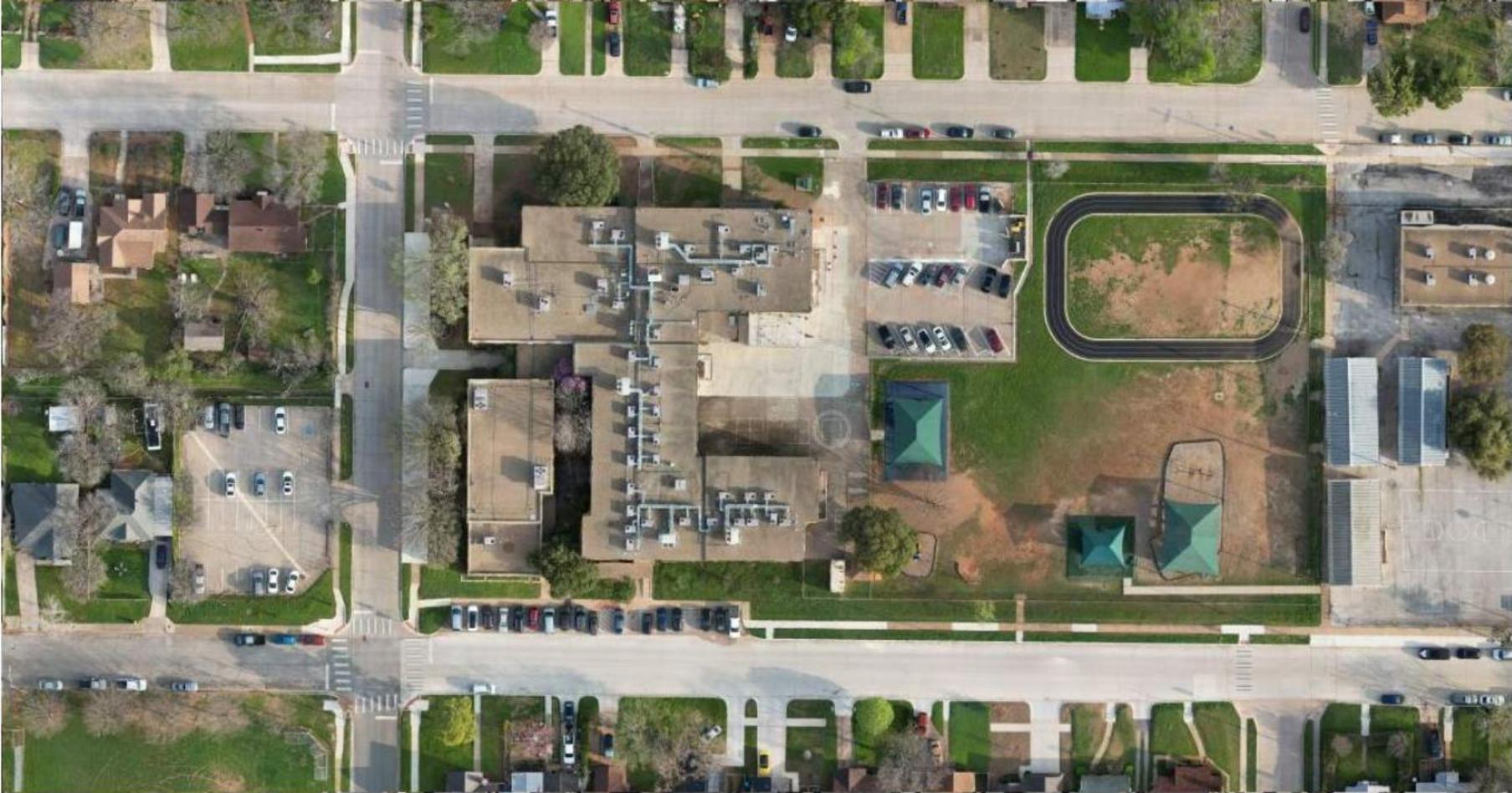
8:00 AM



Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

8:15 AM



Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

9:15 AM



Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

10:15 AM



Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

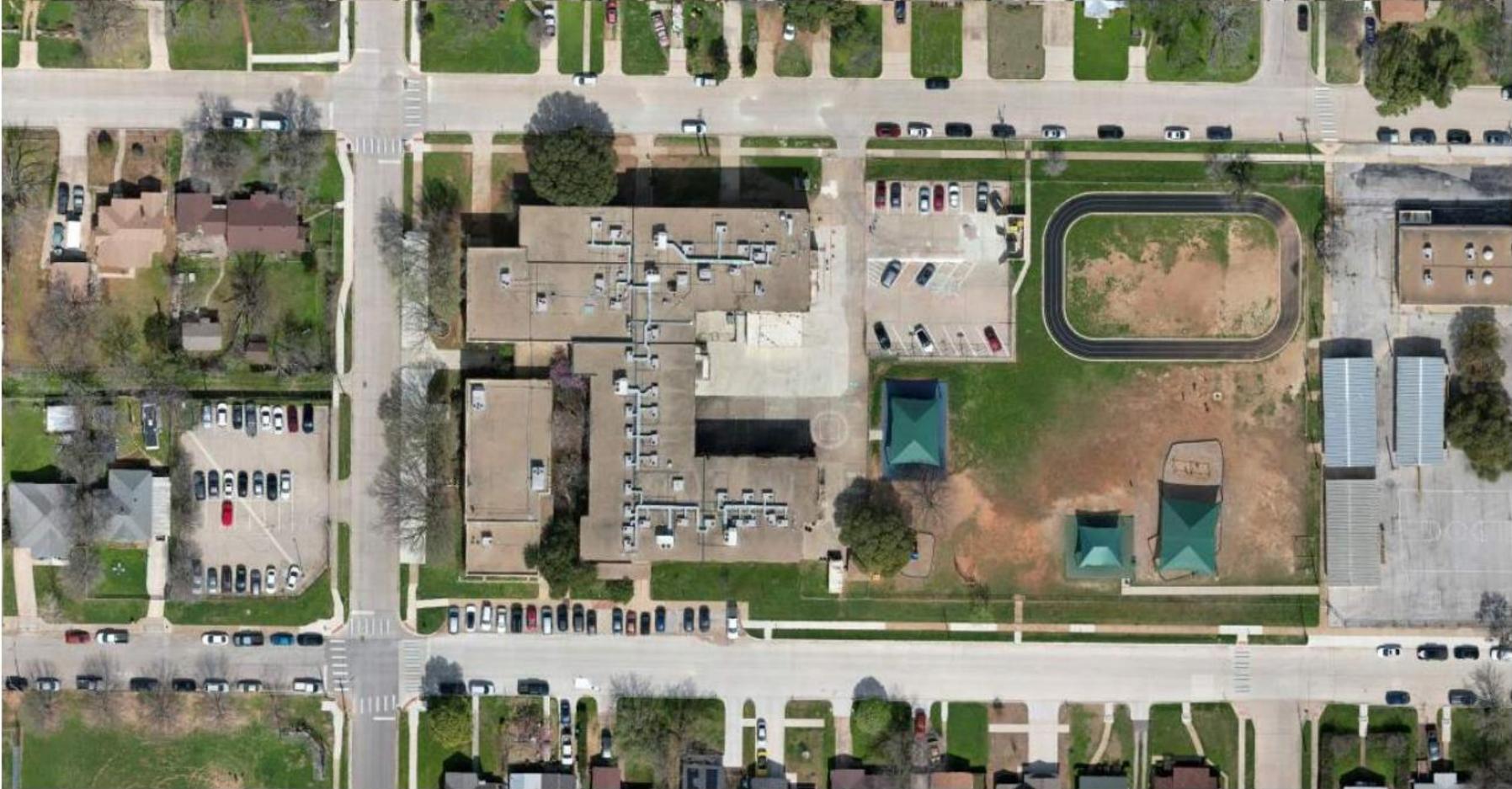
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Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

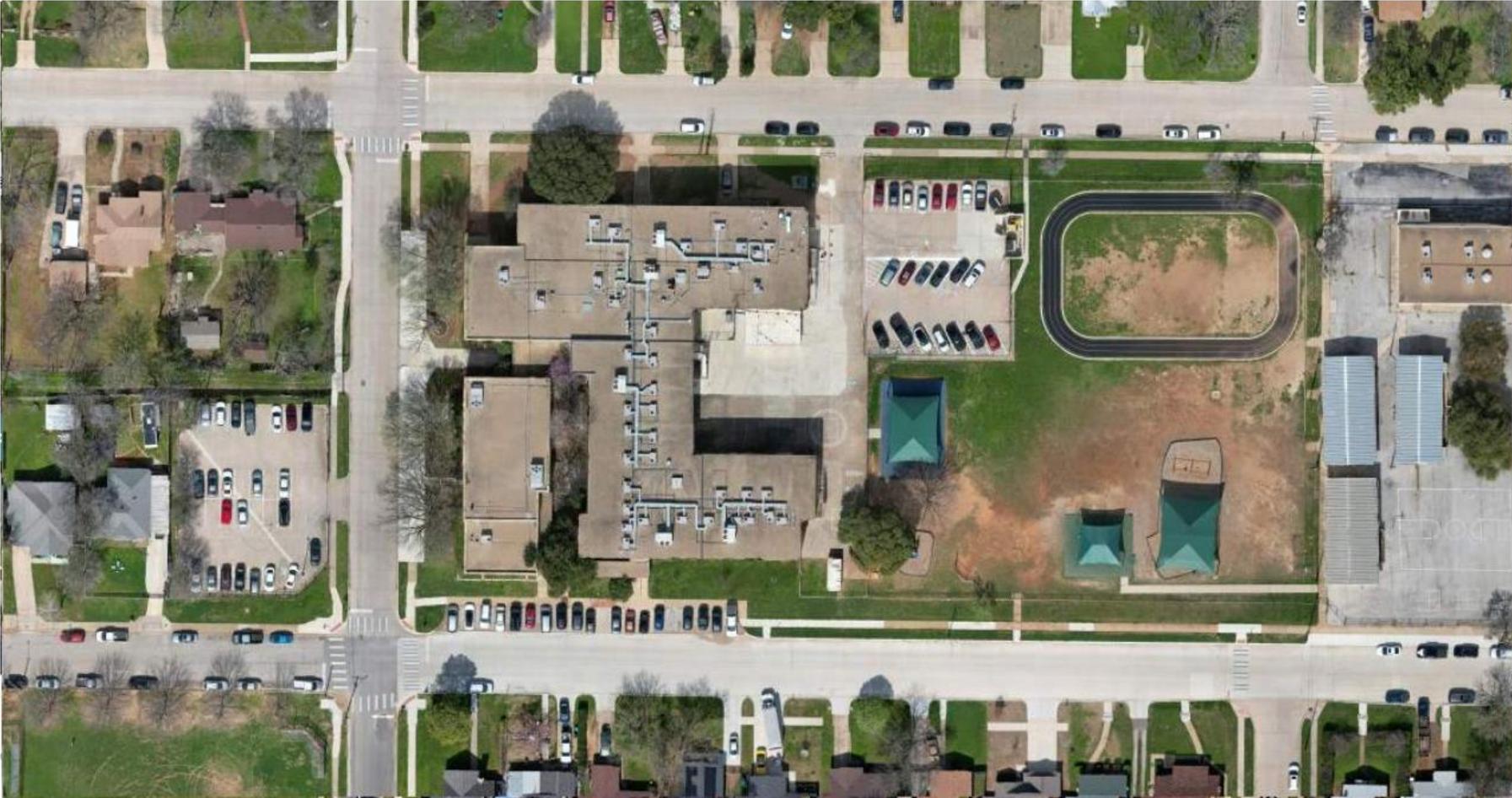
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Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

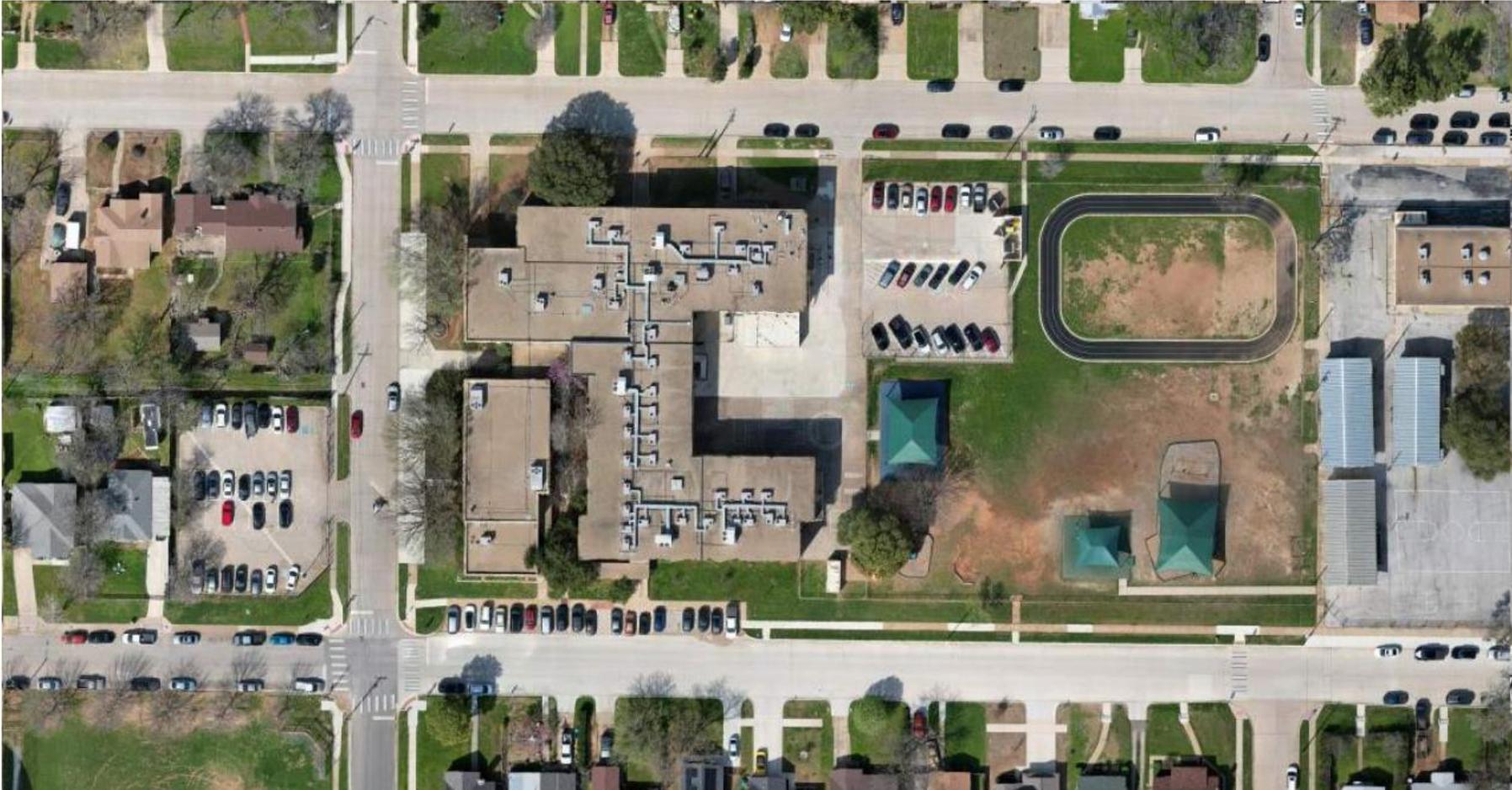
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Workforce Based High School (Formerly Como Montessori)

March 4th, 2024

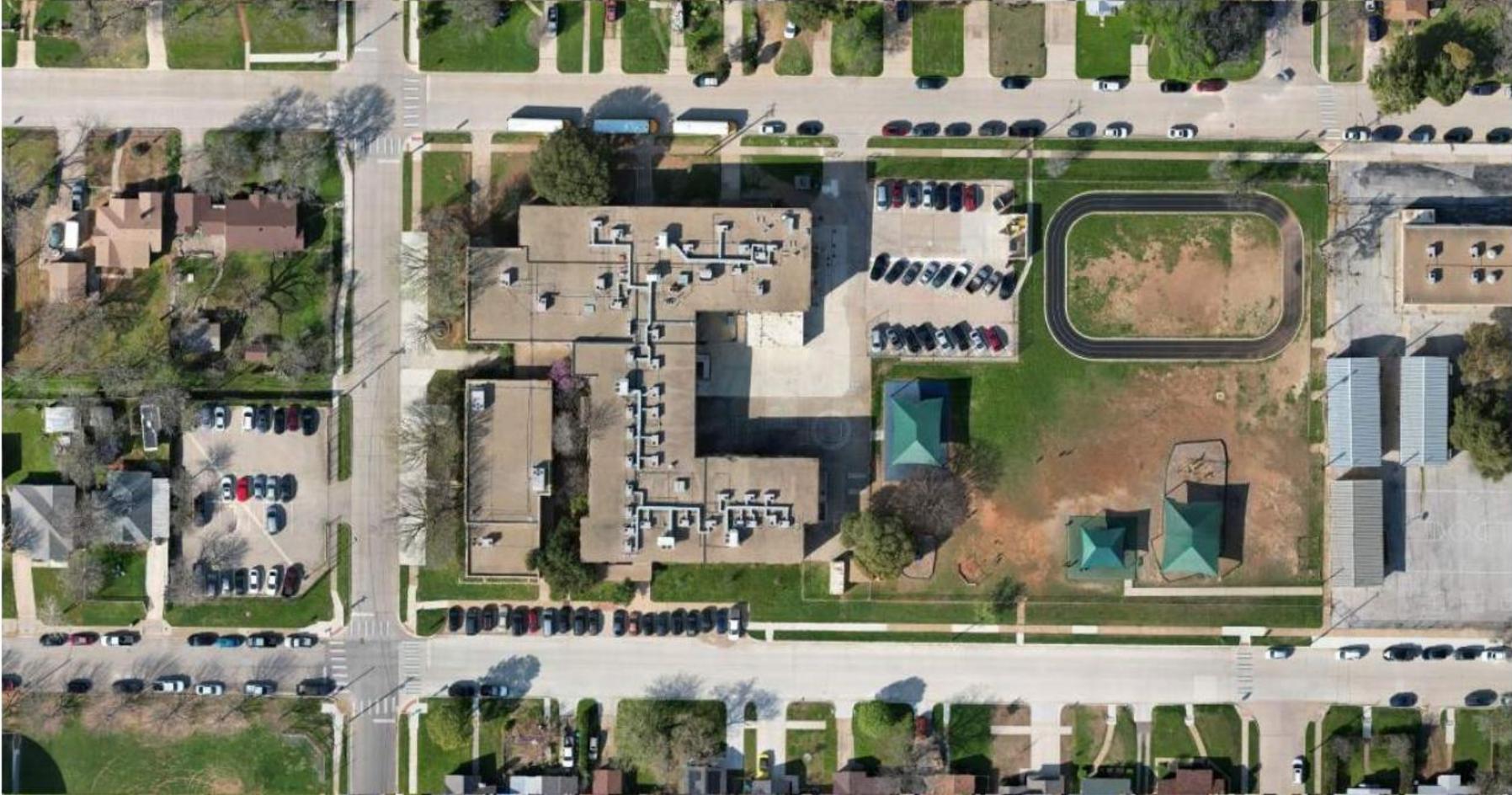
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Workforce Based High School (Formerly Como Montessori)

March 5th, 2024

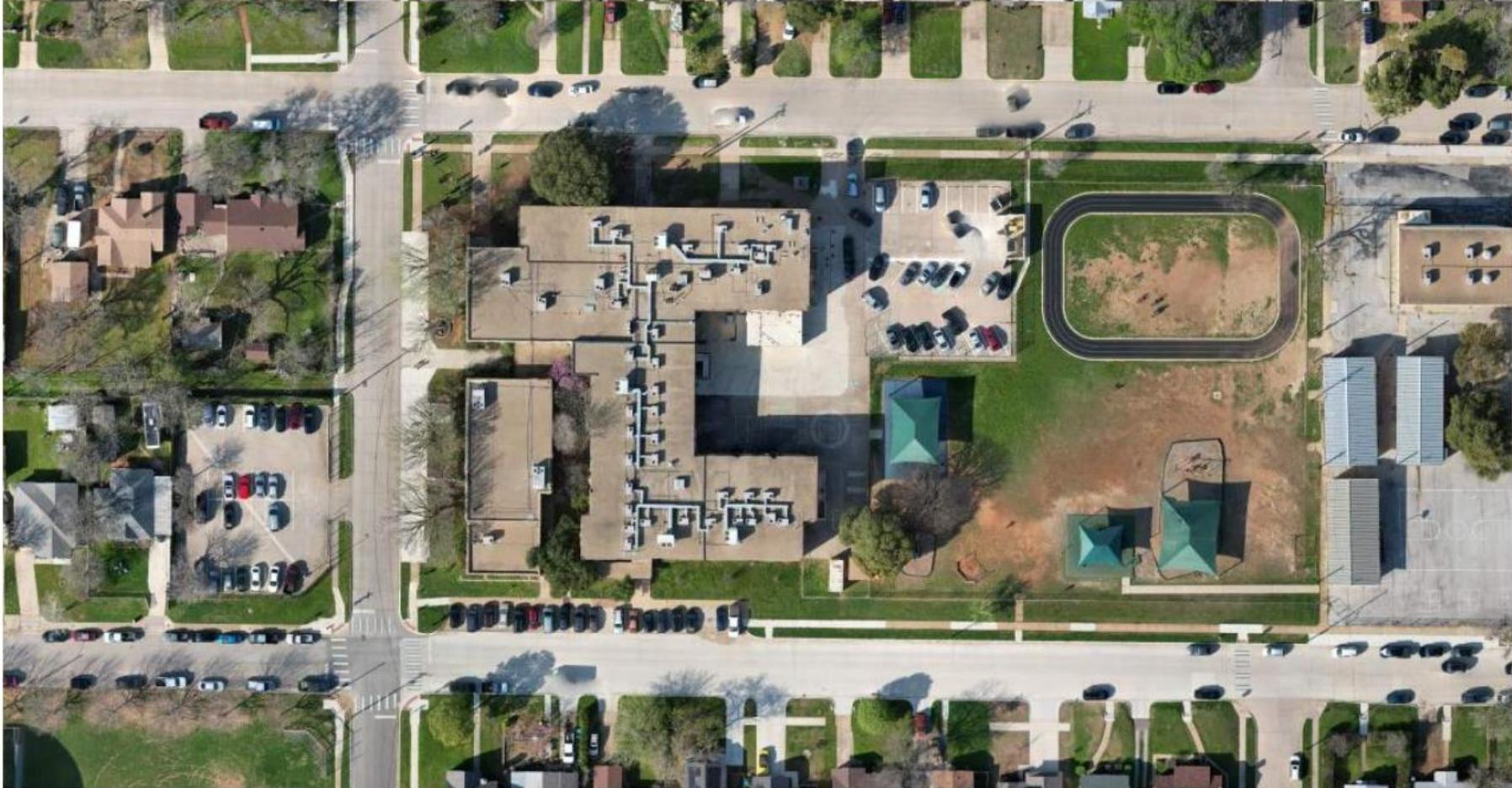
3:30 PM



Workforce Based High School (Formerly Como Montessori)

March 5th, 2024

3:45 PM



Workforce Based High School (Formerly Como Montessori)

March 5th, 2024

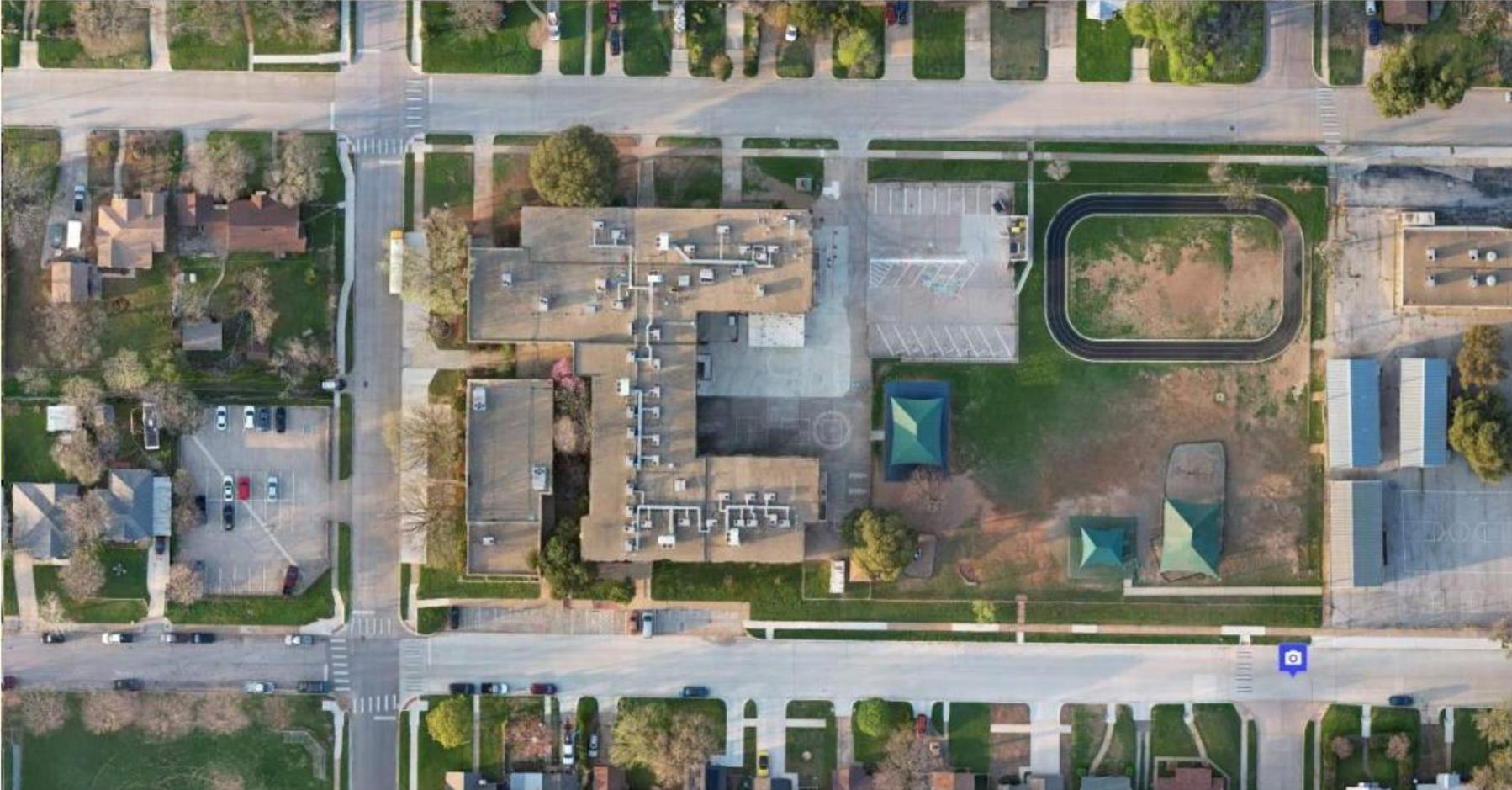
4:45 PM



Workforce Based High School (Formerly Como Montessori)

March 5th, 2024

5:45 PM



Workforce Based High School (Formerly Como Montessori)

March 5th, 2024

6:45 PM





**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

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

GENERAL INFORMATION

3.303 Board of Adjustment Action

- A. In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:
- 3. The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

5.305 Fences

B. 2 One-Family and Two-Family Residential.

- 2. c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50% in density may be permitted within the minimum required front yard, platted front yard or projected front yard of one-family and two-family residential dwellings as a special exception by the board of adjustment provided the following conditions are met:
 - 1. The fence will be compatible with the existing use and permitted development of the adjacent properties; and
 - 2. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and the property owners of the property located directly across the street from the applicant's property.

LOT HISTORY:

Development Services Department building permit PB23-06809, new pre-K thru 5th grade school, issued 11/23/2023, last inspection 3/22/2014.

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys, Inc., Fort Worth ISD, Ridglea Area Neighborhood Alliance, Como NAC, and Sunset Heights NA.



**BOARD OF ADJUSTMENT – COMMERCIAL, 4/17/2024
INFORMATION REPORT**

**EXISTING
CONDITONS:**

The subject property is a new elementary school under construction in an established neighborhood, where the platted alley has been removed. The block had contained a mix of single family homes and vacant land. The lot is rectangular shaped and without any floodplain. One tree remains, and the lot had contained a 6% slope from the northwest to the southeast, prior to grading.

A Special Exception 5-foot open-design design fence has been requested by the applicant. According to the site plan submitted, the fence completely surrounds the property on all four sides. The fence's location is in the residential front yards of Bonnell and Kilpatrick Avenues. The 3 open design fences front yard fences were noted on the north block face of Bonnell Avenue, with the one fence over 4 feet tall having a Board of Adjustment approval. No front yard fences were noted on the southern Kilpatrick Avenue block face.

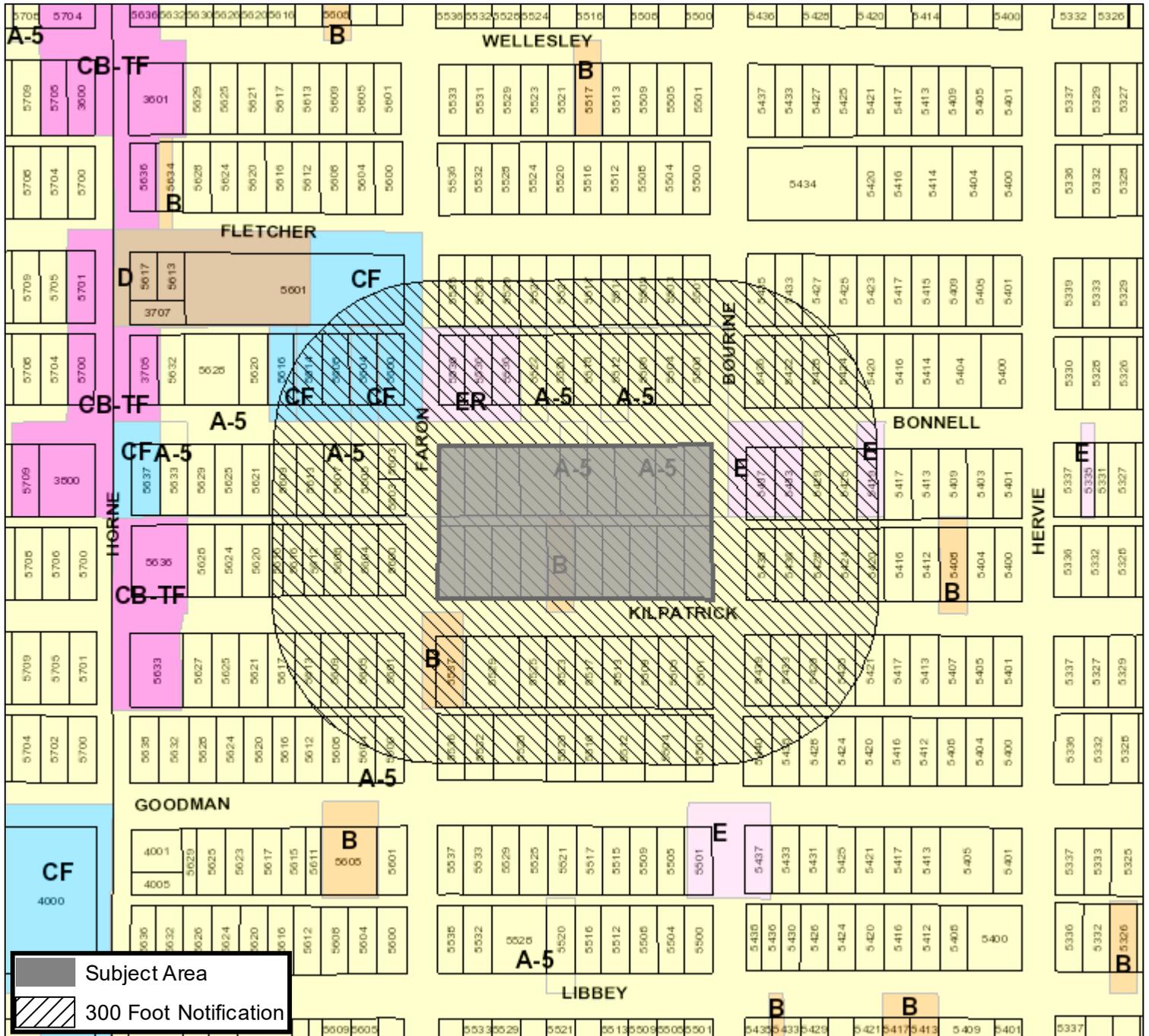
The Texas Administrative Code requires schools to create a secure campus, which can include a combination of fencing, upgraded doors, and/or reinforced windows. Fencing is one of the options, instead of the sole option implied by the application form. The playgrounds on either side of the school are shown to be enclosed by a second fence. The 6-foot open-design fence, requested under the Special Exception, would be allowed by right behind the building walls closet to Bonnell and Kilpatrick Avenues. The solid fence is **not compatible** with surrounding land uses due to the lack of other front yard fences in the vicinity, as well as the other options available for campus security and placement by right.

A variance has been requested for the same fence to be 6 feet in height, where 5 feet is maximum height allowed under a Special Exception. The Texas Administrative Code requires exterior school fences to be at least 6 feet high.

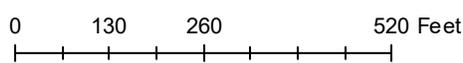


Area Zoning Map

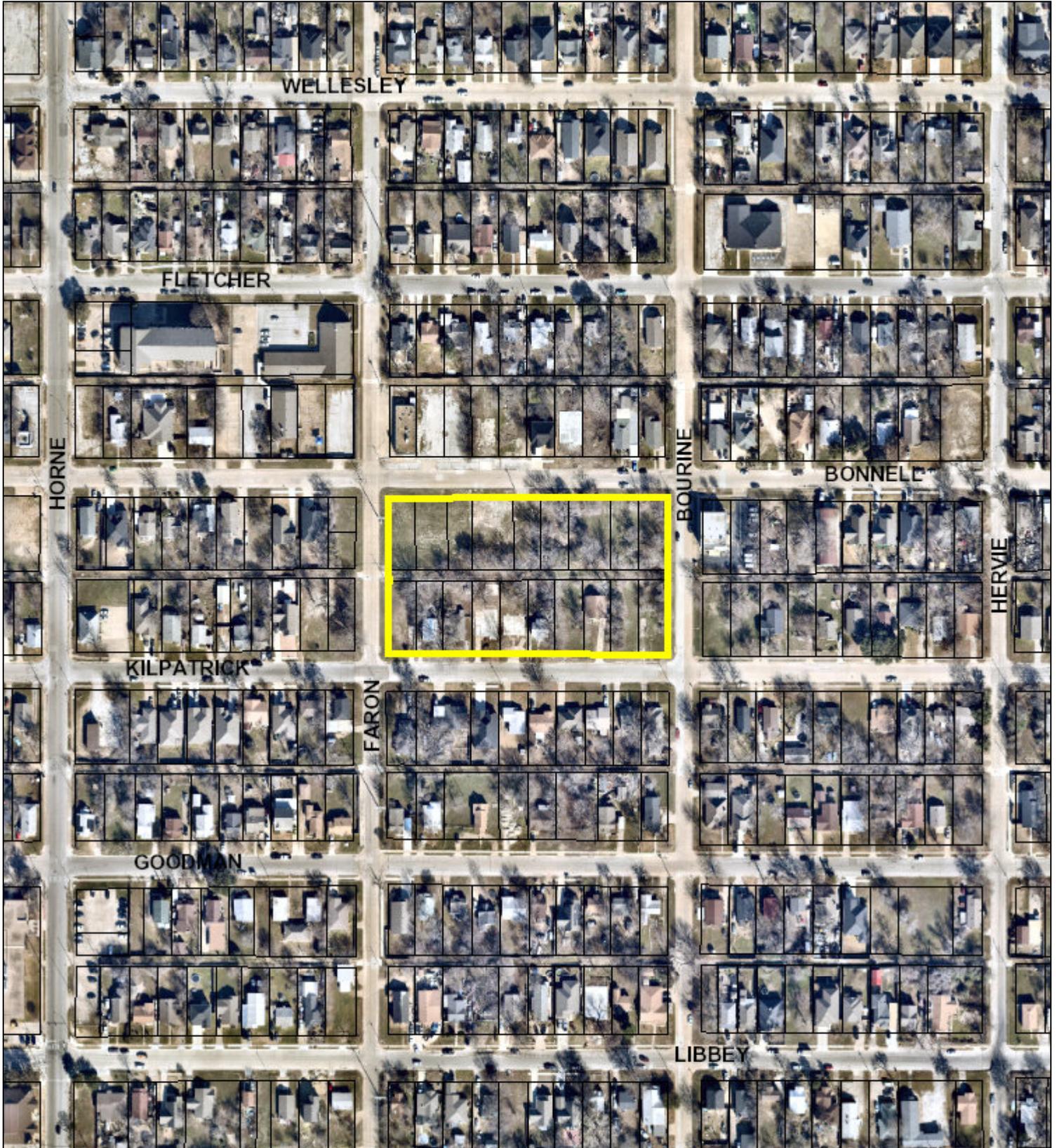
Applicant: Rivertree Holding I, LLC by Grace Hebert Curtis Architects, LLC
 Mapsco: 75N
 Commission Date: 4/17/2024



 Subject Area
 300 Foot Notification



Aerial Photo Map



0 150 300 600 Feet



BAC-24-011
5548 Kilpatrick Avenue



View Along Bonnell Avenue – facing west

BAC-24-011
5548 Kilpatrick Avenue



View Along Kilpatrick Avenue – facing east

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



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: 5548 KILPATRICK AVE. FORT WORTH, TX 76107

Lot/Tract: LOT 1R Block/Abstract: BLOCK 65 Lot Size: 3.043

Legal Description: Addition/Survey: CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING VOL. 63, PG. 40 PRTCT

Owner's Name: RIVERTREE RE HOLDINGS I LLC

Address: 5439 BONNELL AVE, FORT WORTH, TX 76107

City: FORT WORTH State: TEXAS Zip: 76107

Tele: () (817) 420-9310 E-Mail JUSTINA@RIVERTREEACADEMY.ORG

Applicant's Name: ANDREW LEFFEL

Address: 5000 QUORUM DR, STE 500

City: DALLAS State: TEXAS Zip: 75254

Tele: (214) 378.9810 E-Mail ALEFFEL@GHC-ARCH.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
THE PROJECT IS A 32,330 SF GROUND UP PRE-K THROUGH 5TH GRADE SCHOOL OF TYPE V-B CONSTRUCTION, FULLY SPRINKLED. THE PROPOSED BUILDING IS 348'-6" LONG, 20'-0" HIGH, AND WILL HAVE AN EXTERIOR MATERIAL PALLETE COMPOSED OF A MIX OF FIBER CEMENT SIDING, PAINTED CEMENT PLASTER, METAL PANELS, GLASS, AND STANDING SEAM METAL ROOFING.

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 N/A Case Number(s) N/A

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:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
3/21/2024			KM	BAC-24-011

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 REQUEST FOR VARIANCE RESULTS FROM EFFORTS TO COMPLY WITH THE TEXAS EDUCATION AGENCY (TEA) SAFETY GUIDELINES. PER THE TEA SAFETY GUIDELINES (19 TAC §61.1031 SECTION a.2.A), TO PROVIDE AN APPROPRIATE EXTERIOR SECURED AREA, THE AREA MUST BE FULLY ENCLOSED BY A FENCE OR WALL AT LEAST 6 FEET HIGH WHICH IS ANTI-SCALABLE.

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 CIRCUMSTANCES OF OUR VARIANCE REQUEST IS NOT MERELY FINANCIAL OR FOR CONVENIENCE, IT IS FOR STUDENT SAFETY. GIVEN THE RECENT UNFORTUNATE PATTERN OF VIOLENT CRIME AT SCHOOLS, THE TEA ADOPTED §61.1031 TO "ADDRESS THE SAFETY OF STUDENTS AND STAFF ALIKE" AND "[ENSURE] MINIMUM SCHOOL SAFETY STANDARDS". THEIR REQUIREMENTS DIFFER FROM THE REGULATORY STATUTES PUT IN PLACE FOR THIS PROPERTY BY THE CITY OF FORT WORTH. FURTHER, OUR PROPERTY IS UNIQUE BECAUSE IT IS SURROUNDED BY STREETS ON ALL FOUR SIDES, INCREASING THE NEED TO PROVIDE AN EXTERIOR SECURED AREA.

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

GIVEN THAT THE ZONING DISTRICT IS A-5 RESIDENTIAL, THE VARIANCE IS IN HARMONY WITH THE INTENT AND PURPOSE OF THE COMPREHENSIVE PLAN OF THIS ZONE. THIS IS BECAUSE AN A-5 RESIDENTIAL ZONE ALLOWS FOR SCHOOLS TO BE CONSTRUCTED, AND PER THE MOST RECENT MINIMUM SAFETY STANDARDS SET IN PLACE BY THE TEA, AN EXTERIOR SECURED AREA FOR A SCHOOL INVOLVES THE INSTALLATION OF A 6' ANTI-SCALABLE FENCE. OUR PROPOSED FENCE IS WROUGHT IRON, WHICH IS ALLOWABLE IN THIS ZONE.

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

THE VARIANCE WILL NOT ADVERSELY AFFECT THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC. CONVERSELY, IF GRANTED, THE VARIANCE WILL POSITIVELY AFFECT THE SAFETY OF THE PUBLIC BY ALLOWING FOR THE SCHOOL TO MEET MINIMUM SAFETY STANDARDS SET OUT BY THE TEA.

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

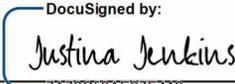
THE VARIANCE WILL NOT SUBSTANTIALLY OR PERMANENTLY INJURE THE APPROPRIATE USE OF ADJACENT PROPERTY IN THE SAME DISTRICT. THE DISTRICT IS RESIDENTIAL, AND A 6 FOOT HIGH DECORATIVE FENCE SURROUNDING OUR PROPERTY WILL NOT DETRIMENTALLY AFFECT THE DAY-TO-DAY LIFE OF A PRIVATE RESIDENT IN THEIR HOME.

Acknowledgement

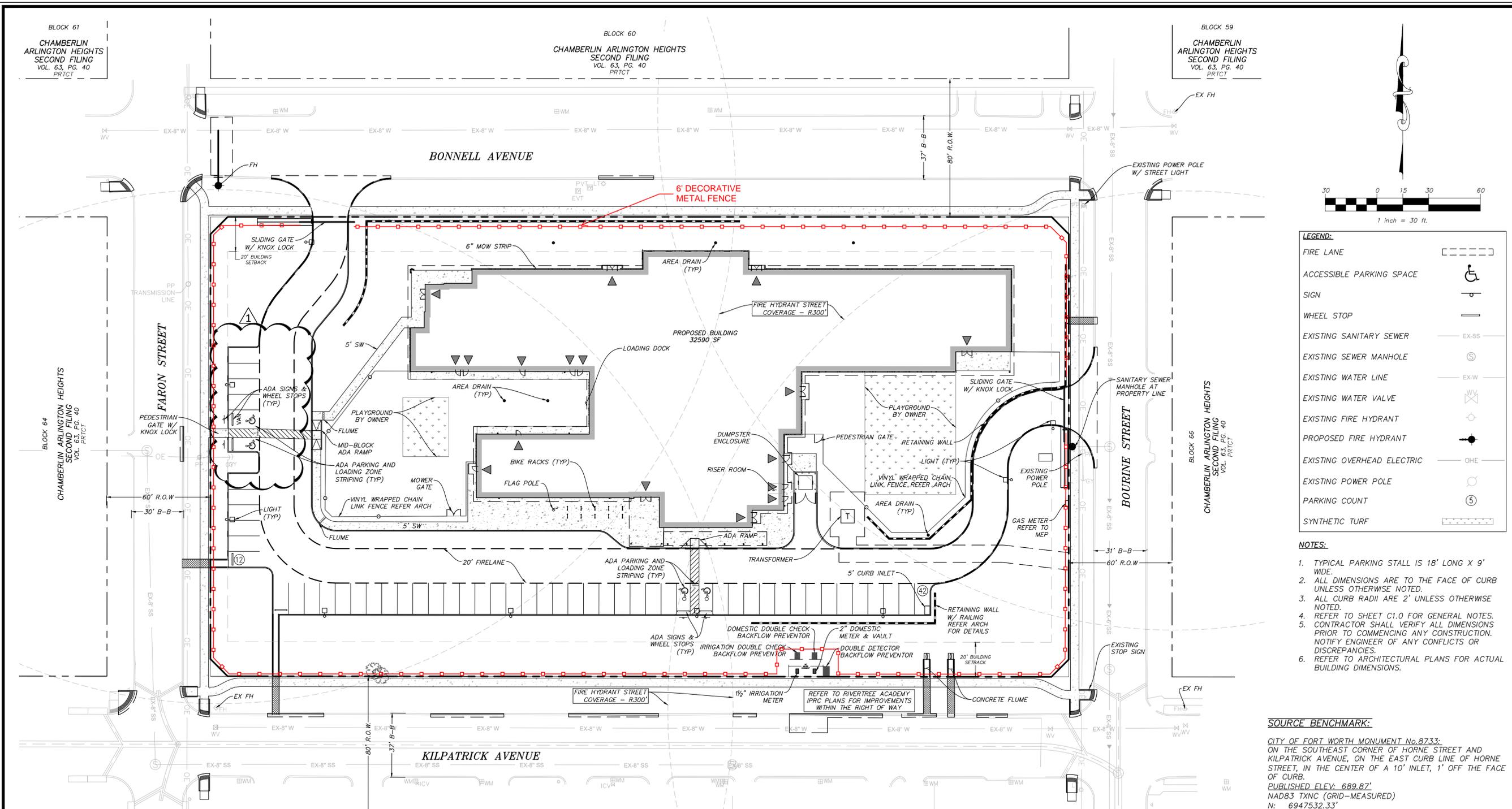
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate 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:  _____
7A78C53AE37E419...

Date 3/18/2024



LEGEND:

- FIRE LANE [---]
- ACCESSIBLE PARKING SPACE [P]
- SIGN [S]
- WHEEL STOP [—]
- EXISTING SANITARY SEWER [EX-SS]
- EXISTING SEWER MANHOLE [⊙]
- EXISTING WATER LINE [EX-W]
- EXISTING WATER VALVE [V]
- EXISTING FIRE HYDRANT [⊙]
- PROPOSED FIRE HYDRANT [●]
- EXISTING OVERHEAD ELECTRIC [OHE]
- EXISTING POWER POLE [⊙]
- PARKING COUNT [⊙]
- SYNTHETIC TURF [---]

- NOTES:**
1. TYPICAL PARKING STALL IS 18' LONG X 9' WIDE.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
 4. REFER TO SHEET C1.0 FOR GENERAL NOTES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
 5. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

SOURCE BENCHMARK:
 CITY OF FORT WORTH MONUMENT No.8733:
 ON THE SOUTHEAST CORNER OF HORNE STREET AND KILPATRICK AVENUE, ON THE EAST CURB LINE OF HORNE STREET, IN THE CENTER OF A 10' INLET, 1' OFF THE FACE OF CURB.
 PUBLISHED ELEV. 689.87'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947532.33'
 E: 2304323.15'

SITE BENCHMARKS:
 SITE BM#1:
 BOX CUT WITH "X" IN CENTER LOCATED ON THE SOUTHEAST CORNER OF A CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KILPATRICK AVENUE AND BOURINE STREET. INLET IS ALONG THE SOUTH CURB LINE OF KILPATRICK AVENUE AND APPROXIMATELY 19' WEST OF THE WEST CURB LINE OF BOURINE STREET.
 ELEV: 664.36'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947556.22'
 E: 2305387.11'

SITE BM#2:
 BOX CUT WITH "X" IN CENTER LOCATED ON THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF FARON STREET & BONNELL AVENUE. BENCHMARK IS LOCATED ON THE NORTH CURB LINE OF BONNELL AVENUE & APPROXIMATELY 16' WEST OF THE WEST CURB LINE OF FARON STREET.
 ELEV: 685.79'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947942.58'
 E: 2304830.71'

PARKING TABLE

		SPACES REQUIRED	SPACES PROVIDED
SURFACE PARKING	2.5 X CLASSROOM @ 18	45 PS	50 PS
ADA PARKING		3 PS	4 PS
VAN ACCESSIBLE		1 PS	1 PS
TOTAL PARKING		49 PS	54 PS

GENERAL UTILITY NOTES:
 ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

CALL TEXAS 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

RIVERTREE ACADEMY FORT WORTH, TEXAS OVERALL SITE PLAN



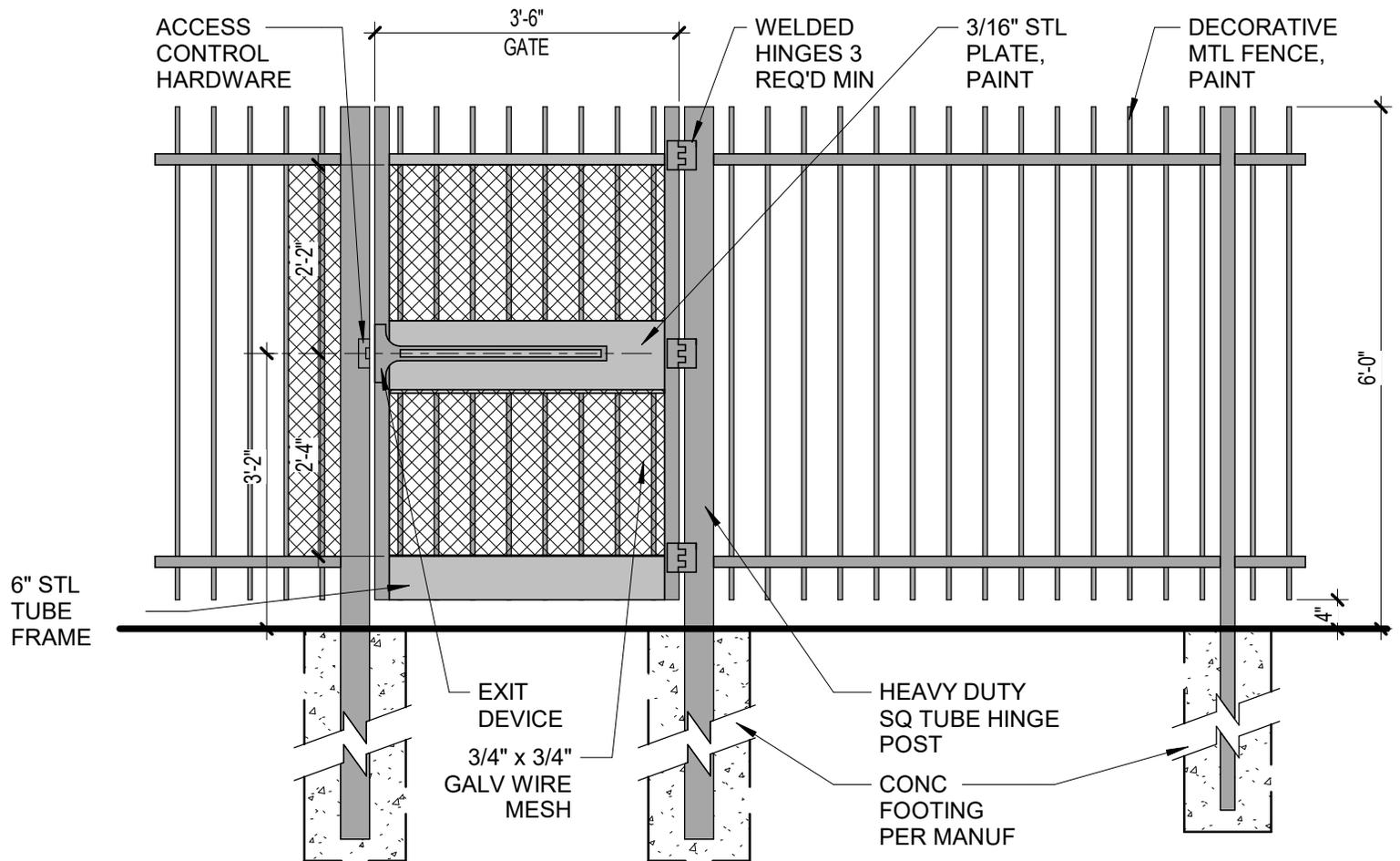
civil engineering surveying landscape architecture planning
 tlpels registration number: f - 2759
 tlpels registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatax.com

PROJECT NUMBER:	3532-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	8/21/2023

1	11.8.23	RF#3	DAA
REV.	DATE	DESCRIP.	BY

OVERALL SITE PLAN

SHEET NO: **C3.0**
 COPYRIGHT © 2024 MMA, INC.

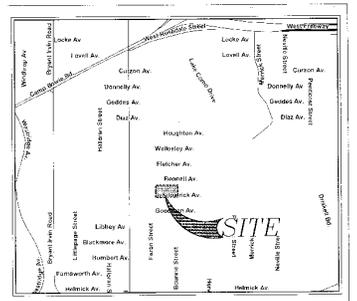
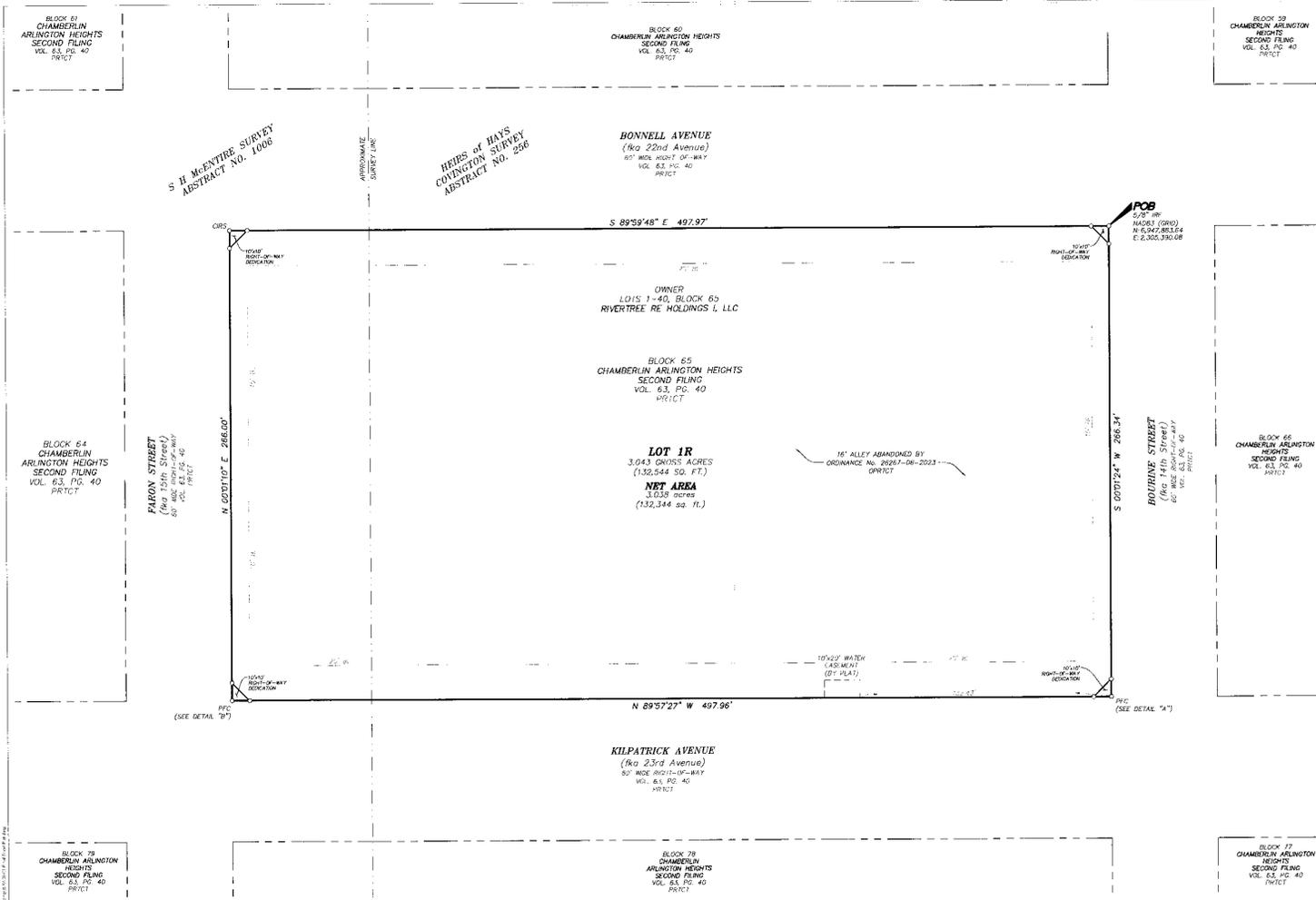


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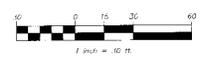
**RIVERTREE ACADEMY
RIVERTREE HOLDINGS, LLC**

**SD-5
DECORATIVE MTL
FENCE**

project number	3221127	date	03.19.2024	phase	CA	scale	1/2" = 1'-0"
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VICINITY MAP
NO SCALE



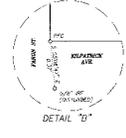
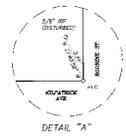
LEGEND/ABBREVIATIONS

- CRS 5/8" CAPPED IRON ROD SET STAMPED "MM"
- RR IRON ROD FOUND
- PFC POINT FOR CORNER
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- DRCT DEED RECORDS TARRANT COUNTY, TEXAS
- OPHCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- PRCT PLAT RECORDS TARRANT COUNTY, TEXAS
- WOL VOL APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) PLAT ORDINANCES NO. 2588/2589-03-2022

Validity of this Utility Easement is dependent upon the approval of plans and specifications and not be construed as a contract for or an expense of any location of the proposed building. The location of the proposed building shall be subject to the provisions of the code that apply to the building. The location of a building and other uses shall not prevent the building owner from thereafter creating the extension of any and all other easements and other uses, or from creating building easements being granted or otherwise when in violation of the code or any other provisions of the jurisdiction.

All approvals are subject to the provisions of a building inspection.
 Nov 20, 2023
 Jamie Grantham
 BUILDING OFFICIAL



SCALE: 1" = 40'

FINAL SHORT PLAT

LOT 1R, BLOCK 65
CHAMBERLIN ARLINGTON HEIGHTS

BEING 3.043 ACRES OF LAND SITUATED IN THE HEIRS OF HAYS COVINGTON SURVEY, ABSTRACT NO. 256 & THE S.H. MCENTREE SURVEY, ABSTRACT NO. 1006, BEING A REPLAT OF LOTS 1 THROUGH 40, BLOCK 65 CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63 PAGE 40, PRCT AND THE ABANDONMENT OF A 16 FOOT WIDE ALLEY BY CITY OF FORT WORTH ORDINANCE NO. 26267-06-2023

1 BUILDABLE LOT
 AUGUST 2023
 SURVEYOR/ENGINEER:



REGISTRATION NUMBER: 0798
 LICENSE NUMBER: 104800
 1111 W. WOODWAY
 COLUMBIA, TEXAS 76203
 817-460-4311
 FAX: 817-274-8517
 WWW.MMAENGINEERING.COM

OWNER / DEVELOPER:
RIVERTREE RE HOLDINGS I, LLC
 5459 BONNELL AVENUE
 FORT WORTH, TX 76107
 TEL: (817) 420-93710
 CONTACT: JUSTINA JENKINS

NOTE:
 COVENANTS OR RESTRICTIONS ARE UN-ALTERED.
 THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
 PRIVATE P.U.V.'S WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
COMMERCIAL	1	3.043	132,344
RIGHT-OF-WAY	0	0.005	200
TOTAL	1	3.048	132,344

CASE No. FS-23-079

MAINTENANCE NOTE:
 FLOODPLAIN/DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTURATED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVELING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS, THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

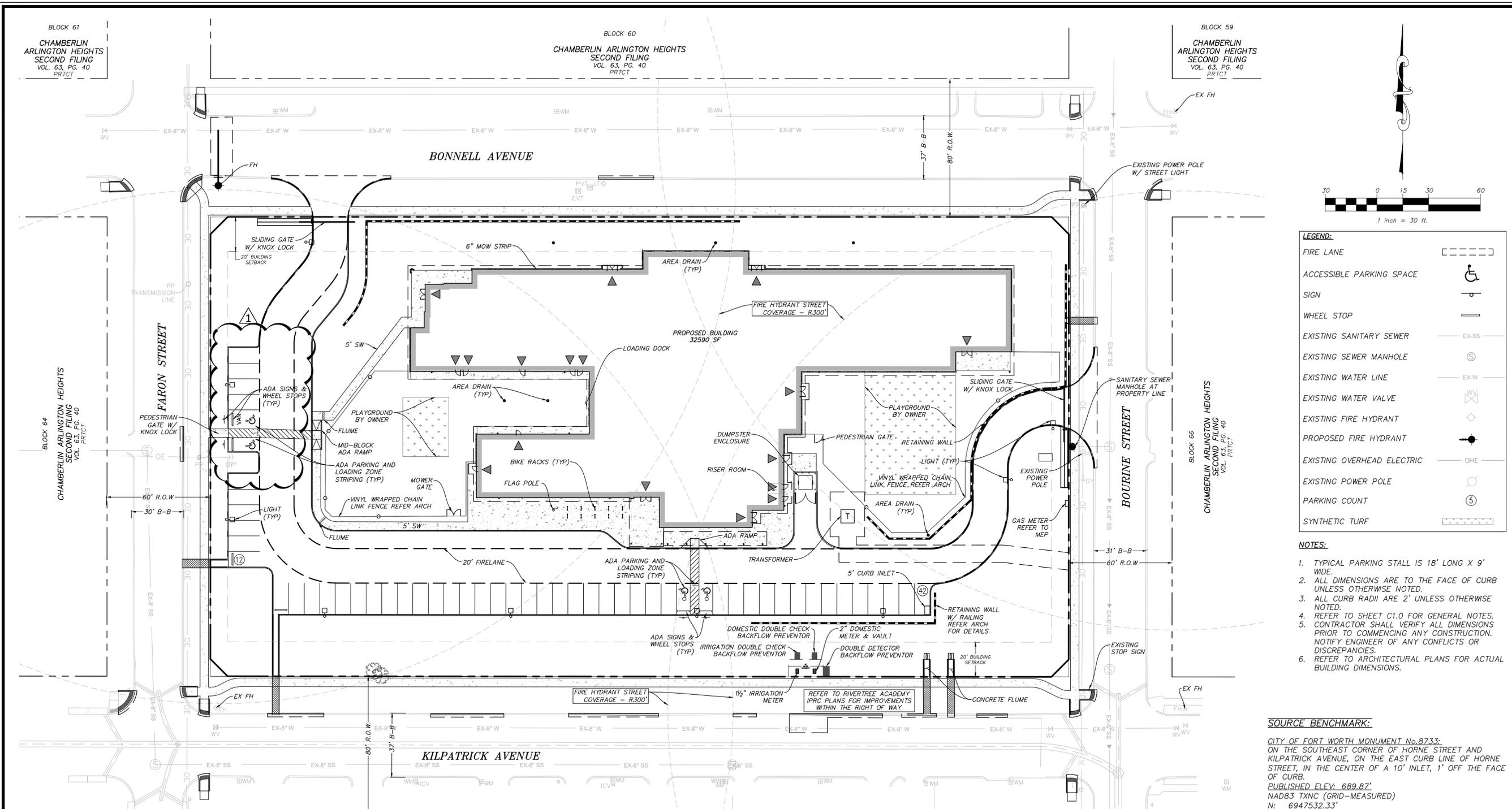


Dr. D. Howard
 City Engineer

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
 Plat Approval Date: Aug 9, 2023
 BY: *D. Stuart Campbell* Chairman
 BY: *Christina A. Smith* Secretary

MMA PROJECT NO. 3532-00-01
 THIS PLAT IS FILED IN DOCUMENT NO. _____

SHEET 1 OF 2
 (PRCT) DATE:



LEGEND:

- FIRE LANE [---]
- ACCESSIBLE PARKING SPACE [P]
- SIGN [S]
- WHEEL STOP [—]
- EXISTING SANITARY SEWER [EX-SS]
- EXISTING SEWER MANHOLE [SM]
- EXISTING WATER LINE [EX-W]
- EXISTING WATER VALVE [V]
- EXISTING FIRE HYDRANT [FH]
- PROPOSED FIRE HYDRANT [PFH]
- EXISTING OVERHEAD ELECTRIC [OHE]
- EXISTING POWER POLE [PP]
- PARKING COUNT [C]
- SYNTHETIC TURF [T]

- NOTES:**
1. TYPICAL PARKING STALL IS 18' LONG X 9' WIDE.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
 4. REFER TO SHEET C1.0 FOR GENERAL NOTES.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
 6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

SOURCE BENCHMARK:
 CITY OF FORT WORTH MONUMENT No.8733:
 ON THE SOUTHEAST CORNER OF HORNE STREET AND KILPATRICK AVENUE, ON THE EAST CURB LINE OF HORNE STREET, IN THE CENTER OF A 10' INLET, 1' OFF THE FACE OF CURB.
 PUBLISHED ELEV. 689.87'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947532.33'
 E: 2304323.15'

SITE BENCHMARKS:
SITE BM#1:
 BOX CUT WITH "X" IN CENTER LOCATED ON THE SOUTHEAST CORNER OF A CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KILPATRICK AVENUE AND BOURINE STREET. INLET IS ALONG THE SOUTH CURB LINE OF KILPATRICK AVENUE AND APPROXIMATELY 19' WEST OF THE WEST CURB LINE OF BOURINE STREET.
 ELEV: 664.36'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947556.22'
 E: 2305387.11'

SITE BM#2:
 BOX CUT WITH "X" IN CENTER LOCATED ON THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF FARON STREET & BONNELL AVENUE. BENCHMARK IS LOCATED ON THE NORTH CURB LINE OF BONNELL AVENUE & APPROXIMATELY 16' WEST OF THE WEST CURB LINE OF FARON STREET.
 ELEV: 685.79'
 NAD83 TXNC (GRID-MEASURED)
 N: 6947942.58'
 E: 2304830.71'

PARKING TABLE

		SPACES REQUIRED	SPACES PROVIDED
SURFACE PARKING	2.5 X CLASSROOM @ 18	45 PS	50 PS
ADA PARKING		3 PS	4 PS
VAN ACCESSIBLE		1 PS	1 PS
TOTAL PARKING		49 PS	54 PS

GENERAL UTILITY NOTES:
 ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

CALL TEXAS 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

RIVERTREE ACADEMY FORT WORTH, TEXAS OVERALL SITE PLAN



civil engineering surveying landscape architecture planning
 tlpels registration number: f - 2759
 tlpels registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatax.com

PROJECT NUMBER:	3532-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	8/21/2023

1	11.8.23	RF#3	DAA
REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

OVERALL SITE PLAN

SHEET NO:
C3.0
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BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

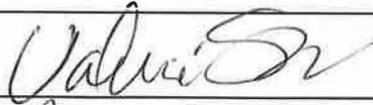
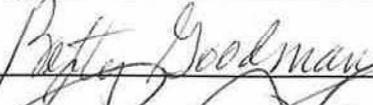
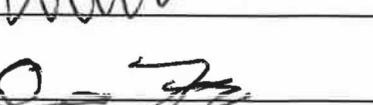
THE HEIGHT TO THE HIGHEST POINT OF THE PERIMETER FENCE WILL BE 6 FEET, AND THE MATERIAL WILL BE WROUGHT IRON. AT ITS CLOSEST, THE FENCE WILL BE ON TOP OF THE PROPERTY LINE.

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 Valerie Sim		5529 Kilpatrick Ave
2 Betty Goodman		5511 Kilpatrick Ave
3 Demarcus Collins		5513 Kilpatrick Ave
4 Carol Jones		5501 Kilpatrick Ave
5 Irina Harris		5518 Bonnell Ave
6 Qaseem Farooq		5512 Bonnell Ave