



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

May 15, 2024

Work Session 11:00 a.m.

Public Hearing Immediately Following

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/r241f984f293e904e18875bf24a37478d>

Meeting/ Access Code: 2558 913 0911 (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 May 13, 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.**

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, May 10, 2024 at 11:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

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 11:00 A.M.

A. Discussion of Today’s Cases

II. PUBLIC HEARING Immediately Following Work Session.

A. Approval of Minutes of the April 17, 2024 Hearing _____

B. ANY CASES NOT HEARD WILL BE MOVED TO JUNE 20, 2024

C. New Commercial Case

1. BAC-24-009 Address: 7200 Robertson Road
Owner: Lighthouse Fellowship Church by Titan Towers
Zoning: “CF” Community Facilities District

- a. **Special Exception:** Permit a telecommunication tower up to 35 feet in height.
- b. **Variance:** Permit a telecommunication tower to be taller than allowed by Special Exception.
Maximum height allowed: 35 feet
Requested height: 120 feet

III. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



**BOARD OF ADJUSTMENT – COMMERCIAL, 5/15/2024
INFORMATION REPORT**

BAC-24-009

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 - Requested height: 120 feet

GENERAL INFORMATION

REGULATION:

4.201 Community Facilities ("CF") District

C. Property Development Standards

Height: Telecommunication towers are permitted to the allowable height of the most restrictive adjacent district as a special exception approved by the Board of Adjustment.

4.705 One-Family ("A-5") District

C. Property Development Standards

Height: 35 feet

5.137 Telecommunications Tower and Stealth Telecommunication Tower

A. Telecommunication Towers:

1. Where Allowed

b. Allowed by special exception in "ER," "E," "MU-1," "FR," "F," "MU-2," "AG," "CF," "NS-T4," "NS-T5," "TU".

4. Construction requirements.

c. All new telecommunication towers must be constructed to support at least two separate antenna arrays. In addition, any new telecommunication tower must be able to support at least one additional antenna for every 15 feet (or fraction thereof) above 60 feet in height and provide the ground space for any equipment necessary for the operation of additional antenna.

LOT HISTORY:

Planning & Development Services zoning case, ZC-08-034, from A-5 to E, approved as CF, 5/9/2008.

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

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

**EXISTING
CONDITIONS:**

The subject property is a vacant lot that is part of a church campus on the north side of Robertson Road, north of US Highway 287. The site has an 8% slope from the southeast to the northwest towards a creek on the western side of the church lot to the north. No trees or other environmental constraints were noted. The subject site is flanked by extra-



**BOARD OF ADJUSTMENT – COMMERCIAL, 5/15/2024
INFORMATION REPORT**

territorial jurisdiction, which is land in the county the City could annex in the future, to the south and west. The remainder of the church campus lies to the north and east, with single family subdivisions lining those boundaries. The residential neighborhood to the north is approximately 15 feet higher than the proposed telecommunication tower.

A request has been submitted to build a standard telecommunication tower in front of the church building on the vacant southwestern portion of the site. The telecommunication tower site is ¼ mile from the single family development to the north and east. The special exception for a 35-foot tall standard telecommunication **is compatible** with surrounding land uses due to the reduced visibility of the tower from the closest residential uses. A stealth tower would be compatible with the neighborhood for taller telecommunication towers. No alternative locations for the tower were submitted.

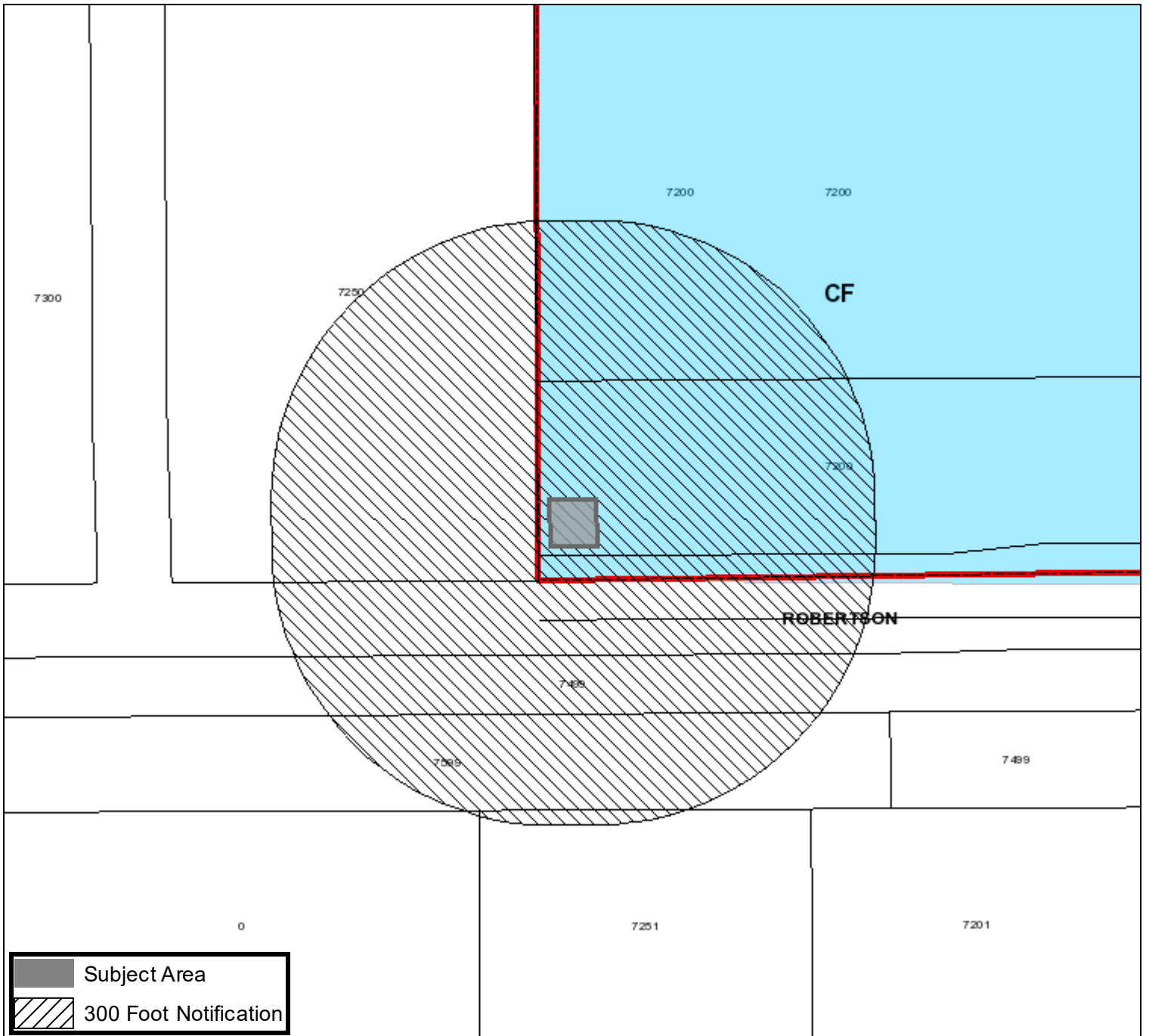
A variance request was submitted to increase the telecommunication tower's height from the 35 feet allowed with the Special Exception to 120 feet, which is excessive by 85 feet. The site's location has no intervening buildings or landscaping screening the tower from the adjacent residential neighbors to the north, leaving the entire tower visible to the single family uses. The proposed tower's height near the front property line is shown to be approximately five times taller than the immediately adjacent utility lines. No propagation maps were included for the tower at different heights. The applicant's documentation provided shows "weak" cell phone coverage without the proposed tower and "great" signal in most directions but provides smaller increases in coverage in to the northeast. In "CF" Community Facilities zoning, 35 feet is the maximum height allowed for telecommunication towers adjacent to single family districts. No height or zoning restrictions exist in the extra-territorial jurisdiction. A telecommunication tower at 120 feet in height would be able to support 5 antenna arrays, beginning at 60 feet and continuing for each 15 feet thereafter, instead of the 4 arrays shown. The distance between arrays is not noted.





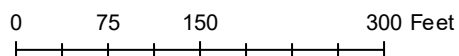
BAC-24-009

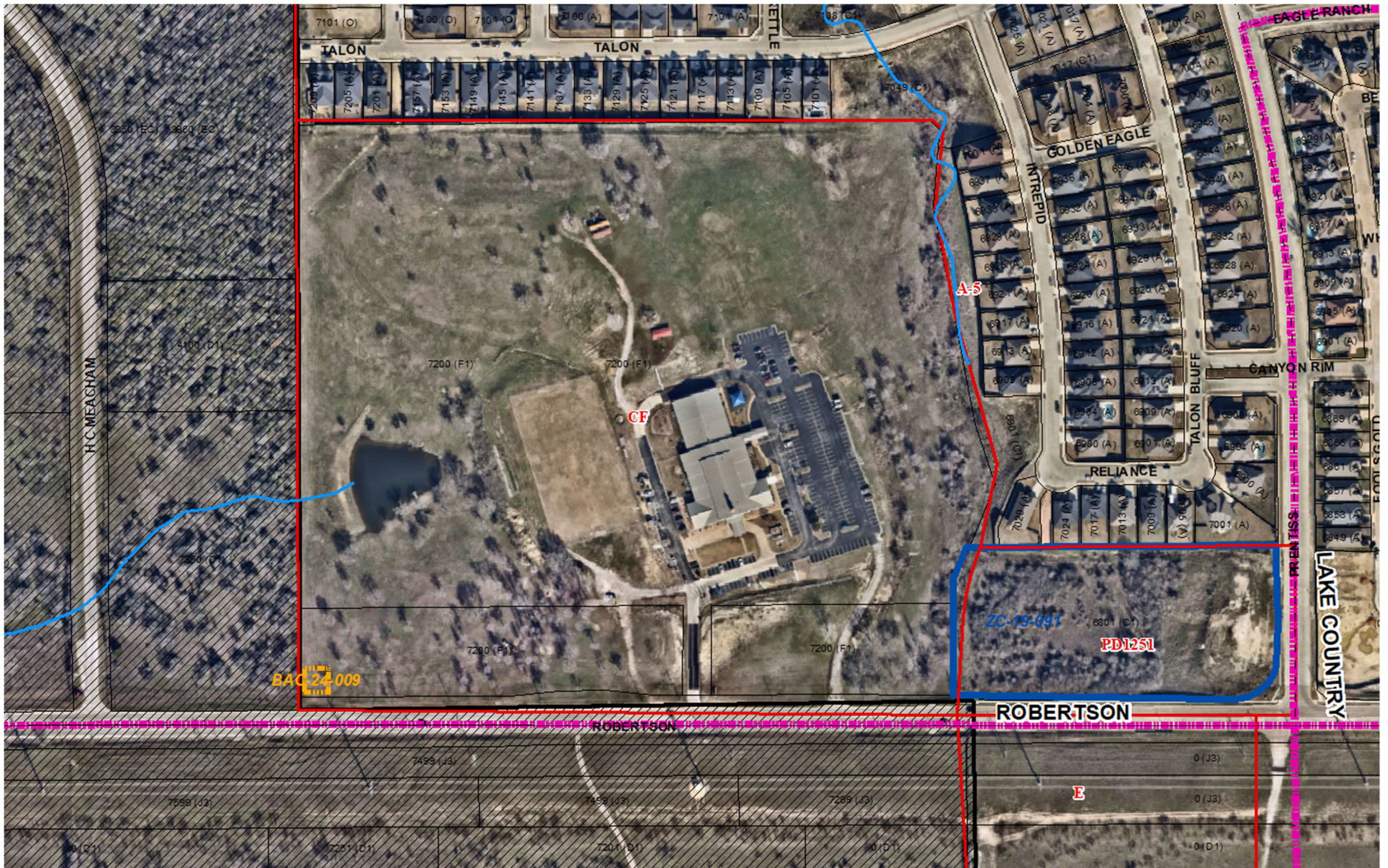
Area Zoning Map

Applicant: Lighthouse Fellowship Church by Titan Towers
Mapsc0: 31V
Commission Date: 5/15/2024



	Subject Area
	300 Foot Notification







BAC-24-009

Aerial Photo Map



0 15 30 60 Feet



BAC-24-009
7200 Robertson 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: 7200 Robertson Rd, Fort Worth, TX 76179
 Lot/Tract: Remainder Block/Abstract: 1310 Lot Size: 3.424 acres
 Legal Description: Addition/Survey: Remainder LakeWorthUnitedMethodistChurch, Vol 13299, PG. 481

Owner's Name: Lighthouse Fellowship
 Address: 7200 Robertson Rd
 City: Fort Worth State: TX Zip: 76135
 Tele: (817) 237-2758 E-Mail: bcullen@lfwired.org

Applicant's Name: Titan Towers, LP
 Address: PO Box 6060
 City: Abilene State: TX Zip: 79608-6060
 Tele: (817) 791-5543 E-Mail: mark@mytiantowers.com

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

120-foot in height monopole telecommunications tower with antennae array and 6' wooden fence.

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: <u>KM</u>	CASE NO. <u>BAC-24-009</u>
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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 additional height is needed to enable the necessary coverage of radio waves being broadcast to adequately meet the capacity of calls, text, data and users that the tower can support in this area.

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.

All adjacent uses are non-residential. To the north is a 33.416 acre property also owned by the church; to the east, another church-owned property; to the south & west are properties outside city limits.

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 ordinance addresses additional height in 15-foot increments as long as additional antennae and ground space for equipment are provided. The proposed monopole will comply with these requirements.

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

The additional height requested is not accessible to the public in a manner that creates a safety concern, nor does the broadcasting of radio waves.

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

The monopole will comply with all requirements of the ordinance, which are intended to prevent substantial or permanent injury to adjacent property.

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.

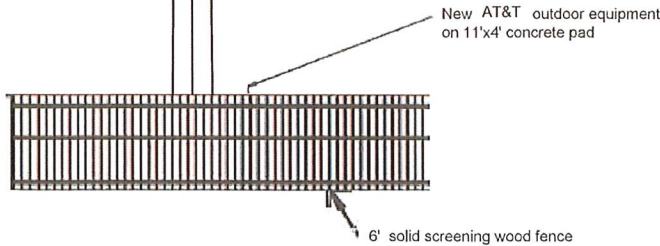
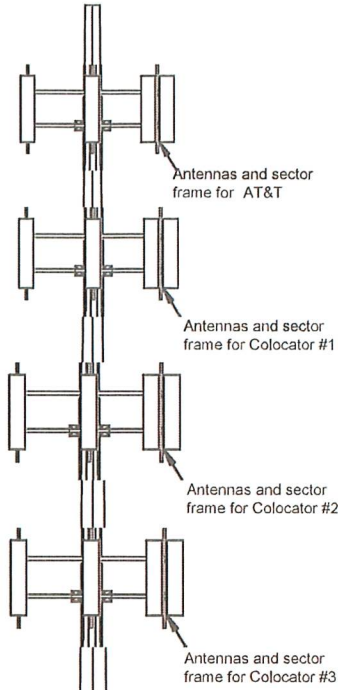
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: 

Date 3/18/24

Length (ft)	18'-8"
Number Of Sides	18
Thickness (in)	5/16"
Lap Splice (ft)	4' - 0"
Top Diameter (in)	26.73"
Bottom Diameter (in)	37.95"
Taper (in/ft)	0.2107
Grade	A572-65
Weight (lbs)	7086
Overall Steel Height (ft)	120
	4325
	908
	17.95°
	14"
	1/4"
	18'-8"



Designed Appurtenance Loading

Description	Tx-Line
35,000 sq. in. antenna loading @ RAD center of 113' (AT&T)	(6) 1 5/8"
35,000 sq. in antenna loading @ 68', 84', and 98' RAD centers	(6) 1 5/8"

Design Criteria

Wind Speed (No Ice)	106 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	728 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.1 g
1-sec Spectral Response, S1	0.053 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	26.38	19.93	1959.17	11.6	10.09
0.9 D + 1.0 Wo	19.79	19.97	1918.55	11.29	9.79
1.2 D + 1.0 Di + 1.0 Wi	49.58	2.92	317.02	1.99	1.72
1.2 D + 1.0 Ev + 1.0 Eh	26.87	0.66	72.3	0.45	0.39
0.9 D - 1.0 Ev + 1.0 Eh	19.33	0.66	70.33	0.44	0.38
1.0 D + 1.0 Wo (Service @ 60 mph)	22.02	5.72	559.7	3.39	2.91

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	49.75"	2"	44"	10	2.25"

Anchor Bolt Dimensions


Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1211	A615-75	Galv

Material List

Display	Value
A	2' - 6"

Notes

- 1) Antenna feed lines run inside pole.
- 2.) All dimensions are above ground level (AGL), unless specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Illustrated loading shows AT&T antenna equipment at top of tower with 3 prospective/colocating tenants ("Colocators") below with antenna loading identical to AT&T's.
- 5) Each 15' section of the tower above 60' AGL is assumed suitable for 1 wireless provider.
- 6) "RAD Center " or "RAD" means the "center of radiation" and reflects the center height of the antennas for each wireless provider or Colocator. The 60' to 75' section of tower assumes a 68' RAD; 75' to 90', an 84' RAD; 90' to 105', a 98' RAD; and 105' to 120', a 113' RAD.
- 7) Colocators' proposed antenna loading, antenna number, antenna azimuth (bearing), RAD center, and ground equipment requirements may vary from what is illustrated.
- 8) Prior to attaching antennas and mounting hardware for any Colocator, tower and tower foundation must be analyzed by a Texas-licensed structural engineer to verify tower is capable of supporting additional loading.

 <p>Sabre Industries 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 253-6690 Fax: (712) 279-0314</p>	<p>Job: 24-1787-JAC</p>
	<p>Customer: TITAN TOWERS LP</p>
<p>Site Name: Lighthouse Fellowship Methodist, TX</p>	<p>Description: 120' Monopole</p>
<p>Date: 9/7/2023</p>	<p>By: DO</p>

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LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135



VIEW 1



LOCATION



EXISTING LOOKING SOUTH



PROPOSED LOOKING SOUTH

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135



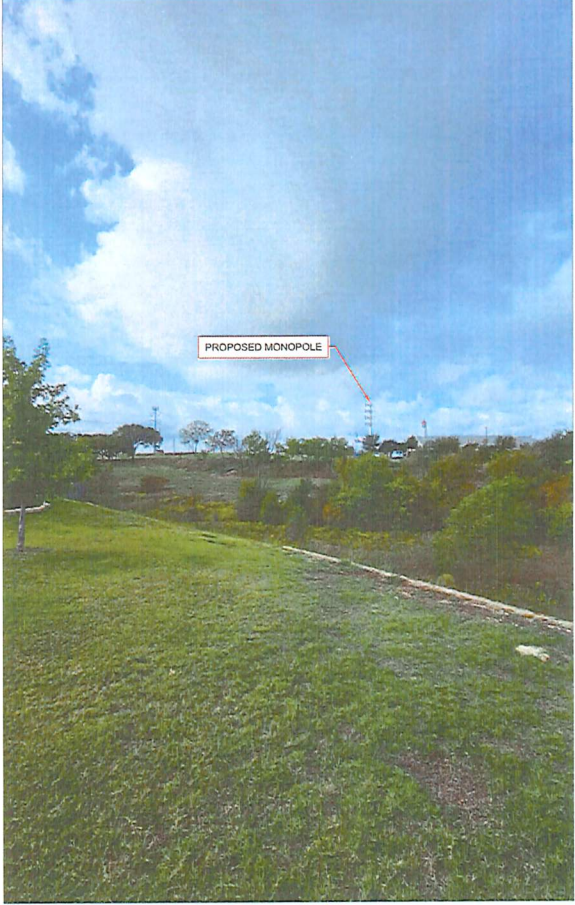
VIEW 2



LOCATION



EXISTING LOOKING SOUTHWEST



PROPOSED LOOKING SOUTHWEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135



VIEW 3



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135

MD7

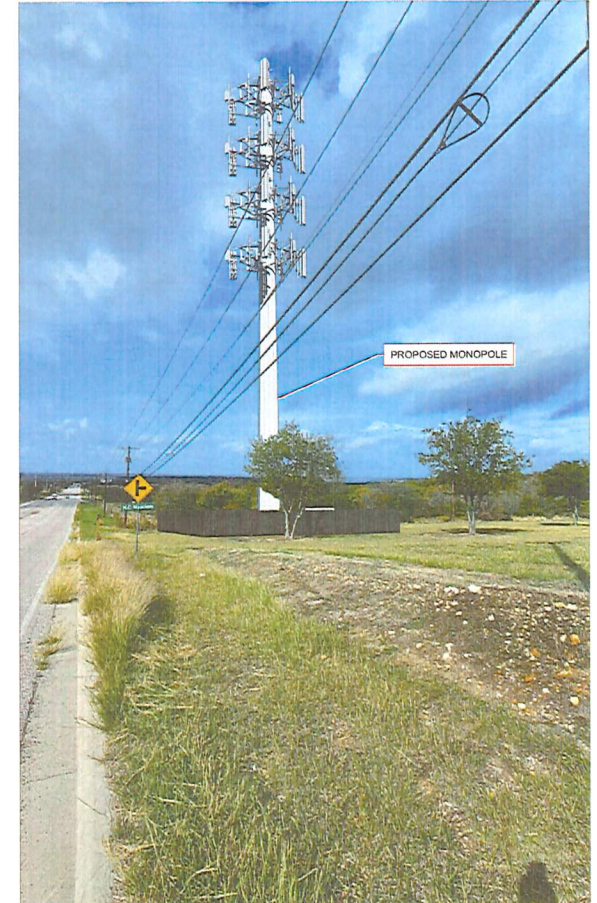
VIEW 4



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135



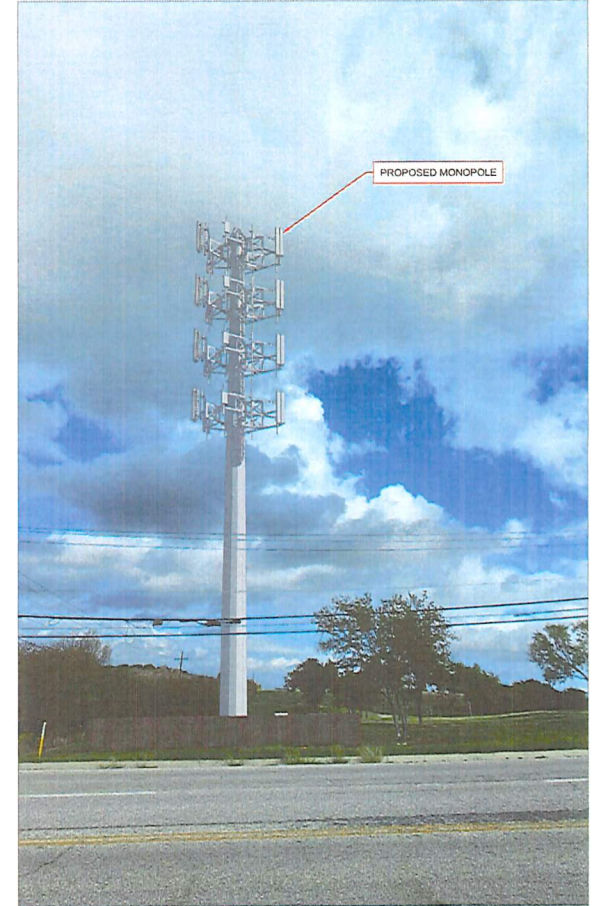
VIEW 5



LOCATION



EXISTING LOOKING NORTH



PROPOSED LOOKING NORTH

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LIGHTHOUSE METHODIST CHURCH

7200 ROBERTSON RD., FORT WORTH, TX 76135

MD7

VIEW 6



LOCATION



EXISTING LOOKING NORTHEAST



PROPOSED LOOKING NORTHEAST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

DXL00608

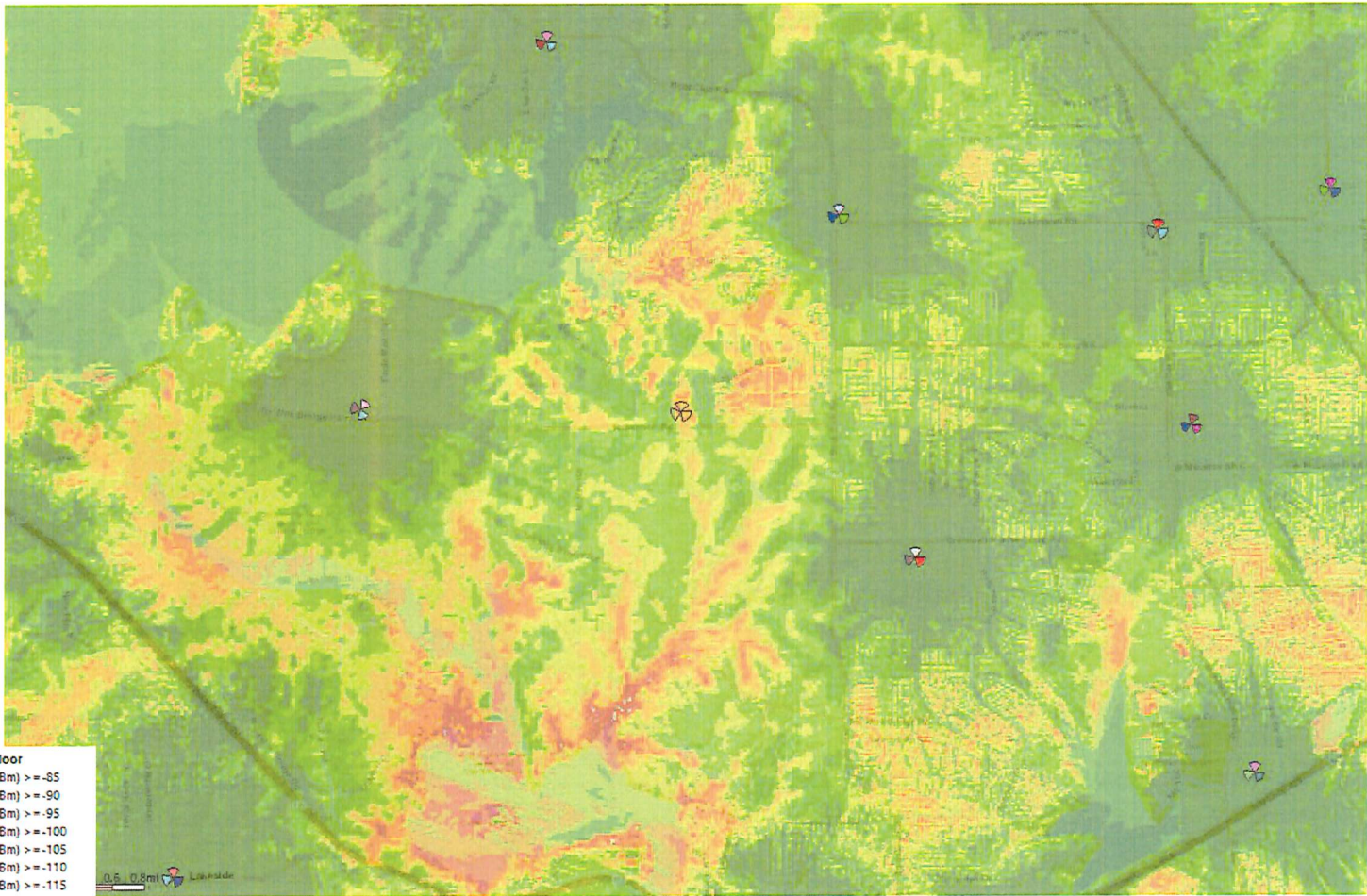
Signal Level Plots

Bobby Wells
2/27/2024

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RSRP 700Mhz (No Site)



Legend	LTE: RSRP (dBm) - Indoor
Great Signal	RSRP Level (DL) (dBm) >= -85
Good Signal	RSRP Level (DL) (dBm) >= -90
Good Signal	RSRP Level (DL) (dBm) >= -95
Usable Signal	RSRP Level (DL) (dBm) >= -100
Marginal Signal	RSRP Level (DL) (dBm) >= -105
Weak Signal	RSRP Level (DL) (dBm) >= -110
No Signal	RSRP Level (DL) (dBm) >= -115

RSRP 700Mhz (120ft Centerline)

