



**COMMERCIAL BOARD OF ADJUSTMENT**

**AGENDA**

**Wednesday, September 18, 2019**

**Work Session 8:30 AM**

**Public Hearing 9:30 AM**

**200 Texas Street**

**City Council Conference Room / Council Chamber**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/zoning/variances/cases/>**

**BOARD MEMBERS:**

Joey Dixson (Alternate)	_____
Robert Gutierrez	_____
Clif Wiegand	_____
Bob Riley	_____
Will Dryden	_____
Kay Friedman	_____
Loren Stewart, Vice-Chair	_____
Monnie Gilliam	_____
Graham Brizendine, Chair	_____

- I. 8:30 A.M.      **WORK SESSION**      **City Council Conference Room 290**
  - A. Review of Cases on Today's Agenda
  
- II. 9:30 A.M.      **PUBLIC HEARING**      **Council Chamber**
  - A. Approval of Minutes of the August 21, 2019 Hearing \_\_\_\_\_
  - B. Cases on Today's Agenda
  - C. MEETING WILL ADJOURN AT 11:30 PM (ANY CASES NOT HEARD WILL BE MOVED TO OCTOBER 16, 2019)



#### D. Continued Case

1. **BAC-19-043**

**Destiny Church by GTP Towers, LLC**  
3504 Blue Springs Drive

- a. Request a **SPECIAL EXCEPTION** in a “CF” Community Facilities District to permit the continued use of a telecommunication tower.
- b. Request a **VARIANCE** based on the “A-5” One Family District regulations to permit the continued use of a telecommunication tower 89 feet in height, excessive by 54 feet.
- c. Request a **VARIANCE** in a “CF” Community Facilities District to permit the continued use of a telecommunication tower that encroaches into the required 500-foot setback from the nearest one-family district, deficient by 487 feet.

#### E. New Cases

2. **BAC-19-051**

**Edward Monroy by Texas Canyon Consulting**  
2711 Azle Avenue

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a stealth telecommunication tower 105 feet in height, excessive by 45 feet.
- b. Request a B in an “E” Neighborhood Commercial District to permit the construction of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district or use, 2 feet for each 1 foot of height, deficient by 152 feet.

3. **BAC-19-052**

**VLMC, JV by Tim Fleet**  
3041 Lackland Road

- a. Request a **VARIANCE** in an “FR” General Commercial Restricted District with NASJRB Overlay to permit the construction of a commercial building 10 feet from the east property line, where 25 feet is required, deficient by 15 feet.

4. **BAC-19-054**

**Gyant Everman & Red Brick Partners by Network Real Estate LLC**  
1129 & 1137 Burton Hill Road

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a stealth telecommunication tower 105 feet in height, excessive by 45 feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district, 2 feet for each 1 foot of height, deficient by 60 feet.

5. **BAC-19-055**

**Fort Worth Independent School District by Pacheco Koch**  
5701 Shelton Street

- a. Request a **VARIANCE** in an “A-21” One-Family District to permit the construction of a school addition 46 feet, 6 inches in height, excessive by 11 feet, 6 inches.



**6. BAC-19-056**

**Altamesa Church of Christ by Advantage Signs**  
4600 Altamesa Boulevard

- a. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of two attached signs on the west façade where a maximum of 43 square feet is allowed for:
  - i. A sign 64 square feet in area that would exceed the maximum area by 21 square feet; and
  - ii. A sign 100 square feet in area that would exceed the maximum area by 57 square feet.
- b. Request a **VARIANCE** in a “CF” Community Facilities District to permit the construction of an attached sign 64 square feet on the east façade that would exceed the maximum area of 7 square feet by 57 square feet.

**7. BAC-19-057**

**Fort Worth Housing Solutions by Dunaway Associates**  
Southeast quadrant of S. Race Street and Shelby Road

- a. Request a **VARIANCE** in a “D” High Density Multifamily District providing 400 parking spaces, where 485 spaces are required, deficient by 85 parking spaces.

**8. BAC-18-058**

**Village Homes by MetroCode**  
13808 Walsh Avenue

- a. Request a **VARIANCE** in the “PD 522” Planned Development for One-Family uses with development standards to permit a model home less than 300 feet from an occupied residence.

**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](mailto: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](mailto: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 Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and 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, September 13, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas