



**MEETING AGENDA**  
COMMERCIAL BOARD OF ADJUSTMENT

**September 21, 2022**

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)  
2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7198a965ce1341e26228d186cdf0be1e>

**Meeting/ Access Code:** 2556 806 4762, Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2556 806 4762

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwty>

**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 September 19, 2022. 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](mailto: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:**

Robert Gutierrez \_\_\_\_\_  
Deborah Freed \_\_\_\_\_  
Bob Riley \_\_\_\_\_  
Bob Horton \_\_\_\_\_  
Wes Hoblit \_\_\_\_\_

Jeremy Raines, \_\_\_\_\_  
Chair Commercial Board \_\_\_\_\_  
Darin Hoppe \_\_\_\_\_  
Angela Gaither, \_\_\_\_\_  
Vice Chair Commercial Board \_\_\_\_\_

**I. WORK SESSION 9:00 A.M.**

**A. Discussion of Today's Cases**

**II. PUBLIC HEARING 10:00 A.M.**

**A. Approval of Minutes of the August 17, 2022 Hearing \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO OCTOBER 19, 2022**

**D. Continued Commercial Case**

**1. BAC-22-017** Address: 12301 South Freeway (I-35W)  
Owner: Crooked Creek Commercial by MS consultants  
Zoning: "F" General Commercial District

**a. Variance:** Permit dumpsters and associated enclosures in the projected front yard where structures are not allowed.

Minimum setback required: Beyond the 20-foot projected front yard setback.  
Requested setback: 10 feet into the 20-foot projected front yard setback

**E. New Commercial Cases**

**2. BAC-22-016** Address: 3025 N. Main Street  
Owner: Keith Kidwill by Jackson Akhigbe  
Zoning: "FR" General Commercial Restricted District

**a. Variance:** Permit auto repairs on premises that adjoins a residential district

**3. BAC-22-018** Address: 4040 Fossil Creek Boulevard  
Owner: Perry-Tubbs Holdings LLP by Branch Towers VI  
Zoning: "J" Medium Industrial District

**a. Variance:** Permit a telecommunication tower to be less than the required distance from a one-family district.

Minimum setback required: 500 feet.  
Requested setback: 350 feet

4. **BAC-22-019** Address: 10469 Westpoint Boulevard  
Owner: VRE Chapel Creek LLC by Priority Signs & Graphics  
Zoning: "E" Neighborhood Commercial District

**a. Special Exception:**

- i. Permit electronic changeable copy on a monument sign facing Westpoint Boulevard; and
- ii. Permit electronic changeable copy on a monument sign facing Chapel Creek Boulevard facing Chapel Creek Boulevard

5. **BAC-22-023** Address: 16101 Wolff Crossing  
Owner: Exel Inc by DHL Supply Chain  
Zoning: PD 1039" Planned Development 1039 for "I" Light Industrial uses District in the Fort Worth Alliance Airport Overlay

- a. **Variance:** Permit light poles that mimic runway lighting long, linear parallel rows that could be confused with runway or taxiway lighting.
- b. **Variance:** Permit non-recreational light poles meeting IESNA fill-cutoff criteria to be mounted in excess of 20 feet above finished grade.

Maximum height allowed: 20 feet.

Requested height: 34 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 Boards of Adjustment 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 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 16, 2022 at 10:25 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