



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

June 20, 2024

Work Session 9:00 a.m.
Public Hearing 10:00 a.m.

In Person

City Council Chamber (Work Session & Public Hearing)
2nd Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r6587004618ed8cef9e16cfe8e795b311>

Meeting/ Access Code: 2557 073 9747 (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 June 17, 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 _____
Kelicia Stevenson _____

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. Roles, Responsibilities and Ethics Training**

II. PUBLIC HEARING 10:00 A.M.

- A. Approval of Minutes of the May 15, 2024 Hearing** _____
- B. ANY CASES NOT HEARD WILL BE MOVED TO JULY 17, 2024**
- C. Continued Commercial Case**

1. BAC-24-009 Address: 7200 Robertson Road
 Owner: Lighthouse Fellowship Church by Titan Towers
 Zoning: “E” 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
- c. Variance:** Permit a telecommunication tower to be closer to single family zoning than allowed.
Minimum setback required: 500 feet
Requested setback: 321 feet
- d. Variance:** Permit a telecommunication tower to be closer to multifamily zoning than allowed.
Minimum setback required: 250 feet
Requested setback: 117 feet

C. New Commercial Cases

2. BAC-24-013 Address: 311 E. Northside Drive
 Owner: Metroplex Homes LLC by Townsite
 Zoning: “E” Neighborhood Commercial District in the Northside Drive Scenic Corridor

- a. Variance:** Permit an accessory structure (fenced propane tank) in the projected residential front yard setback of Jones Street where none is allowed.
- b. Variance:** Permit an accessory structure (fenced propane tank) with less supplemental setback

than required adjacent to a residential district on the northern side

Required supplemental building setback: 20 feet

Requested supplemental building setback: 15 feet 9 inches

- c. **Variance:** Permit a retail store addition with less supplemental building setback than required adjacent to a residential district on western side

Required supplemental building setback: 20 feet

Requested supplemental building setback: 13 feet 3 inches

- d. **Variance:** Permit a waiver of the supplemental bufferyard landscaping and fencing requirement adjacent to a residential district on northern and western sides.

Required standard: 5 feet of landscaped area with a solid fence

Requested standard: 0 feet of landscaped area without a solid fence

- e. **Variance:** Permit an expanded retail store to provide fewer parking spaces than required.

Minimum number of parking spaces: 9 spaces

Requested number of parking spaces: 7 spaces

- f. **Variance:** Permit an expanded retail store to provide parking in the projected residential front yard setback of Jones Street where none is allowed.

3. BAC-24-014

Address: 7064 Basswood Boulevard

Owner: Victory at Basswood by Ofi Chito, LLC

Zoning: "F" General Commercial District

- a. **Variance:** Permit parking within the supplemental setback during times not allowed.

Allowed parking: During daylight hours

Requested parking: 24 hour parking

4. BAC-24-015

Address: 620 E. Berry Street

Owner: Gingercrest Inc. by Scott Griffin

Zoning: "I" Light Industrial District

- a. **Special Exception:** Permit electronic changeable copy on a freeway sign in the southeast corner of the lot.

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.

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, June 14, 2024 at 10:20 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