



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

August 21, 2024
Public Hearing 9:00 a.m.

In Person

City Council Chamber (Public Hearing)
2nd Floor, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r70919e8186bbabc94be31331d7bcf5c1>

Meeting/ Access Code: 2553 425 1690 (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 August 19, 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	_____	Jarrett Wilson	_____
Robert Gutierrez	_____	Darin Hoppe	_____
Deborah Freed, Chair	_____	Kay Duffy	_____
Bob Riley, Vice-Chair	_____	Andrea Payne Shields	_____
James Hook	_____	Virginia Murillo	_____
Kelicia Stevenson	_____		

I. PUBLIC HEARING

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

B. ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 18, 2024

C. Continued Commercial Case

1. 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

D. New Commercial Cases

2. BAC-24-020 Address: 9100 S. Hulen Street
Owner: Crowley ISD by New Cingular Wireless PCS, LLC
Zoning: "E" Neighborhood Commercial District

- a. **Variance:** Permit a stealth tower to be taller than allowed.
Maximum height allowed: 60 feet
Requested height: 125 feet
- b. **Variance:** Permit a stealth tower to be closer to single family zoning than allowed.
Minimum setback required: 250 feet
Requested setback: 75 feet

3. BAC-24-022 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 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: 3 feet 3 inches

4. BAC-24-024

Address: 8601 Harmon Road
Owner: Harmon Squared SEI, LLC by Priority Signs and Graphics
Zoning: "F" General Commercial District

- a. **Special Exception:** Permit electronic changeable copy on a monument sign along the eastern property line.

5. BAC-24-025

Address: 5616 Crowley Road
Owner: Edge Park United Methodist Church by Jeff Gibbey
Zoning: "CF" Community Facilities District

- a. **Special Exception:** Permit electronic changeable copy on a monument sign on the lot's southeastern side.

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, August 16, 2024 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

_____ *Jannet S. Howdell*
City Secretary for the City of Fort Worth, Texas