



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



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

**BAC-24-009B
(continued)**

Address: 7200 Robertson Road – Revised Location
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
- 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

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”.

2. Setback requirements

b. Five hundred feet from any one-family district or two-family district or 250 feet if the one-family or two-family use is located in any other zoning district.

c. Two hundred and fifty feet from any multifamily district or use.

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

Institutional



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

PLAN DESIGNATION:

**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 revised location from the original southwestern corner of the church's campus. The current area is a vacant lot on the southeastern corner of the church campus on the north side of Robertson Road, north of US Highway 287. The updated site has an 7% slope from the southwest to the northeast towards a drainage easement on the eastern side of the church lot to the north. The revised site is flanked by vacant multifamily or commercially zoned land to the south and east. The remainder of the church campus lies to the north and west, with single family subdivisions lining those boundaries.

A request has been submitted to build a standard telecommunication tower in front of the church building on the vacant southeastern portion of the site. The telecommunication tower site is approximately 250 feet from the single family development to the northeast. The special exception for a 35-foot tall standard telecommunication **is compatible** with surrounding land uses due the maximum 35-foot height of the nearby single family houses. A stealth tower would be compatible with the neighborhood for taller telecommunication towers. The original location for the tower were opposed by an adjacent residential development to the west.

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 revised location has no intervening buildings screening the tower from the adjacent residential neighbors to the northeast or east, leaving the tower visible to the single family uses and the multifamily zoning. The proposed tower's height near the front property line is shown to be approximately five times taller than the immediately adjacent utility lines. The closest residential subdivision is 18 feet lower than the proposed revised telecommunication tower, and the adjacent multifamily zoning is generally at the same grade as the tower's base. The revised site's elevation is 24 feet higher than the original location to the west.

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.



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

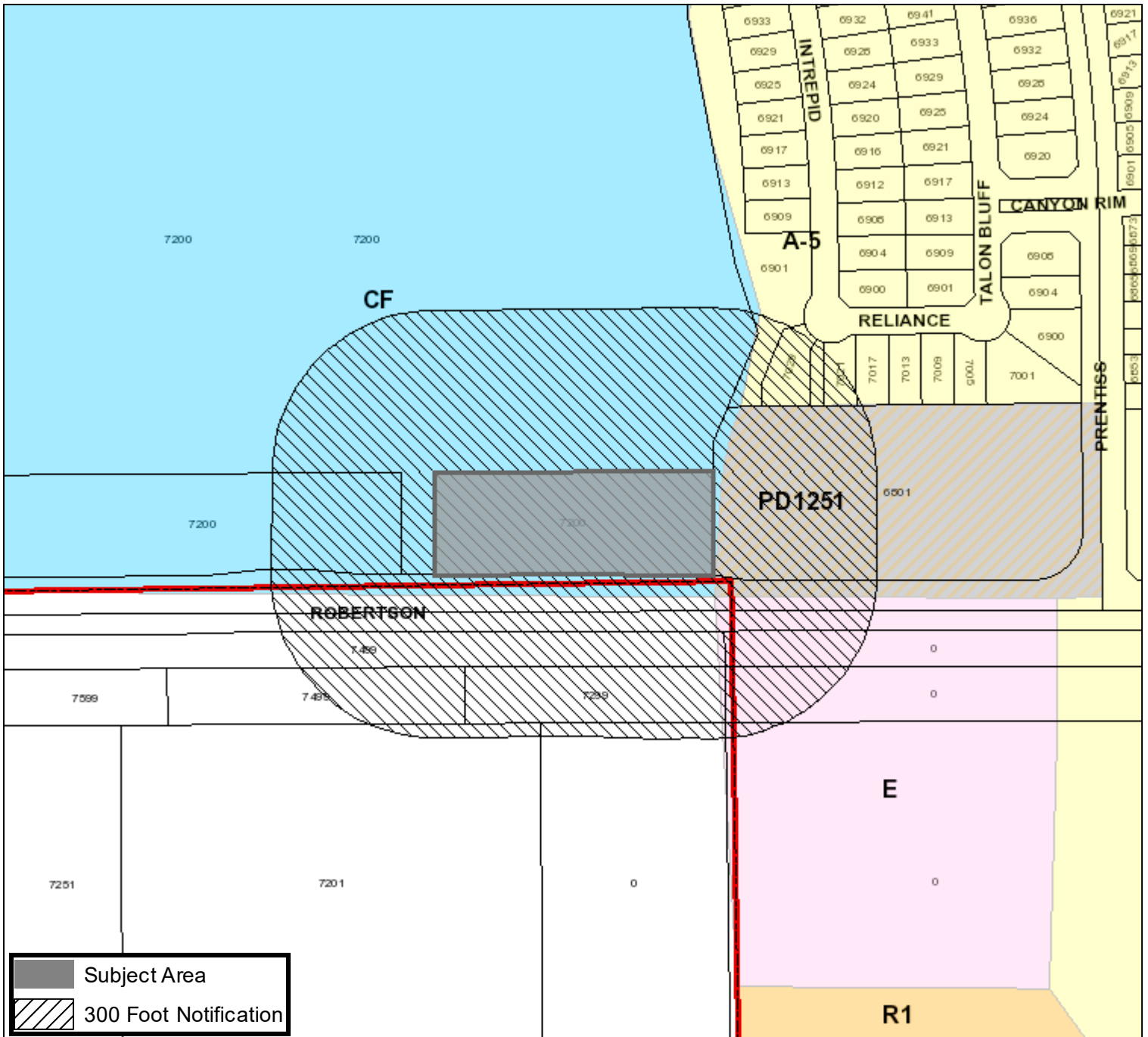
The revised telecommunication tower location is closer to a single family neighborhood than allowed. Telecommunication towers must be more than 500 feet from a single-family district. The residential subdivision to the northeast is approximately 321 feet from the proposed tower. The applicant is requesting a variance to be 179 feet closer to a residential neighborhood than allowed. Comparably, the updated telecommunication tower is located generally 117 feet to the adjacent multifamily zoning to the east, where a minimum setback of 250 feet is required. An additional setback variance is requested for the telecommunication tower to be 133 feet closer to the multifamily district than allowed.



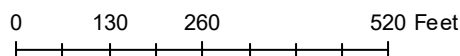
BAC-24-009B

Area Zoning Map

Applicant: Lighthouse Fellowship Church by Titan Towers
Mapsc0: 32S
Commission Date: 6/20/2024



Subject Area
 300 Foot Notification



Aerial Photo Map



0 155 310 620 Feet



BAC-24-009B
7200 Robertson Road – REVISED LOCATION



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@mytitan towers.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>
----------------	-------------------	----------------	---------------------------	-------------------------------

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

OF
ENCING
CRE TRACT
CRE TRACT

IRF LANDES

CRE TRACT
INT OF
GINNING

R.O.W. PARCEL 8B
INST. NO. D209211967
D.R.T.C.T.
0.020 ACRES
868 sq ft

**W.M. ROBINSON SURVEY
A-1310**

**2.115 ACRE TRACT
POINT OF
BEGINNING**

**2.115 ACRES
REMAINDER
LAKE WORTH UNITED METHODIST CHURCH
VOL. 13299, PG. 481
D.R.T.C.T.
92132 sq ft**

EXISTING R.O.W. PARCEL LINE

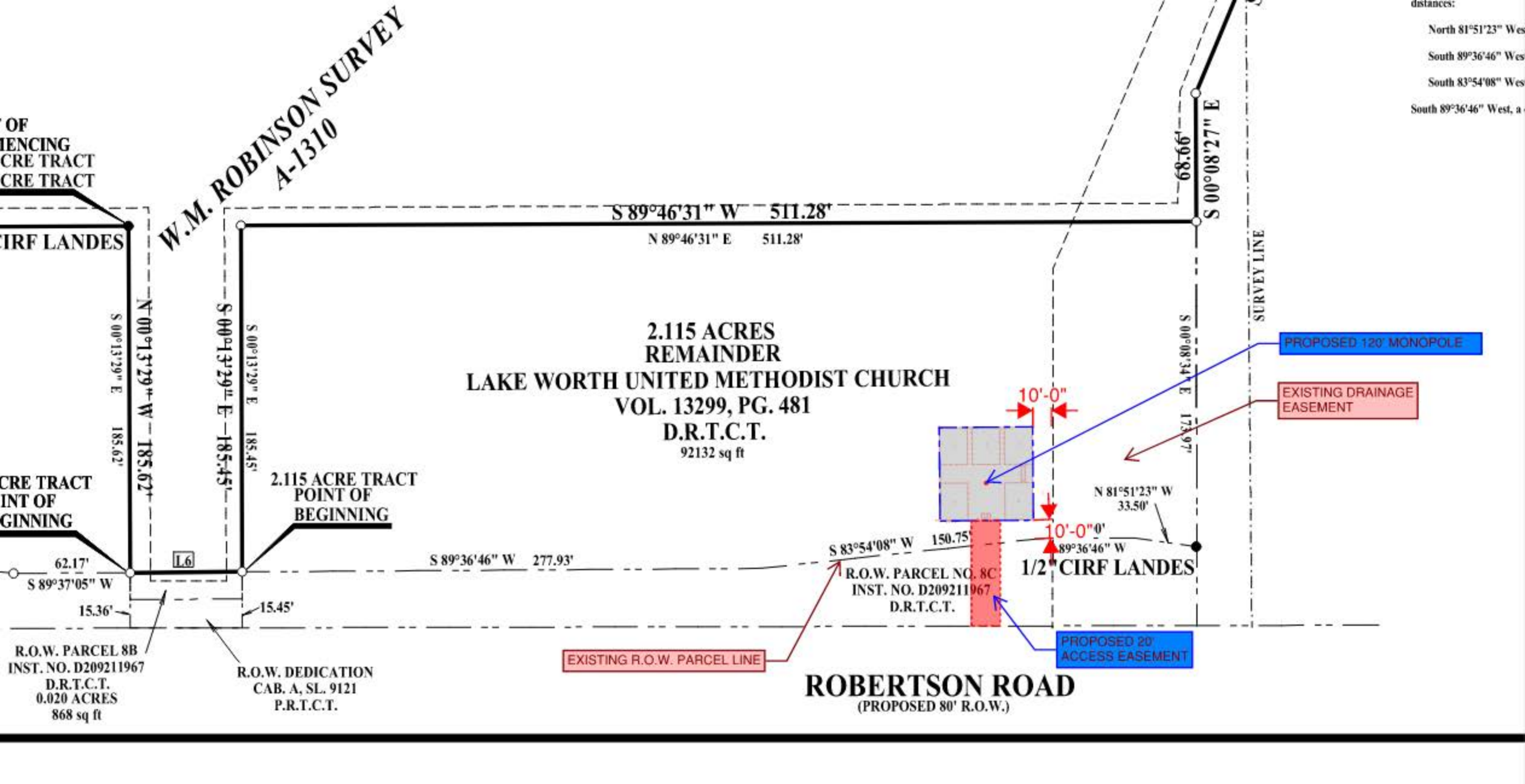
ROBERTSON ROAD
(PROPOSED 80' R.O.W.)

PROPOSED 20'
ACCESS EASEMENT

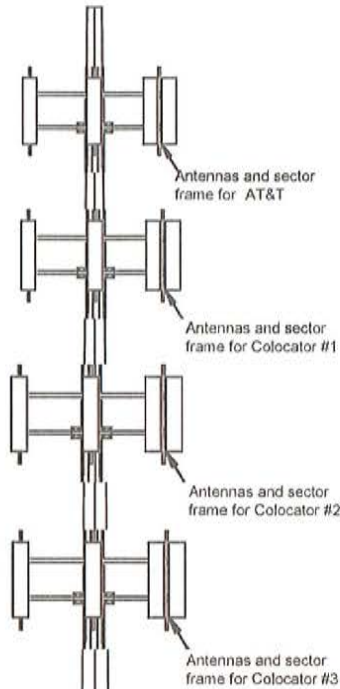
PROPOSED 120' MONOPOLE

EXISTING DRAINAGE
EASEMENT

distances:
North 81°51'23" Wes
South 89°36'46" Wes
South 83°54'08" Wes
South 89°36'46" West, a



Length (ft)	53'-3"	18'-0"
Number Of Stakes	18	
Thickness (in)	5/16"	1/4"
Lap Splice (ft)	4'-0"	A
Top Diameter (in)	26.73"	14"
Bottom Diameter (in)	37.95"	17.95"
Taper (in/ft)	0.2107	
Grade	A572-65	
Weight (lbs)	7096	906
Overall Steel Height (ft)	120	



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)	108 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	I
Ground Elevation	728 ft
Seismic Importance Factor, I _e	1.00
0.2-sec Spectral Response, S _s	0.1 g
1-sec Spectral Response, S ₁	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 W _o	28.30	19.93	1959.17	11.6	10.09
0.9 D + 1.0 W _o	19.79	19.97	1918.55	11.29	9.79
1.2 D + 1.0 D _i + 1.0 W _i	49.58	2.92	317.02	1.99	1.72
1.2 D + 1.0 E _v + 1.0 E _h	28.87	0.66	72.3	0.45	0.39
0.9 D - 1.0 E _v + 1.0 E _h	19.33	0.66	70.33	0.44	0.38
1.0 D + 1.0 W _e (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

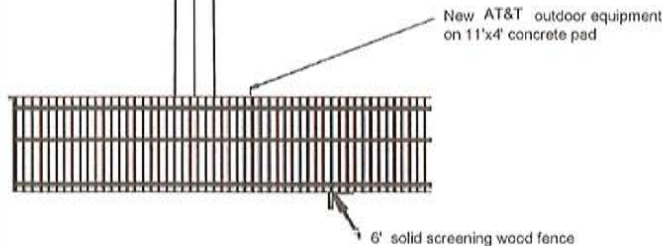
Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1211	A615-75	Galv

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.



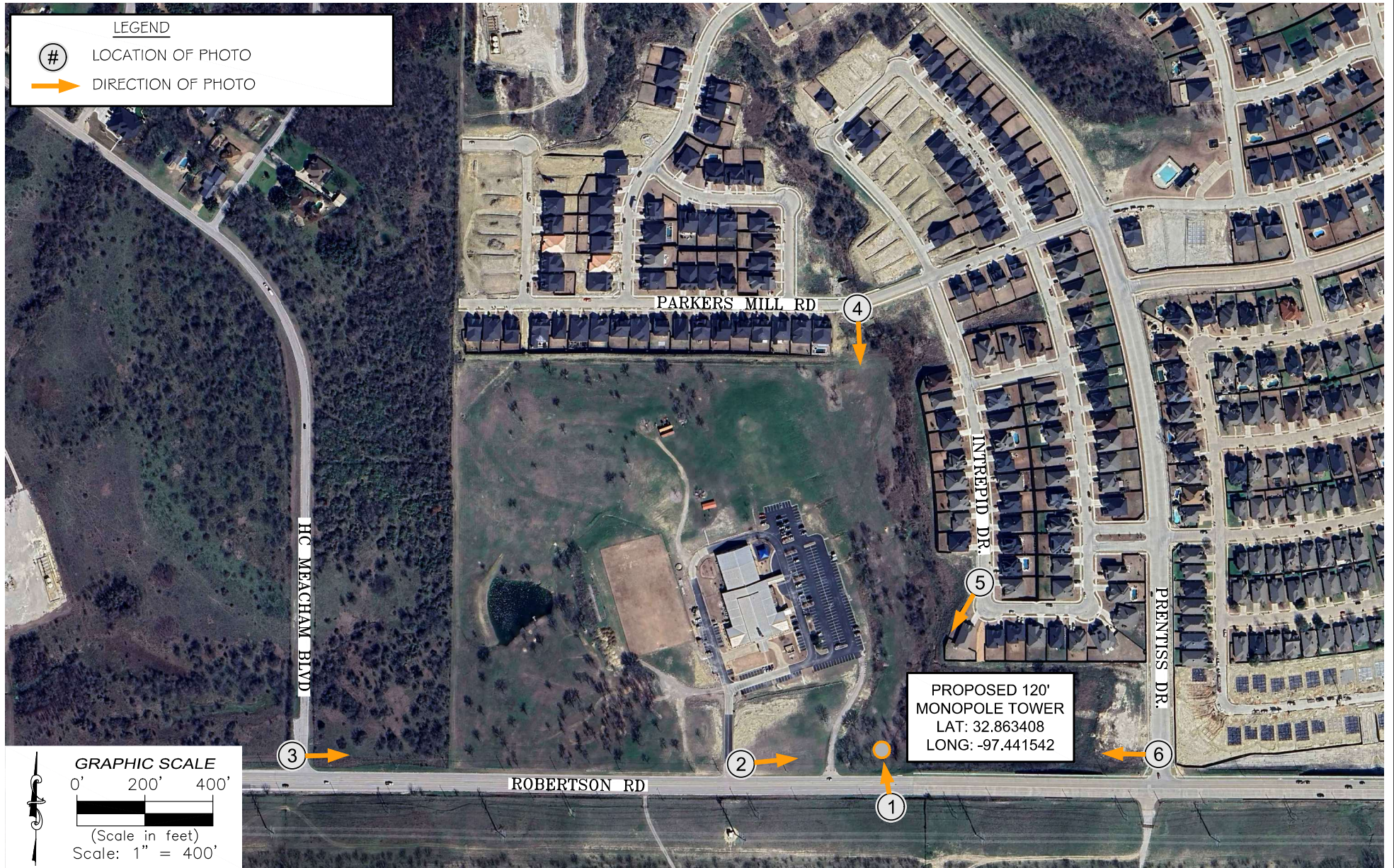
Sabre Industries
7101 Southbridge Drive
P.O. Box 058
Sioux City, IA 51102-0659
Phone: (712) 253-6999
Fax: (712) 279-8814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job: 24-1787-JAC
Customer: TITAN TOWERS LP
Site Name: Lighthouse Fellowship Methodist, TX
Description: 120' Monopole
Date: 9/7/2023 By: DO

LEGEND

- # LOCATION OF PHOTO
- DIRECTION OF PHOTO



PROPOSED 120'
 MONOPOLE TOWER
 LAT: 32.863408
 LONG: -97.441542

PHOTO SIM AERIAL

DATE: 6/12/2024

SHEET 1 OF 7

PROJECT #2278.001

PROJECT:

LIGHTHOUSE METHODIST CHURCH

PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD. FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:



PREPARED BY:



Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING NORTH



PROPOSED VIEW FACING NORTH

PHOTO SIM VIEW-1
 DATE: 6/12/2024
 SHEET 2 OF 7
 PROJECT #2278.001

PROJECT:
LIGHTHOUSE METHODIST CHURCH
 PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD.
 FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:

 ATITAN
 TOWERS

PREPARED BY:

FORESITE
 group
 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING EAST



**PROPOSED 120'
MONOPOLE TOWER**

PROPOSED VIEW FACING EAST

PHOTO SIM VIEW-2
 DATE: 6/12/2024
 SHEET 3 OF 7
 PROJECT #2278.001

PROJECT:
LIGHTHOUSE METHODIST CHURCH
 PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD.
 FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:


PREPARED BY:

 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING EAST



PROPOSED VIEW FACING EAST

PHOTO SIM VIEW-3
 DATE: 6/12/2024
 SHEET 4 OF 7
 PROJECT #2278.001

PROJECT:
LIGHTHOUSE METHODIST CHURCH
 PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD.
 FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:

ATITAN
 T O W E R S

PREPARED BY:
FORESITE
 group
 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING SOUTH



**PROPOSED 120'
MONOPOLE TOWER**

PROPOSED VIEW FACING SOUTH

PHOTO SIM VIEW-4
 DATE: 6/12/2024
 SHEET 5 OF 7
 PROJECT #2278.001

PROJECT:
LIGHTHOUSE METHODIST CHURCH
 PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD.
 FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:


PREPARED BY:

 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING SOUTH



PROPOSED VIEW FACING SOUTH

PHOTO SIM VIEW-5
 DATE: 6/12/2024
 SHEET 6 OF 7
 PROJECT #2278.001

PROJECT:
LIGHTHOUSE METHODIST CHURCH
 PROJECT TYPE: RAW LAND NSB
 LOCATED AT:
 7200 ROBERTSON RD.
 FORT WORTH, TX 76135
 LATITUDE: 32.863408
 LONGITUDE: -97.441542

PREPARED FOR:

 ATITAN
 TOWERS

PREPARED BY:

FORESITE
 group
 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092



EXISTING VIEW FACING WEST



PROPOSED VIEW FACING WEST

PHOTO SIM VIEW-6
DATE: 6/12/2024
SHEET 7 OF 7
PROJECT #2278.001

PROJECT:	
LIGHTHOUSE METHODIST CHURCH	
PROJECT TYPE: RAW LAND NSB	
LOCATED AT:	
7200 ROBERTSON RD.	LATITUDE: 32.863408
FORT WORTH, TX 76135	LONGITUDE: -97.441542

PREPARED FOR:

ATITAN
TOWERS

PREPARED BY:

FORESITE
group

Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092

DXL00608

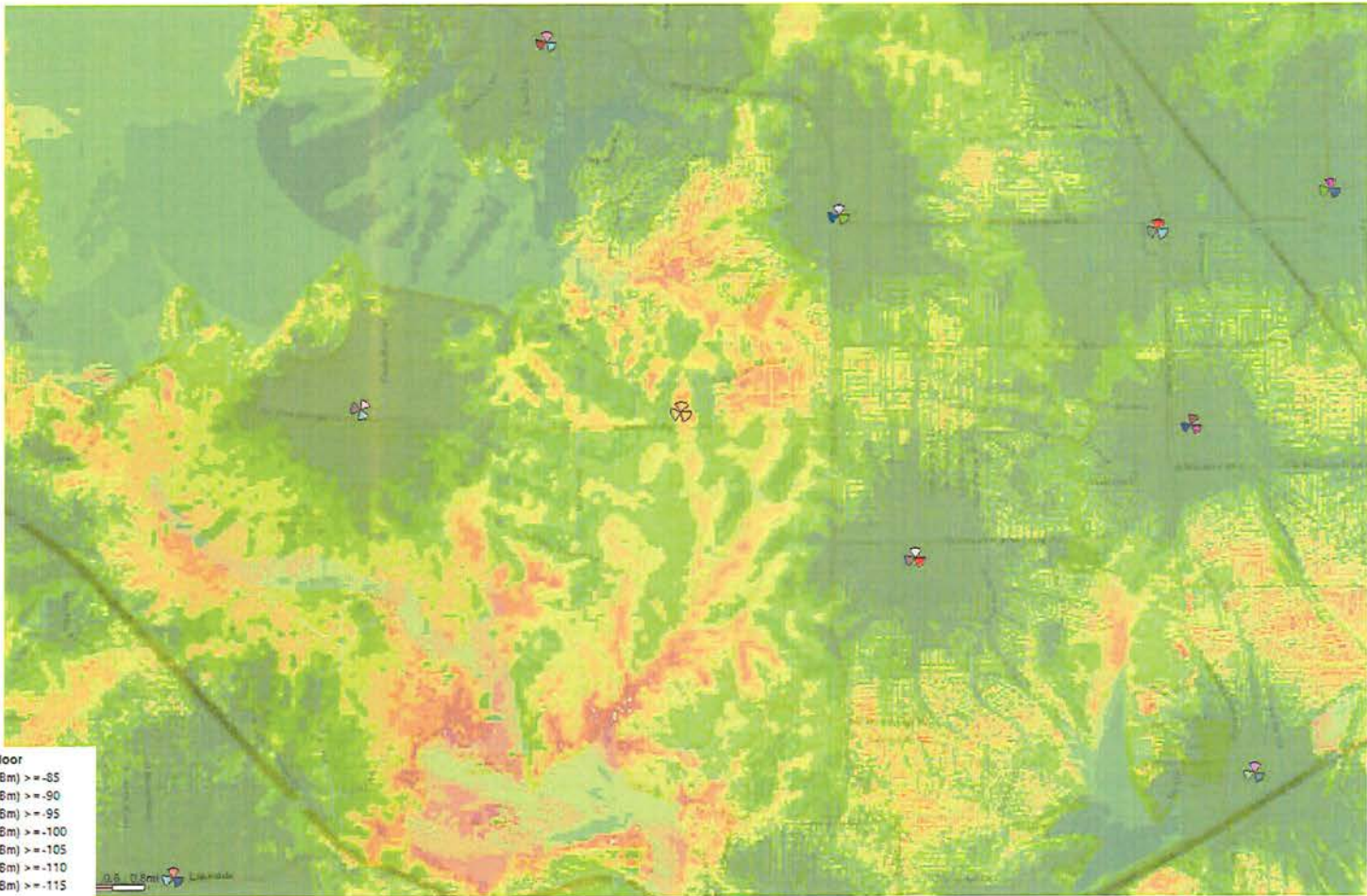
Signal Level Plots

Bobby Wells
2/27/2024

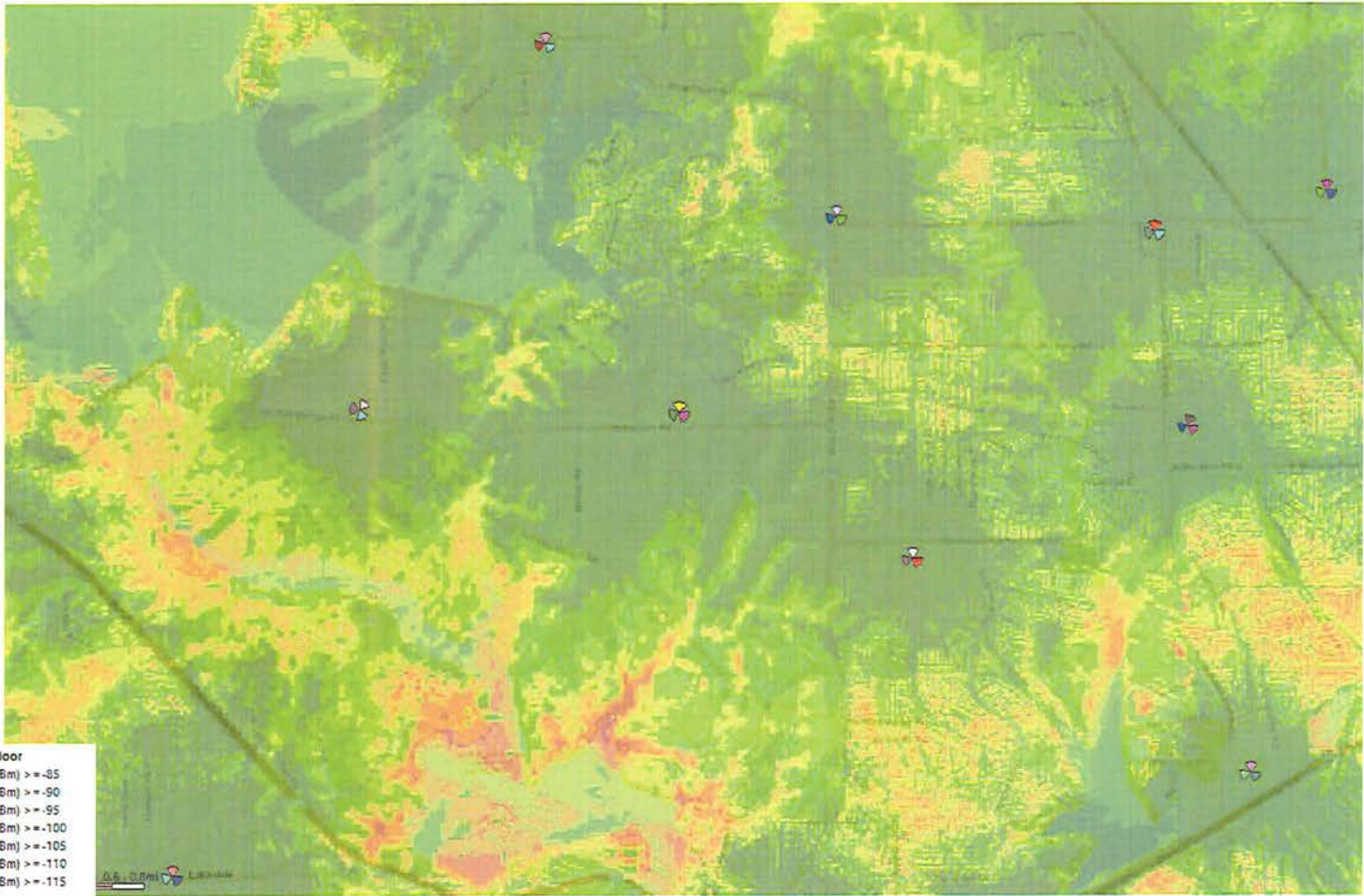
© 2023 AT&T Intellectual Property. AT&T and globe logo are registered trademarks and service marks of AT&T Intellectual Property and/or AT&T affiliated companies. All other marks are the property of their respective owners.
AT&T Proprietary (Internal Use Only) - Not for use or disclosure outside the AT&T companies except under written agreement



RSRP 700Mhz (No Site)



RSRP 700Mhz (120ft Centerline)





**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

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 park in the projected residential front yard setback of Jones Street where none is allowed.

REGULATION:

5.300 Accessory Uses - General

F. Accessory structures not permitted in front yards

No attached or detached accessory structures such as, porches supported by columns, greenhouses, garages, swimming pools or similar uses shall be erected on property within the minimum front yard, established front yard or projected front yard.

6.100 Yards

B. Front yard setbacks.

1. The front yard setback in residential districts shall be the greatest of:
 - a. The platted building line; (none)
 - b. The setback for the applicable zoning district; **(20')** or
 - c. The setback of the nearest building on either side that is the closest to the street (27'), up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the board of adjustment. This



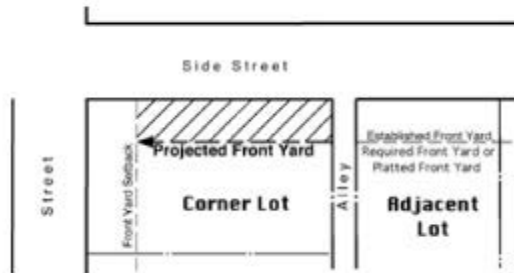
**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

requirement is applicable only if homes have been constructed on at least 40% of the lots within the blockface.

f. *Projected front yard setbacks.*

(1) *Corner lot.*

a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot or separated only by an alley.



Picture 6.3 Projected Front Yard Setback, Corner Lot

6.200 General Requirements

B. Enlargement or change of use

1. When the occupancy of any building is changed to another use, parking shall be provided to meet the requirements of this article for the new use.

6.201 Off-Street Parking Requirements

B. Required Off-Street Parking

1. Minimum Parking Requirements: The following table establishes the minimum parking requirements for uses located in residential zoned property or within two hundred fifty feet (250') of One or Two-Family zoned property.

Commercial business, retail sales and service	4 spaces per 1,000 square feet
--	--------------------------------

6.202 Parking Lot Design Standards

E. Parking Surface

7. No parking for one- and two-family uses shall be permitted within the front yard, as measured between the front property line and the closest location on the structure, other than as provided on the driveway.

6.300 Bufferyard and Supplemental Building Setback

A. When required. A bufferyard consisting of an open space of grass and other landscaping and a masonry wall or wood fence in combination with design features that screen or block vision, noise pollutants and other negative by-products shall be provided and maintained along the entire length of the boundary line between any one- or two-family district, and adjacent nonresidential districts. A bufferyard shall be required even when an alley is located between a nonresidential district and an adjacent one- or two-family district..



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

B. Restrictions of the use of bufferyard and/or building setback areas. These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.

C. Area Requirements.

1. in each instance where the nonresidential use is located on a lot or premises adjacent to a one- or two-family district, a bufferyard and supplemental building setback shall be provided and maintained by the owner and/or occupant of the nonresidential use in accordance with the following standards.

District	Building Setback	Bufferyard Width
“E”	20 feet	5 feet

2. When there is an expansion of any parking area or the square footage of a nonresidential use that is located on a lot or a premises that is adjacent to a one- or two-family district, then the development shall be subject to the supplemental bufferyard and building setback requirements, as set forth in this section.

F. Landscaping Requirements.

The bufferyard shall be sodded with turf grass or ground cover that will provide the appearance of a finished planting. Minimum landscaping and buffering must be provided as outlined in subsection (g) below.

G. Point System Requirements.

Bufferyards must earn a minimum of 25 points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

Feature	Points
Solid masonry wall	
6 feet in height	15
8 feet in height	20
3 small ornamental trees for every 50 lineal feet of bufferyard	5
3 small ornamental trees for every 25 lineal feet of bufferyard	10
5 ornamental shrubs for every 25 lineal feet of bufferyard	15
1 tree for every 25 lineal feet of bufferyard (minimum 12 feet in height, minimum trunk caliper of 2-1/2 inches above root ball)	10



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

L. Variances by Board of Adjustment.

1. As provided by state law, the board of adjustment may grant variances to the provisions of this section only if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the section would result in unnecessary hardship, and so that the spirit of the section is observed and substantial justice is done. As provided by state law, a “hardship” does not include financial hardship resulting from compliance with the landscape provisions.
2. The city manager or a designee shall report monthly to the city council any variances granted to this section.

LOT HISTORY:

Development Services Fire occupancy OCC028647, vacant 2011, inspected 6/9/2011.

Development Services Fire permits FT22-00095 and -00102 gas tank removal, finalized 9/1/2022.

Development Services building permit PB24-02067, addition to building, submitted 2/14/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

Neighborhood Commercial in the Northside Drive Scenic Corridor

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Inter-District 2 Alliance, Historic Northside Business Association, North Side Neighborhood Association, Fort Worth Stockyards Business Association, Fort Worth Downtown Neighborhood Alliance, Tarrant Regional Water District, Fort Worth ISD, Trinity Habitat for Humanity, and Streams & Valleys Inc.

**EXISTING
CONDITIONS:**

The subject property was a convenience store located in an established neighborhood, has been vacant approximately 13 years. The gasoline tanks were removed during August 2022, and the gasoline canopy appears to have been removed generally at same timeframe, according to the aerial photographs. The site is a transitional lot with a residential neighborhood to the north and west, contrasting with industrial uses to the east and south. The “B” Two Family zoning along Jones Street projects its front yard standards down the eastern side of the subject property.

The existing 1,451 square foot building sits on the northern portion of the lot, with a slightly more than 15-foot rear yard setback on the north and an approximately 13-foot side yard setback on the west. The building is proposed to be enlarged by 629 square feet, which is generally 43%. The building addition on a lot adjacent to residential zoning triggers the current parking, supplemental setbacks, and buffering requirements. The fenced propane tank and new parking layout are presented in the projected residential front yard.

Items “a and b”

The site plan shows a new above-ground propane tank surrounded by a new fence on the Jones Street frontage. Because the lots to the north have residential zoning with the front yards facing Jones Street, the residential front yard standards project down



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

this eastern side. No accessory structures are allowed in residential front yards, and the applicant is requesting a variance to allow the fenced propane tank to be constructed in the projected front yard.

The location of the proposed propane tank is even with the building's rear wall, which is 15 feet, 9 inches from the northern property line. The adjacent lot has been developed with a car sales facility that submitted building permits prior to a zoning change from "I" Light Industrial to "B" Two-Family in 2011. The residential zoning on the adjacent lot triggers a 20-foot supplemental setback, where no new structures or non-residential activity are allowed. A variance has been submitted to place the new fenced propane tank 4 feet 3 inches into the supplemental setback and allow a new landscaped area to be developed on the building's eastern side.

Items "c and d"

The existing building is 13 feet 3 inches from the residential zoning at the western property line. The site plan shows an addition along the entire frontage of the existing building. Comparable to the northern property line, the western property line's residential adjacency has a 20-foot supplement setback for all new construction. The applicant is requesting a variance to allow the addition to span the full building frontage and encroach 6 feet 9 inches into the supplemental setback, instead of starting the addition at the 20-foot supplemental setback.

While the subdivision was platted in consistent rectangular lots, the residential neighborhood behind the subject lot is centered on a hill. The topography slopes down irregularly from the north, curving around towards the northern and western sides of the building. The northern rear yard contains an approximate 50% slope, and the western side yard slopes downward about 8%. Concrete has been used to stabilize the sloping soil, instead of retaining walls.

A bufferyard with 5 feet of landscaping and a solid fence of either wood or masonry is required to be installed on commercial sites with new construction where residential zoning lies along the common property lines. For the subject site, an approximate 50% slope is located between the existing building and the car sales facility beyond the northern property line. An alley, with paving extending to the middle of the subject site and unimproved from that point northward, separates the building from a single family house to the west. A variance is being requested to waive the 5-foot formal landscaped buffers with solid fencing on the northern and western sides.

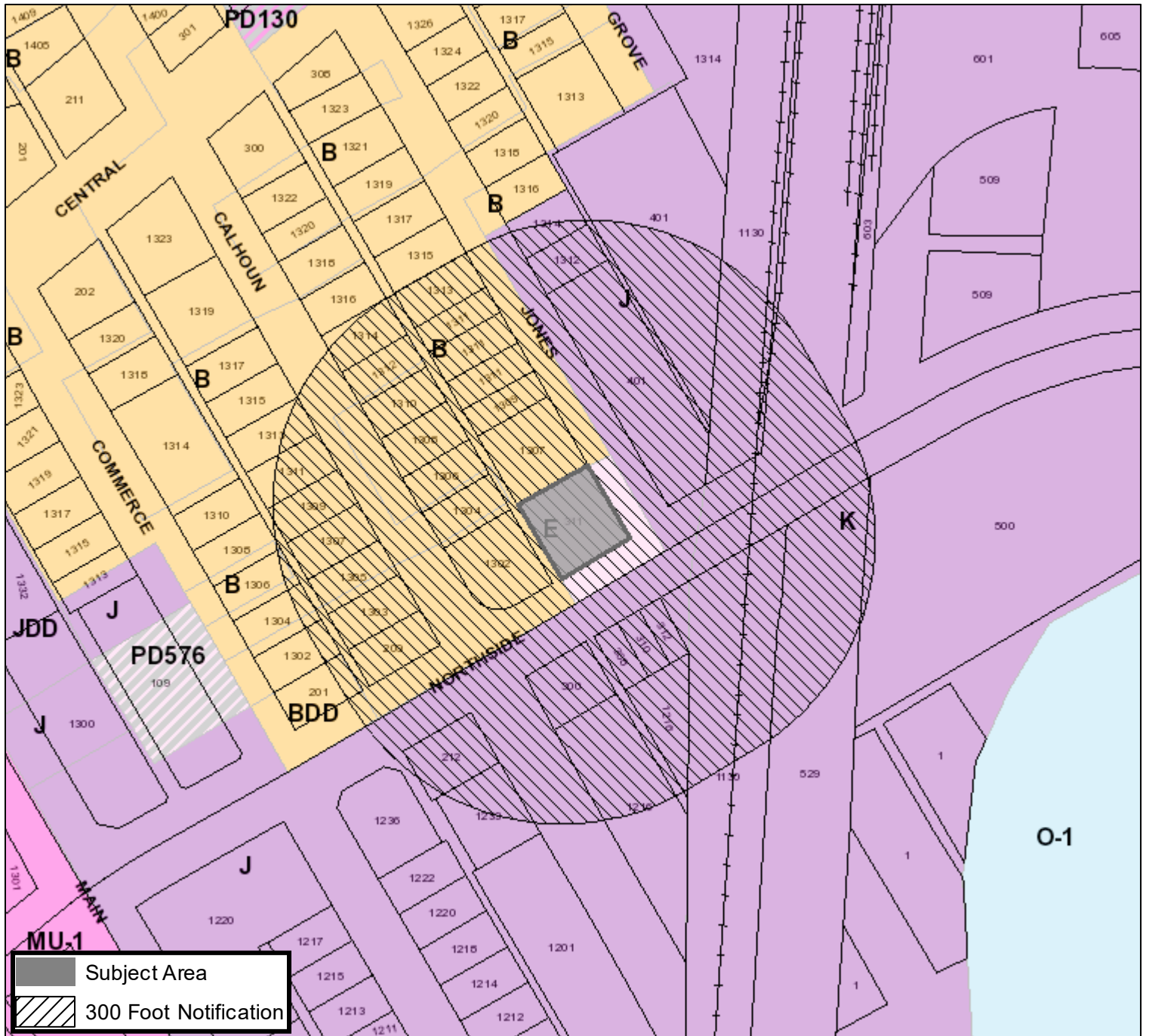
Items "e and f"



The proposal to enlarge the building triggered the updated parking calculations. A retail building is noted to be 1,451 square feet with a 629 square foot addition for a total of 2,080 square feet. At 4 parking spaces for each 1,000 square of retail space near residential zoning districts, 9 parking spaces are required. The site plan shows 7 parking spaces with one of the parking spaces extending beyond the eastern side of the building into the projected residential front yard. The applicant is requesting variances to construct fewer parking spaces than required and for one space to be in the required setback. The property owner is allowed to use the existing building in its original configuration by right without requiring any variances.

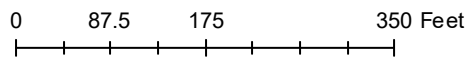


Area Zoning Map

Applicant: Metroplex Homes LLC by Townsite
Mapsko: 62Q
Commission Date: 6/20/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



BAC-24-013
311 E. Northside Drive



**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: 311 E Northside Dr FW TX 76107
 Lot/Tract: 26-27 Block/Abstract: 53 Lot Size: 9,968 sf
 Legal Description: Addition/Survey: North Fort Worth

Owner's Name: Metroplex Homes, LLC
 Address: 3236 Shoreside Pkwy
 City: Hurst State: TX Zip: 76053
 Tele: (817) 850-9500 932-3338 E-Mail metroplexhomesllc@gmail.com

Applicant's Name: Agent - Mary Nell Poole - Townsite
 Address: 2918 Wingate Ave 100
 City: FW State: TX Zip: 76107
 Tele: (817) 850-9500 E-Mail Marynell@townsiteco.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
Remodel of existing 1,451 sf building which was a gas station/convenience store.
Adding 629 sf of additional building to the front. The building is one story.
The existing CMU & stucco exterior will be continued on the new addition.

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:	CASE NO.

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 existing building was built in 1968
and is being remodelled. Variances are for existing conditions.

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.

The building met zoning regulations when built. Current ordinances &
rezoning now require variances. There is significant (4-5') slope
drop along northern border which places site lower than its neighbors.

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 building has existed since 1963 w/ same setbacks & no buffer yard causing
no harm to neighbors. The vacated alley has sewer & franchise utilities
insuring no new structure can be built within setback. The adjacent northern
neighbor is a used car lot w/ cars in front yard not adhering to implied setback.

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

The existing structure & improvements will not affect the health,
safety or welfare of the public and will improve the site.

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

Adjacent properties will have no new impacts & thereby not
injure those properties.

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.)

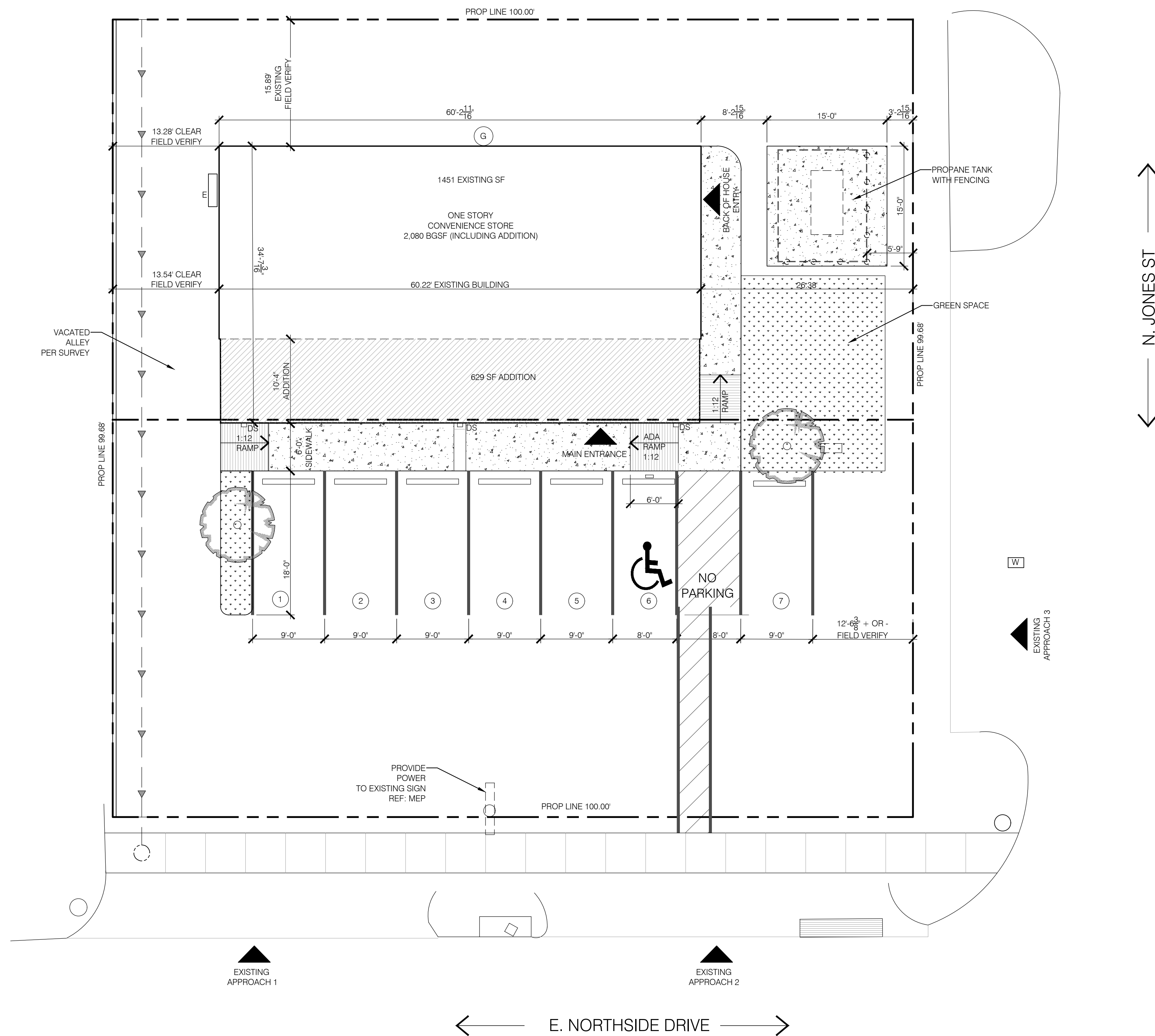
Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature:

Mary Lee Poole

Date

5-17-24



1 SITE PLAN
SCALE: 1/8"=1'-0"

© COPYRIGHT , 2024. ALL RIGHTS RESERVED
ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

CONVENIENCE STORE

311 E. NORTHSIDE DR
FT. WORTH TX



THESE DRAWINGS ARE FOR VARIANCE REVIEW

PROJECT#: 2023_12
DATE: 05/17/2024
ISSUE:
EXHIBIT SITE PLAN

REVISION:

- 1.
- 2.
- 3.
- 4.
- 5.

SHEET SIZE 24X36

SITE PLAN

SHEET

A0.1

311 E Northside Drive Convenience Store



Proposed New Addition Rendering



Existing Building E Northside Drive

311 E Northside Drive Convenience Store



E Northside Drive Block-Alley View



N Jones Street View

311 E Northside Drive Convenience Store



Adjacent Property Front Yard Setback View



Rear View of Building



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

BAC-23-014

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

GENERAL INFORMATION

REGULATION:

6.300 Bufferyard and Supplemental Building Setback

B. Restrictions of the use of bufferyard and/or building setback areas. These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.

C. Area Requirements.

1. in each instance where the nonresidential use is located on a lot or premises adjacent to a one- or two-family district, a bufferyard and supplemental building setback shall be provided and maintained by the owner and/or occupant of the nonresidential use in accordance with the following standards.

District	Building Setback	Bufferyard Width
"F"	35 feet	5 feet

LOT HISTORY:

Development Services Department plat FP-23-165: divide Lot 3 into Lots 3T1, 3R2, and 3R3, recorded 5/22/2024.

**COMPREHENSIVE
PLAN DESIGNATION:**

General Commercial

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Trinity Habitat for Humanity, Streams and Valleys Inc, Santa Fe Trails HOA, Las Ventanas HOA, Eagle Mountain-Saginaw ISD, and Keller ISD.

**EXISTING
CONDITIONS:**

The subject property is a vacant lot in a mostly established neighborhood with large commercial or institutional areas clustered around the Basswood Boulevard/Blue Mound Road intersection. Residential uses are found on the rest of the blocks behind the non-residential uses. The recently platted lot is generally flat, rectangular, does not contain a floodplain or trees, and is without any other environmental constraints. The adjacent residential zoning triggers the enhanced setbacks on eastern property



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

line of the subject site. Six single family houses are immediately adjacent to the eastern property line.

Because the site shares a common property line with residential zoning, a supplemental setback based on the site's zoning is required. A site with "F" zoning is required to have a 35-foot supplemental setback. The site plan shows a row of 21 parking spaces 27 feet into the 35-foot supplemental setback, with the drive aisle and light poles also in the supplemental setback. Several of the parking spaces are noted to be for mobile and courier food delivery drivers.

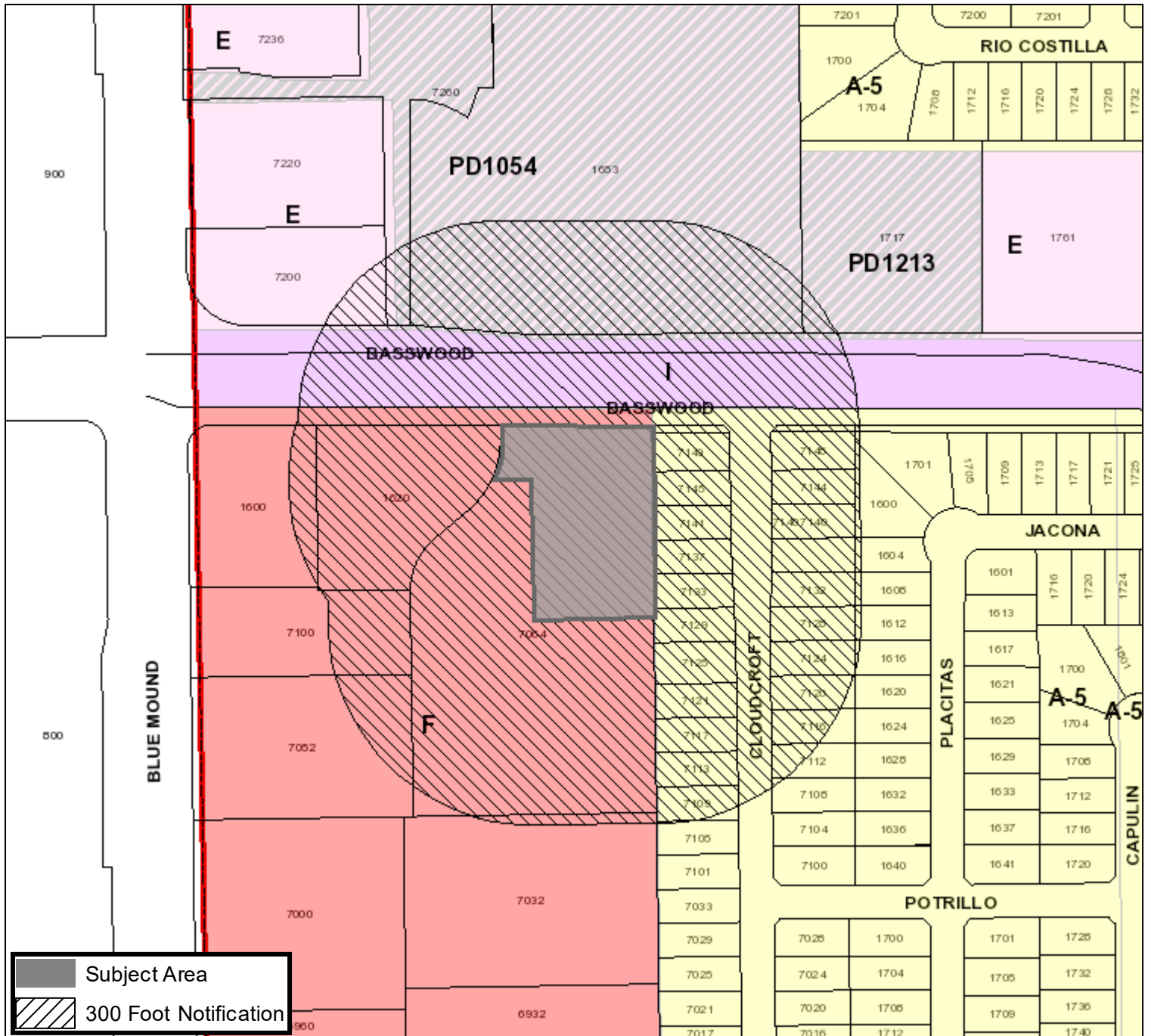
While the required number of parking spaces for a restaurant is correct, the site plan also shows a double drive-thru that would hold an additional 15 vehicles. A variance request has been submitted to park in the supplemental setback beyond daylight hours. The parking spaces are proposed 8 feet from the residential lots to the east. Fifty-six shrubs and one tree are shown in the landscaping plan's landscaped setback. No closing time of the restaurant is noted, which would allow 24 hour access to the parking lot.



BAC-24-014

Area Zoning Map

Applicant: Victory at Basswood by Ofi Chito, LLC
Mapsc0: 34V
Commission Date: 6/20/2024



0 105 210 420 Feet

Aerial Photo Map



0 85 170 340 Feet



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



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: 7064 Basswood Blvd

Lot/Tract: 3 Block/Abstract: 1 Lot Size: 1.236 acres

Legal Description: Addition/Survey: Victory at Basswood Addition

Owner's Name: Victory at Basswood / Tony Ramji

Address: 2911 Turtle Creek Blvd

City: Dallas State: TX Zip: 75219

Tele: () 972-707-9555 E-Mail jesus@vg-re.com

Applicant's Name: Leslie Ford / Ofi Chito, LLC

Address: 3224 Collinsworth Street

City: Fort Worth State: TX Zip: 76107

Tele: () 325-370-9965 E-Mail leslie@ofichito.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
McDonald's restaurant with drive-thru service. Approx. 4365 SF masonry building.

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:	CASE NO.

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 requested variance is necessary due to site development constraints created by the existing utility easements and line locations for utilities serving adjacent properties.

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.

The property has both a 30 foot City of Fort Worth sanitary sewer easement and a 10 foot ONCOR electric utility easement along the east side of the lot. Neither allows for the construction of permanent structures atop these easements. The gas line is also located on the east side of the property, which can also not have permanent structures installed above it, combined these severely restrict the configuration of the building on the site and the location of associated required parking.

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 property is currently zoned F - Commercial and GC - General Commercial on the future land use plan, both zoning districts that allow and promote commercial uses such as drive-thru restaurants. Vehicular traffic and parking are expected and compatible associated uses for these zoning districts. The inclusion of the 35 foot supplemental setback is intended to mitigate disturbances to adjacent residences. The supplemental setback allows for the use of the setback area as parking, so we are not asking to vary the base use of the setback area, only to expand the parking to non-daylight hours.

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

Public health, safety, and welfare will not be adversely affected as the parking of cars is a common and expected use at a restaurant.

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

The use of adjacent properties will not be affected by the variance. The properties adjacent to the setback area in this request are already in use as residences and there will be no change to those uses.

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: _____

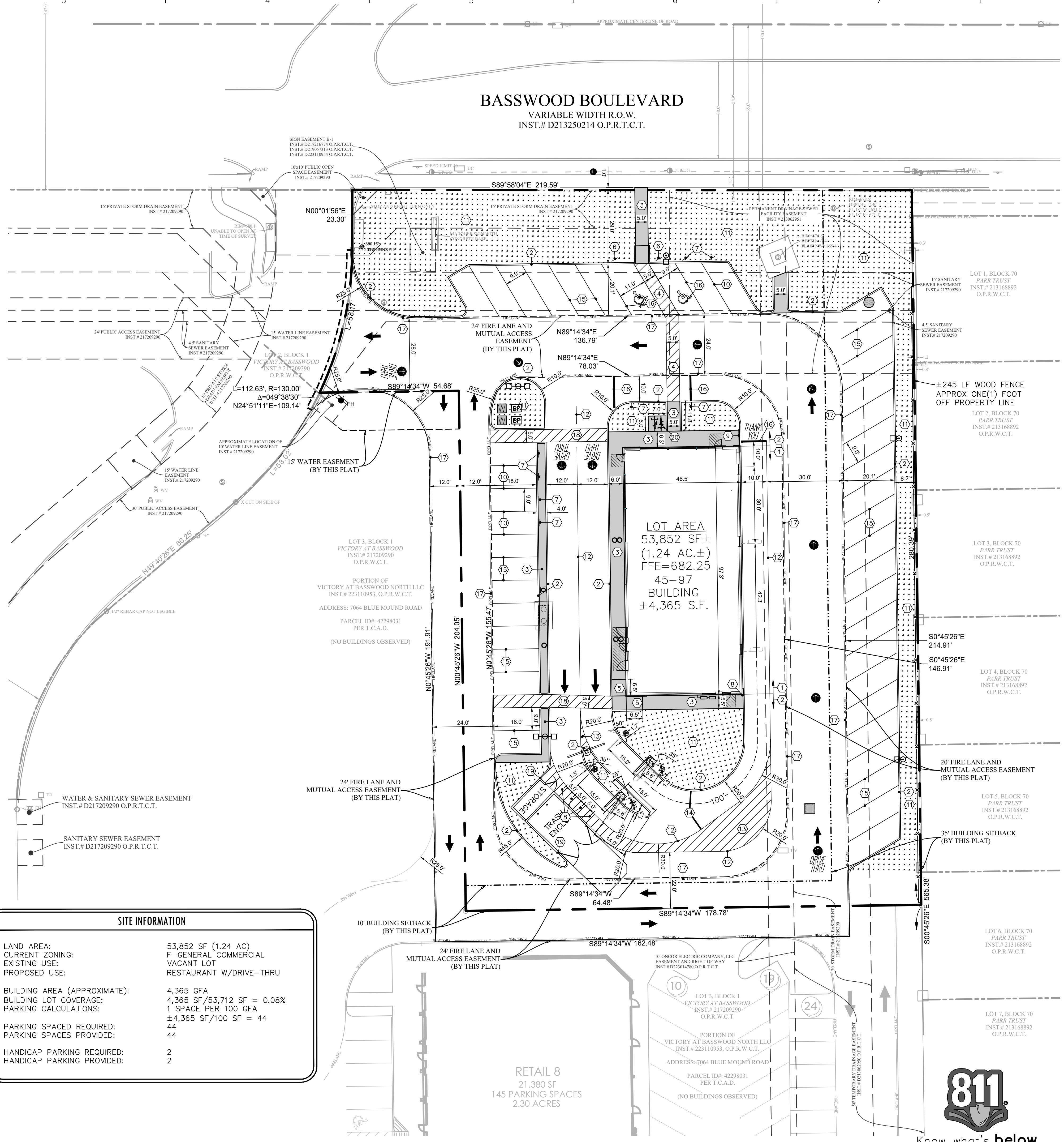
Date 04/15/2024

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
④	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
⑤	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑥	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑦	McDONALD'S OOSP, MOBILE & COURIER PICK UP SIGNS (RE: C10.4 STANDARD DETAILS)
⑧	BOLLARD (RE: C10.1 STANDARD DETAILS)
⑨	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑩	4" OOSP, MOBILE AND COURIER PICK UP STRIPING - COLOR : YELLOW
⑪	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN C1.1 GENERAL NOTES SHEET 'GRADING NOTES #7 AND #16')
⑫	6" DRIVE-THRU STRIPING - COLOR : YELLOW
⑬	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
⑭	6" MERGE POINT - COLOR : YELLOW
⑮	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
⑯	8" OOSP STRIPING - COLOR : YELLOW
⑰	FIRE LINE STRIPING PER LOCAL CODES.
⑱	4" DIAGONAL PAINTED ISLANDS AT PARKING STALLS - COLOR : WHITE (TYP.)
⑲	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
⑳	BIKE RACK (RE: C10.0 STANDARD DETAILS)

LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
EXISTING ROAD SIGN	
McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
McDONALD'S DIGITAL PRE-BROWSE BOARD	
McDONALD'S DOUBLE GATEWAY	
McDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *	
"THANK YOU" AT END OF PATH - COLOR : YELLOW	
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR : YELLOW	

STANDARD ACCESSIBILITY REQUIREMENTS	
PARKING:	ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.
	EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
	ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.
RAMPS:	RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
	IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).
	LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
	RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.
	RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
SIDEWALKS AND ACCESSIBLE ROUTES:	SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).
	LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

SITE INFORMATION	
LAND AREA:	53,852 SF (1.24 AC)
CURRENT ZONING:	F - GENERAL COMMERCIAL
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/53,712 SF = 0.08%
PARKING CALCULATIONS:	1 SPACE PER 100 GFA
	±4,365 SF/100 SF = 44
PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	44
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2



Date	Description	No.
Revisions		

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC, and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION NO. 86184, ON 05/13/24. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LANGAN

Langan Engineering and Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
**McDONALD'S
NEW RESTAURANT
LC 042-3417 / NSN 40972
7064 BASSWOOD BLVD
FORT WORTH**

TARRANT COUNTY TEXAS
Drawing Title

SITE PLAN

Project No.	520057601	Drawing No.	C4.0
Date	APRIL 2024	Drawn By	EG
Checked By	GRA	Sheet	9 of 12

811

Know what's below.
Call before you dig.

Initial Urban Forestry Development Agreement		
Overall Canopy (COMMERCIAL)- Part 1		
Net Urban Forestry Area	Square Feet	Acres
Gross area of property	53,852	1.24
Utility easements	29,045	0.67
Net urban forestry area	24,807	0.57
Required Tree Canopy Area		
Net urban forestry area	Square Feet	Acres
Net urban forestry area	24,807	0.57
Canopy ratio	x 30%	x 30%
Required tree canopy coverage	7,442	0.17

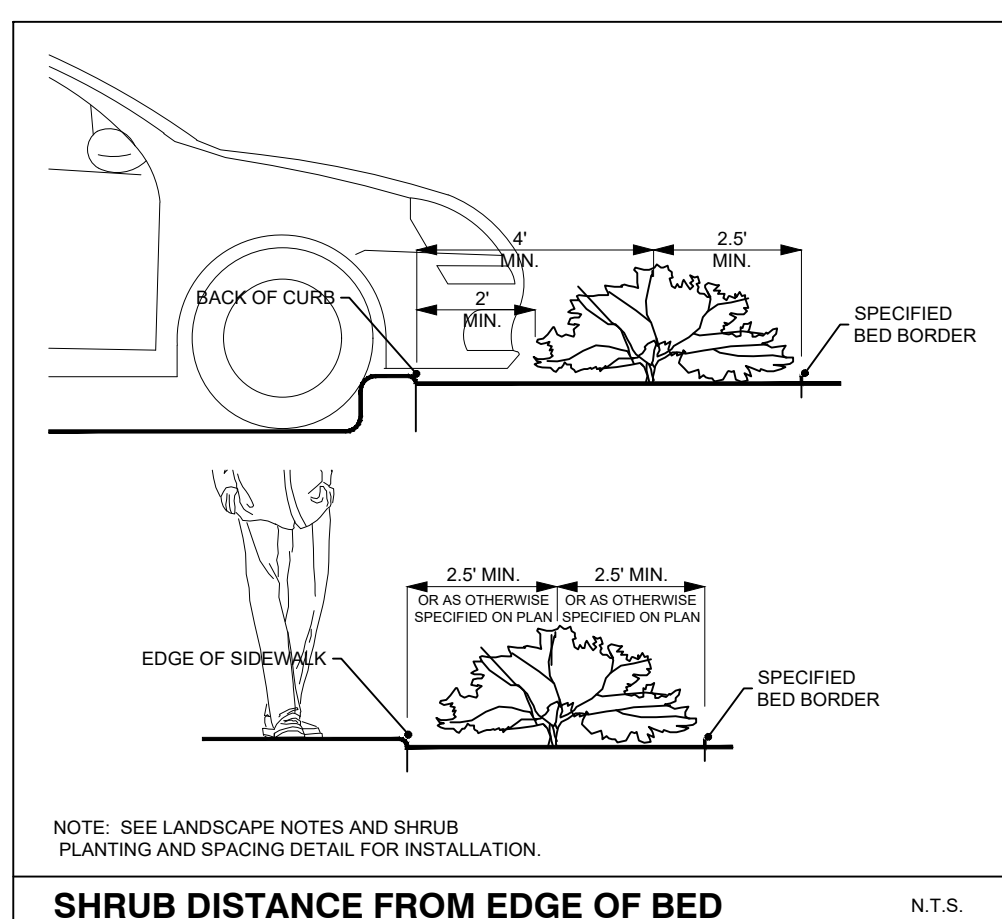
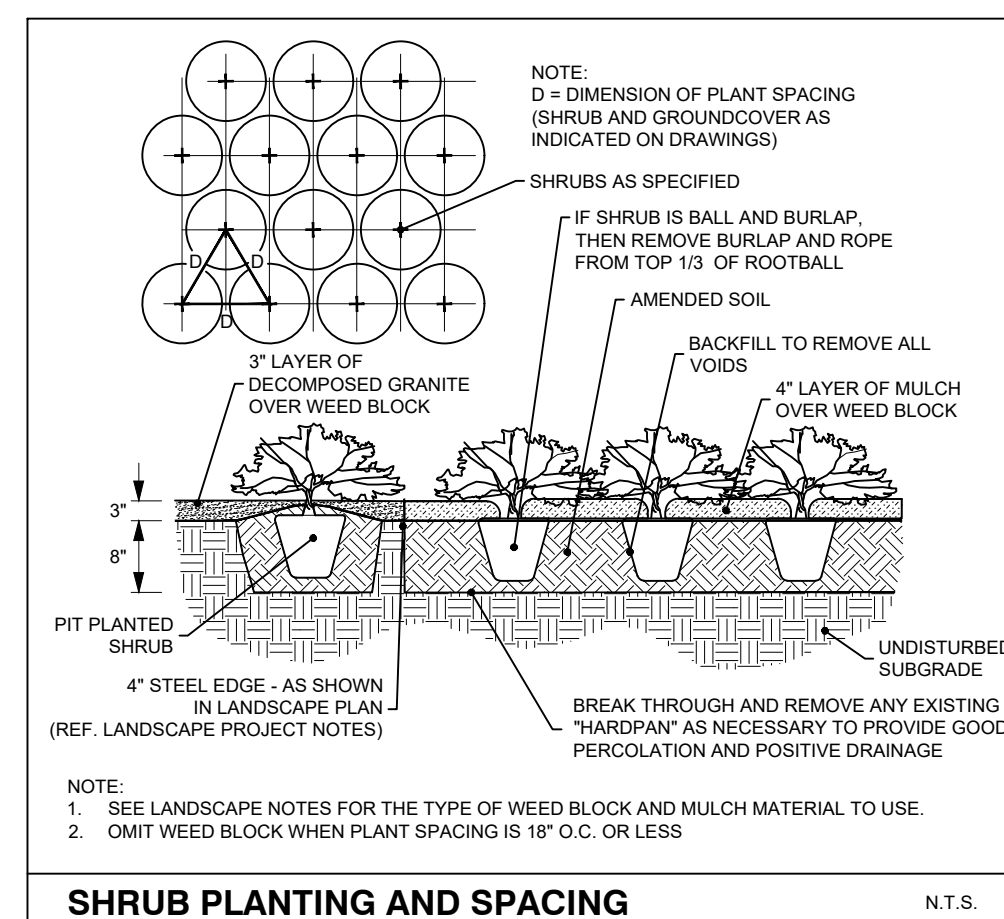
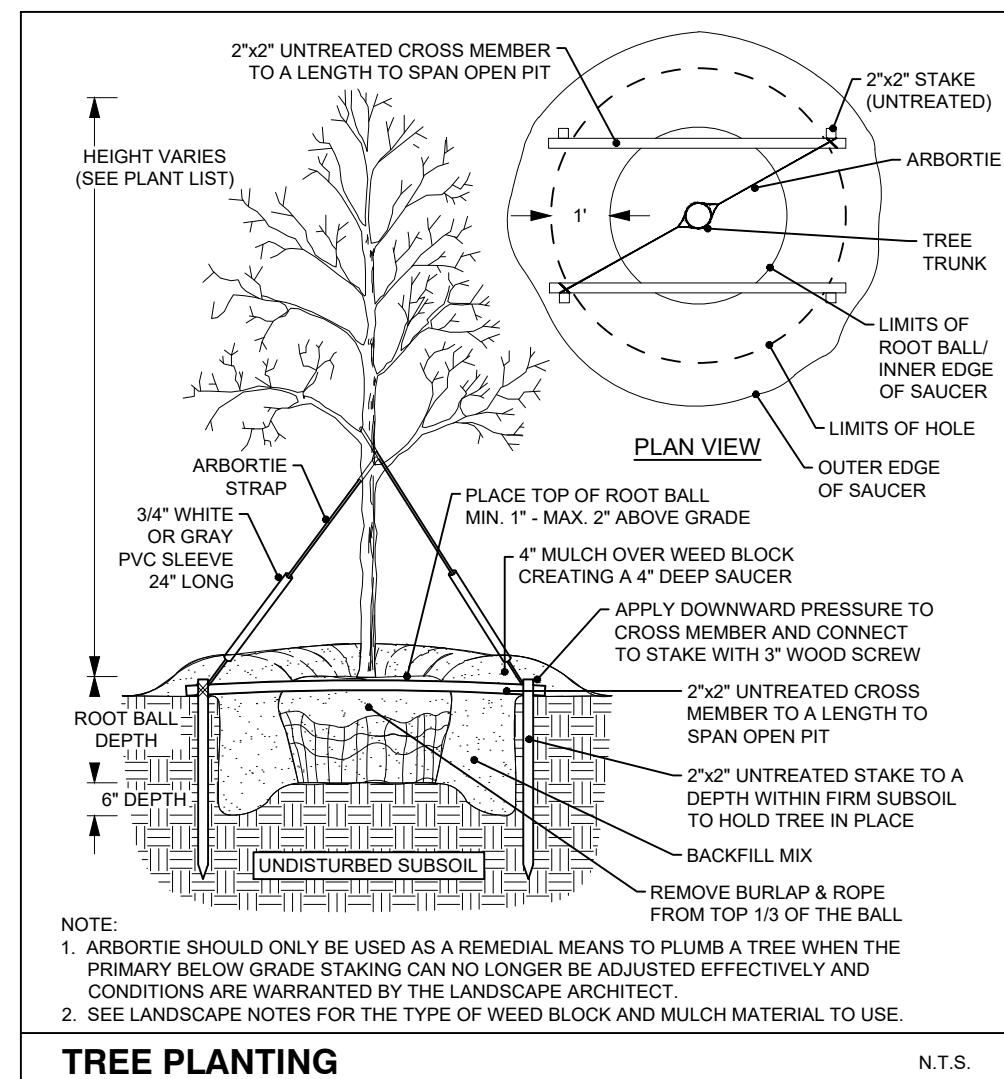
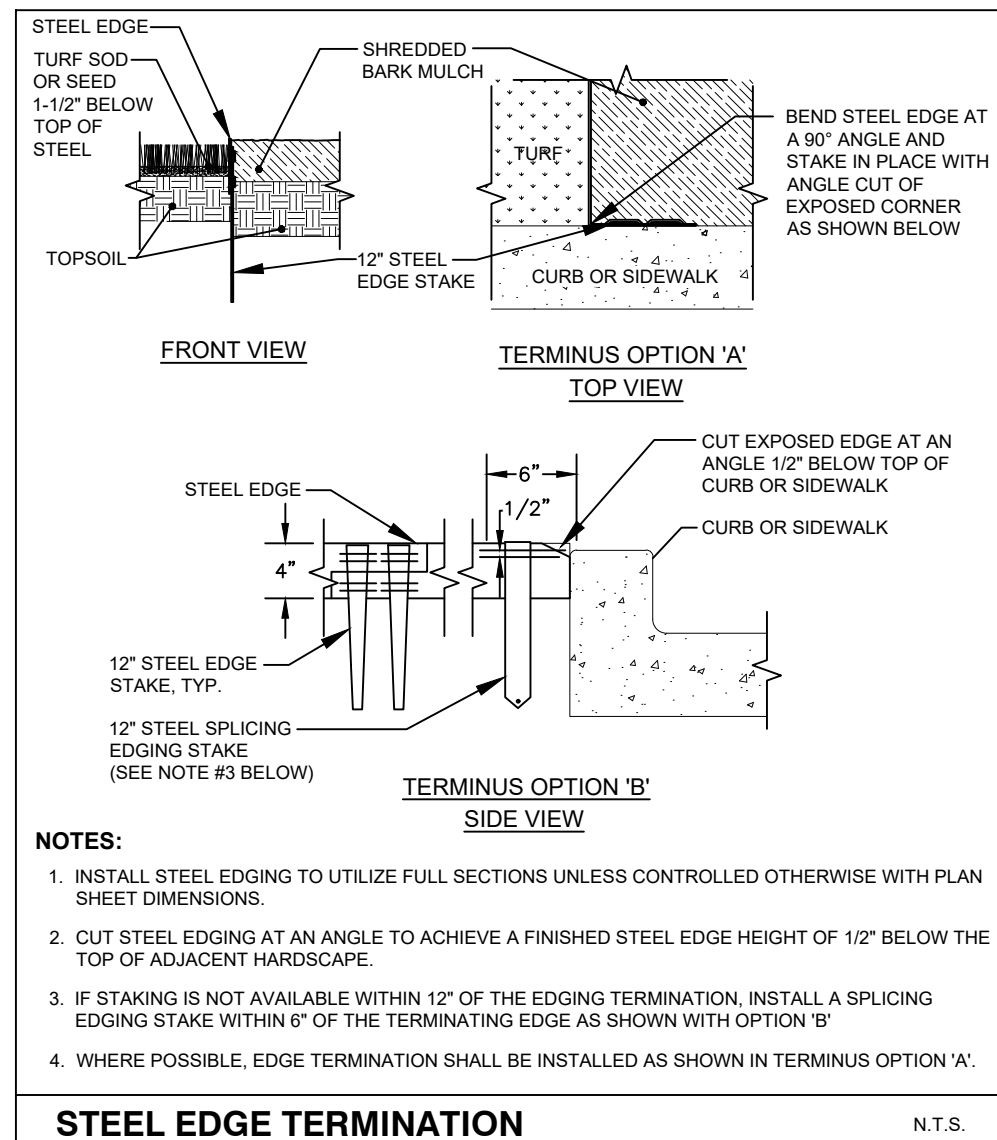
Parking Canopy Area		
Parking Areas for Commercial or Industrial Uses	Square Feet	Acres
Area of parking and drives	39,154	0.90
Utility easement area in parking or drives	24,688	0.57
Net area	14,466	0.33
Required canopy coverage of parking areas (0.4%)	x 0.4 Sf	x 0.4 Sf
Required canopy coverage	5,786.40	0.13 Ac
Area of canopy coverage being provided	6,000	0.14 Ac

Canopy Area Not Located In Parking or Drive		
Non Parking Areas for Commercial	Square Feet	Acres
A. Total Required Site Canopy Area	7,442	0.17
B. Required Parking Canopy Area	5,786.40	0.13
Required canopy coverage for non parking areas (A-B)	1,655.60	0.04 Ac
Area of canopy coverage being provided	2,000	0.05 Ac

Tree Preservation and Planting Area		
Area of existing tree canopy retained	Square feet	Acres
Planting	0	0
4 large canopy trees @ 2,000 square feet per tree (minimum spacing of 40 feet on center)	8,000	0.18
0 medium canopy trees @ 700 square feet per tree (minimum spacing of 24 feet on center)	0	0
0 small canopy trees @ 100 square feet per tree (minimum spacing of 8 feet on center)	0	0
0 additional trees	0	0
Total preservation and planting	8,000	0.18

FORT WORTH LANDSCAPE ORDINANCE CHART			
ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
6.300	(g) 5ft bufferyard along entire boundary line adjacent to residential	REQUIRED: 25 Point Buffer Requirement PROVIDED: 6ft high wood fence and 6 ft tall masonry wall (15 points), 5 shrubs every 25 LF @ 280 LF= 56 shrubs (15 points) Total: 30 points	COMPLIES
6.301	(2)a. A minimum of 10% net site area shall be landscape area	REQUIRED: 53,852 sf x 1 = 5,385.2 sf (10%) PROVIDED: 11,900 sf (22%)	COMPLIES
	(2)a.1. For every 75 sf of required landscape area one shrub, five gallon in size, is required	REQUIRED: 5,385.2 sf/75 sf= 72 five gallon shrubs PROVIDED: 84 five gallon shrubs	COMPLIES

- NOTE:
1. THERE ARE NO EXISTING TREES ON SITE
2. REFER TO L1.0 FOR EXISTING CONDITIONS



SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to soil cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

LANDSCAPE PROJECT NOTES

Refer to Sitemark Specifications for all information needed for landscape work. Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available onsite, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system. Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

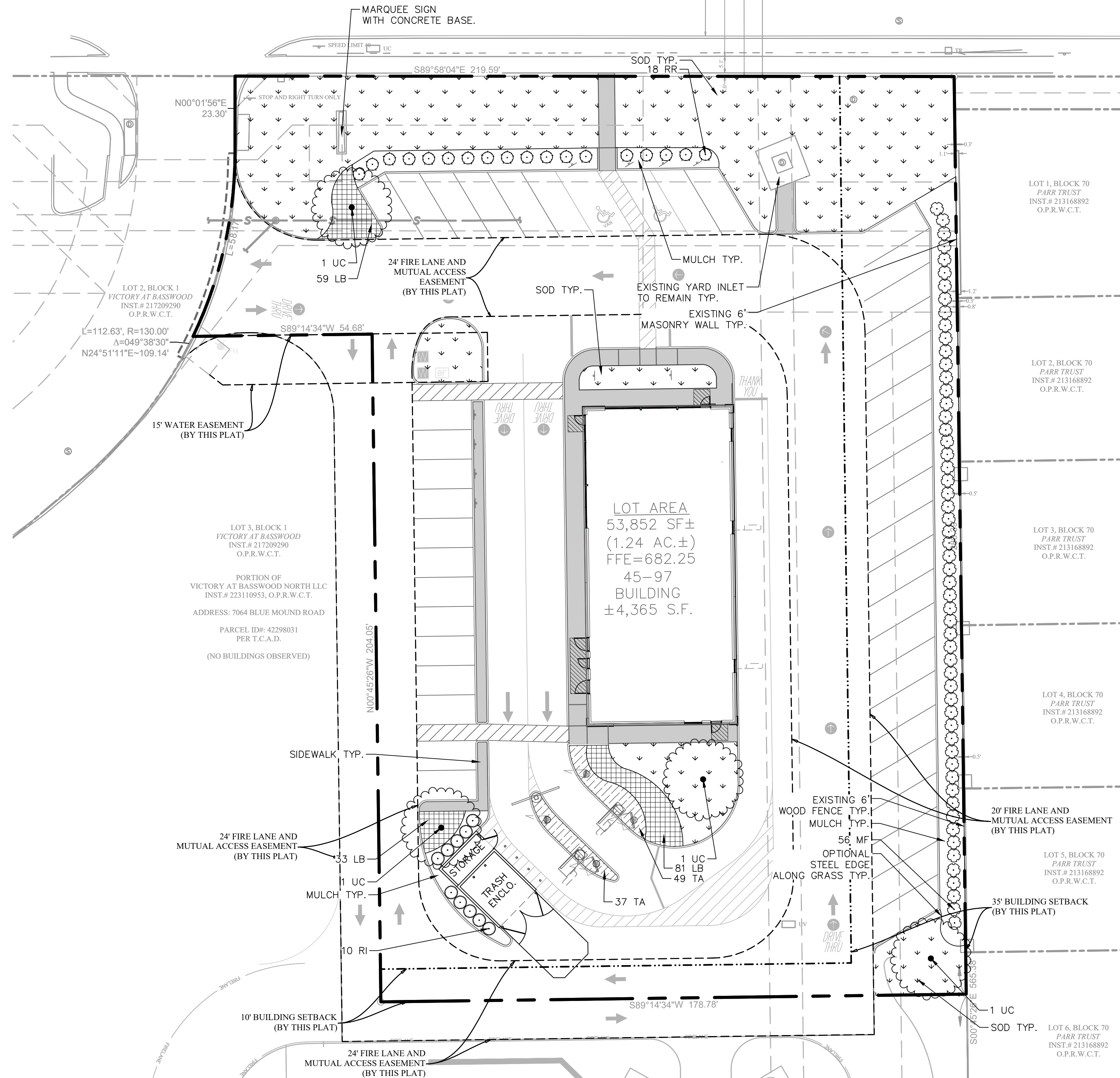
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

BASSWOOD BOULEVARD

VARIABLE WIDTH R.O.W.
INST.# D213250214 O.P.R.T.C.T.



PLANT SCHEDULE						
SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
LARGE TREES						
UC	4	4	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	B&B	PER PLAN
SHRUBS						
IB2	56	56	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	PER PLAN
RI	10	10	RHAPHIDOLEPS INDICA / INDIAN HAWTHORN	5 GAL.	CONTAINER	PER PLAN
RR	18	18	ROSA 'RED DRIFT' / RED DRIFT ROSE	5 GAL.	CONTAINER	PER PLAN
GROUND COVERS						
LB	173	173	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	CONTAINER	24" o.c.
TA	86	86	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.	CONTAINER	24" o.c.

Date	Description	No.
Revisions		

McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC, and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.



LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
LC 042-3417 / NSN 40972
7064 BASSWOOD BLVD
FORT WORTH TEXAS

LANDSCAPE PLAN AND URBAN FORESTRY PLAN PART 2

Project No. 520057601
Drawing No. L1.1

Date 01/10/2024
Drawn By DH
Checked By AP/JS
Sheet 25 of 25



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

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

GENERAL INFORMATION

REGULATION:

6.411 Electronic Changeable Copy Signs

Electronic changeable copy signs may be permitted by special exception of the Board of Adjustment in commercial, industrial, mixed-use, and community facility zoning districts, subject to the following conditions:

- A. 1. A maximum of 25% of the sign face may be devoted to changeable copy
2. The message rate shall not change at a rate faster than one message every 20 seconds.
3. Electronic changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays as part of the display.
4. On detached signs, electronic changeable copy shall be limited to monument signs, except where pylon and freeway signs are allowed under Section 6.409.
5. Electronic changeable copy signs shall have automatic dimming technology installed limiting the sign to no more than 0.3 footcandles above ambient light, measured at a distance equaling the square root of the product of the sign's square footage multiplied by 100. The distance shall be rounded to the closest whole number.
6. All sound shall be prohibited.
- B. The Board of Adjustment shall not grant variances which are less restrictive than the conditions of the special exception.
- C. In granting the special exception, the board of adjustment shall consider the following:
 1. The presence of other electronic changeable copy signs in the vicinity;
 2. The visibility from residential districts.
 3. The street classification of the adjacent roadways; and
 4. The proximity to scenic areas or corridors.

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

The following registered associations were sent early notification: Berry Street Initiative, Worth Heights NA, Morningside NA, Vicki Lane-Bowie Street Homeowners and Tenants Association, Jennings May St Louis NA, Brentmoor NA, Southeast Fort Worth Inc, United Communities Association of South Fort Worth, Fort Worth ISD, Trinity Habitat for Humanity, and Streams & Valleys, Inc.

LOT HISTORY:

None.

**COMPREHENSIVE
PLAN DESIGNATION:**

Light Industrial

**EXISTING
CONDITIONS:**

The subject property is an existing convenience store with gasoline sales on the edge of an established neighborhood with the South Freeway (I-35W) running north/south along the eastern property line. Generally, commercial and small industrial uses are found where Berry Street and the freeway intersect, with additional industrial uses and



**BOARD OF ADJUSTMENT – COMMERCIAL, 6/20/2024
INFORMATION REPORT**

a small residential subdivision with industrial zoning to the northwest, west, south, and southeast. Commercial uses line Berry Street to the east with single family uses immediately beyond the commercial lots. The lot is generally square and flat, with no floodplain or existing trees. The closest existing residential use is a single family subdivision on the opposite side of the South Freeway, approximately 650 feet to the east of the site.

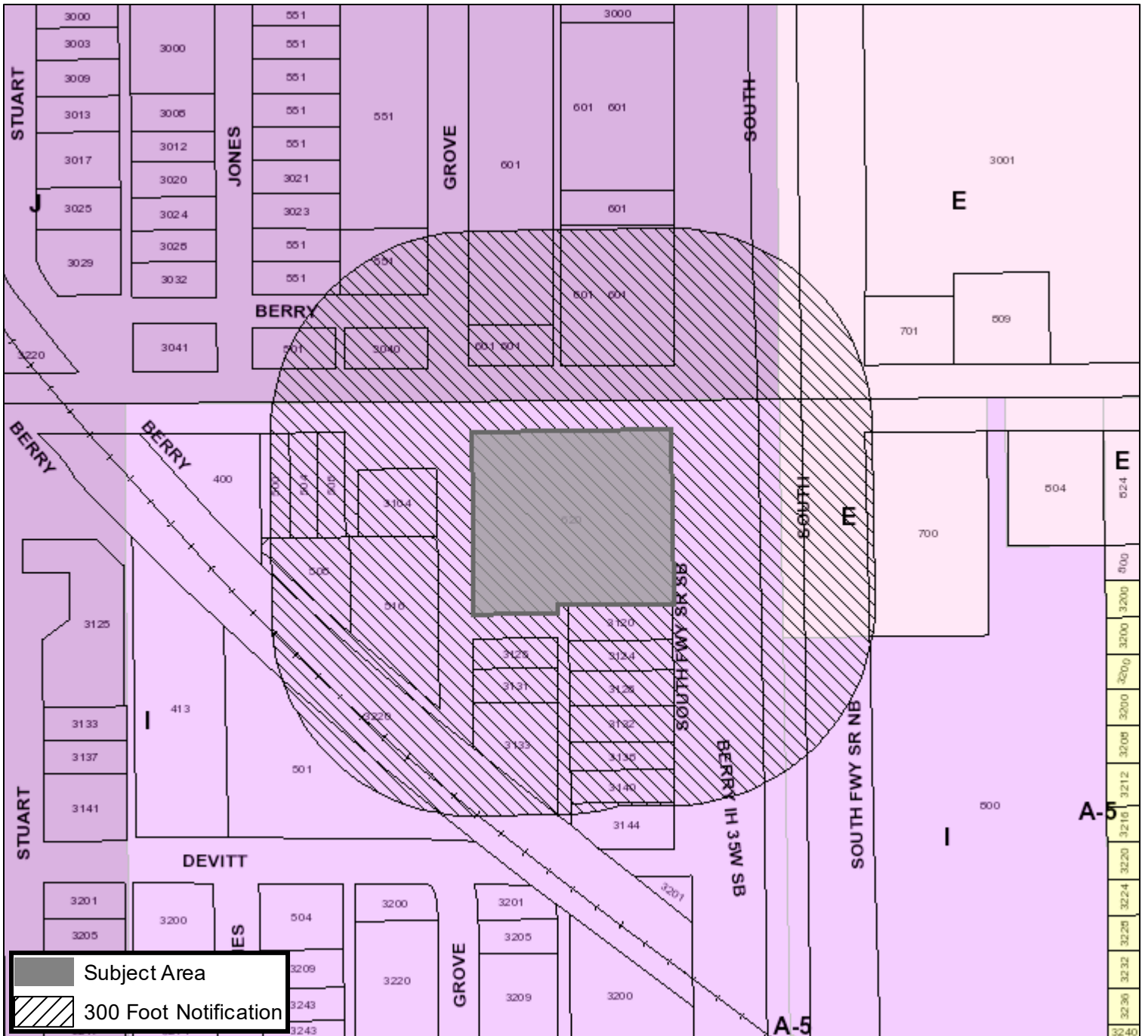
The existing billboard type sign appears to have been constructed in the mid-1990s and is proposed to be converted to a standard freeway sign. The applicant is requesting to place electronic changeable copy on the converted sign at the lot's southeast corner. The freeway sign is shown along the South Freeway service road frontage, which is considered part of the freeway. The main lanes of the freeway are 22 feet below the sign's base, placing the electronic changeable copy signs generally 40 feet above the freeway lanes. Although a railroad bridge crosses the freeway approximately 700 feet to the south, the northbound drivers are able to see the sign with enough time to exit. An elevation portion of the southbound service road prevents southbound freeway drivers from seeing the sign prior to exiting.



As the closest single family neighborhood is further east of the freeway, intervening commercial and industrial buildings block the visibility to the sign from the residential uses. The ambient light distance measurement for 46 square feet of electronic changeable copy is 68 feet, where the additional lighting would be on the subject site and the adjacent street. No other electronic changeable copy signs were noted in the vicinity. Due to the ambient light that encroaches onto industrially zoned land or adjacent street, the special exception as proposed **is compatible** with surrounding land uses.

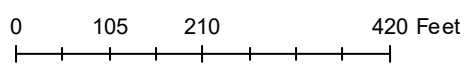


Area Zoning Map

Applicant: Gingercrest Inc. by Scott Griffin
Mapsko: 77X
Commission Date: 6/20/2024



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 90 180 360 Feet



BAC-24-015
620 E. Berry Street



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



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: 620 E. BERRY STREET
 Lot/Tract: 1r Block/Abstract: 23 Lot Size: 1.56 ACRES
 Legal Description: Addition/Survey: RYAN & PRUITT BLOCK 23 LOT 1R

Owner's Name: GINGERCREST INC
 Address: PO BOX 2437
 City: ATLANTA State: GA Zip: 30339
 Tele: () 7704317600 E-Mail JGIAMBALVO@RACETRAC.COM

Applicant's Name: GINGERCREST INC
 Address: 200 GALLERIA PARKWAY SE, STE 900
 City: ATLANTA State: GA Zip: 30339
 Tele: () 7704317600 E-Mail JGIAMBALVO@RACETRAC.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 REQUESTING SPECIAL EXCEPTION FOR UTILIZING THE (2) EXISTING FREEWAY SIGNS FOR ELECTRONIC
 CHANGEABLE COPY SIGNS. EACH WILL HAVE LED PRICE SIGNS TO ALLOW FOR EASIER AND SAFER
 CONDITIONS TO CHANGE THE PRICE OF GAS SHOWN. MODIFICATION OF EXISTING FREEWAY SIGNS TO MEET
 CURRENT FREEWAY SIGN REQUIREMENTS.

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:	CASE NO.

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. _____

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.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

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

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

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.**

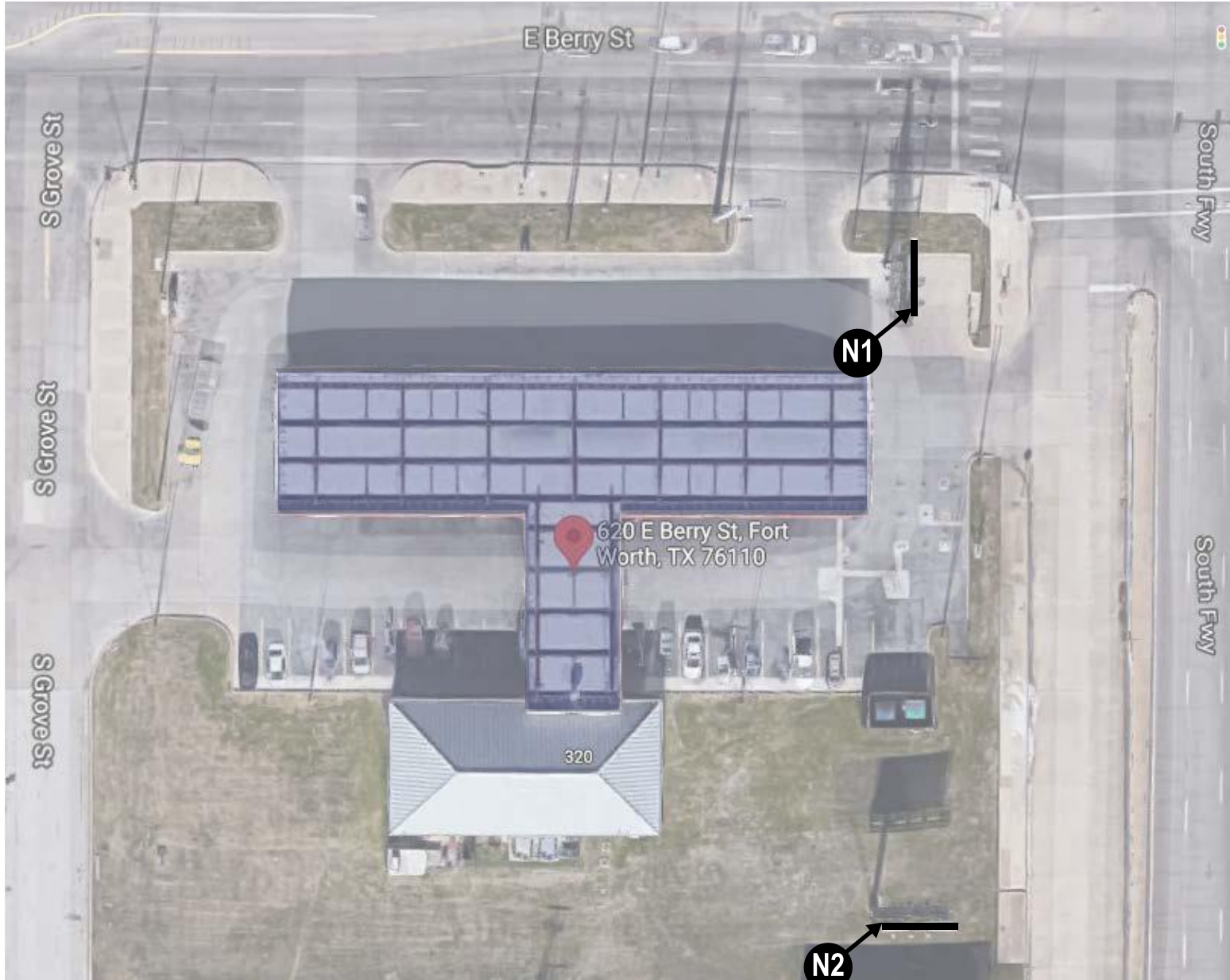
(All applications submitted via email must be signed using a digital ID or certificate.)

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

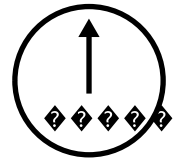
Signature: Justen Giambalvo Digitally signed by Justen Giambalvo
Date: 2024.04.18 10:31:21 -04'00'

Date _____

Site Plan



Sign Legend	
N1	Price Sign
N2	Price Sign



620 E. Berry St.
Fort Worth, TX 76110



GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

68.93 SqFt Price Sign - (2) 36" LED - N2 - NEW CABINET TO EXISTING POLE

*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 1

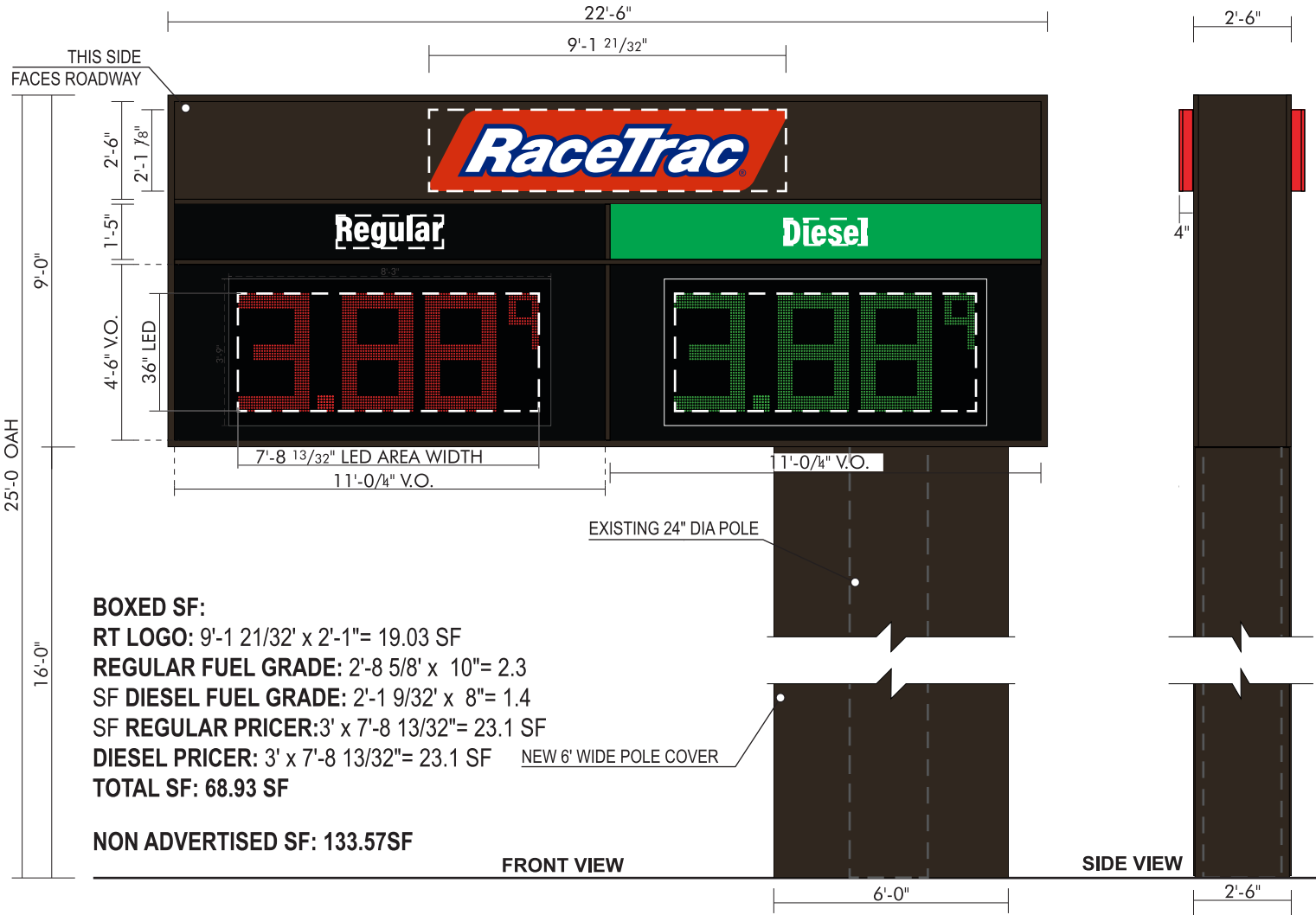
ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN

N2

PRICER SPECIFIC COLORS		
C1	LOGO RED	PRICER GREEN
C3	DARK BRONZE	PRICER RED
C6	PRICER BLACK	



**Sloan Sign Box 3
LED Interior Illumination**



BOXED SF:

RT LOGO: 9'-1 21/32' x 2'-1"= 19.03 SF

REGULAR FUEL GRADE: 2'-8 5/8' x 10"= 2.3

SF DIESEL FUEL GRADE: 2'-1 9/32' x 8"= 1.4

SF REGULAR PRICER: 3' x 7'-8 13/32"= 23.1 SF

DIESEL PRICER: 3' x 7'-8 13/32"= 23.1 SF NEW 6" WIDE POLE COVER

TOTAL SF: 68.93 SF

NON ADVERTISED SF: 133.57SF

Specifications:

Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed.
- Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.

Interior Illumination: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. **This is behind the Logo panel, Fuel grade panels and DEF/CAT/Drive Thru (if applicable) panels.**
Sign Frame: 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.
 External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.



