



**MEETING AGENDA**  
COMMERCIAL BOARD OF ADJUSTMENT

**July 17, 2024**

Work Session 11:00 a.m.

Public Hearing Immediately Following

**In Person**

City Council Conference Room 2020 (Work Session)

City Council Chamber (Public Hearing)

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

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/weblink/register/rb613993e26a7b209ff4f996b49fcdf10>

**Meeting/ Access Code: 2559 853 4331 (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 July 15, 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](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

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**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 11:00 A.M.**

**A. Discussion of Today’s Cases**

**II. PUBLIC HEARING**

**A. Approval of Minutes of the June 20, 2024 Hearing \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 21, 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-24-016** Address: 7801 Crowley Road  
Owner: RaceTrac Inc. by Scott Griffin  
Zoning: “E” Neighborhood Commercial District

- a. **Special Exception:** Permit electronic changeable copy on monument signs on the lot’s:
  - i. southeast corner;
  - ii. southwest corner; and
  - iii. northwest corner.

**3. BAC-24-019** Address: 1411 Maydell Street  
Owner: Fort Worth ISD by VLK Architects  
Zoning: “CF” Community Facilities District

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

## E. Translation Commercial Case

### 4. BAC-24-018

Address: 609 S. Collard Street  
Owner: Rodolfo Morales  
Zoning: "F" General Commercial District

- a. **Variance:** Permit a solid screening fence to be a different material than allowed.

Allowed screening fence materials: Wood, brick, stone or reinforced concrete products  
Requested materials: Metal panels

### III. ADJOURNMENT:

#### **ASSISTANCE AT THE PUBLIC MEETINGS:**

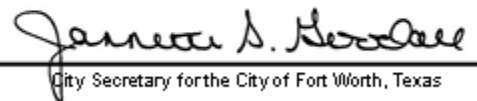
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### **Executive Session:**

A closed Executive Session may be held with respect to any posted agenda item to enable the 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 Thursday, July 11, 2024 at 3:35 p.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, 7/17/2024  
INFORMATION REPORT**

**BAC-23-014  
(continued)**

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





**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

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.

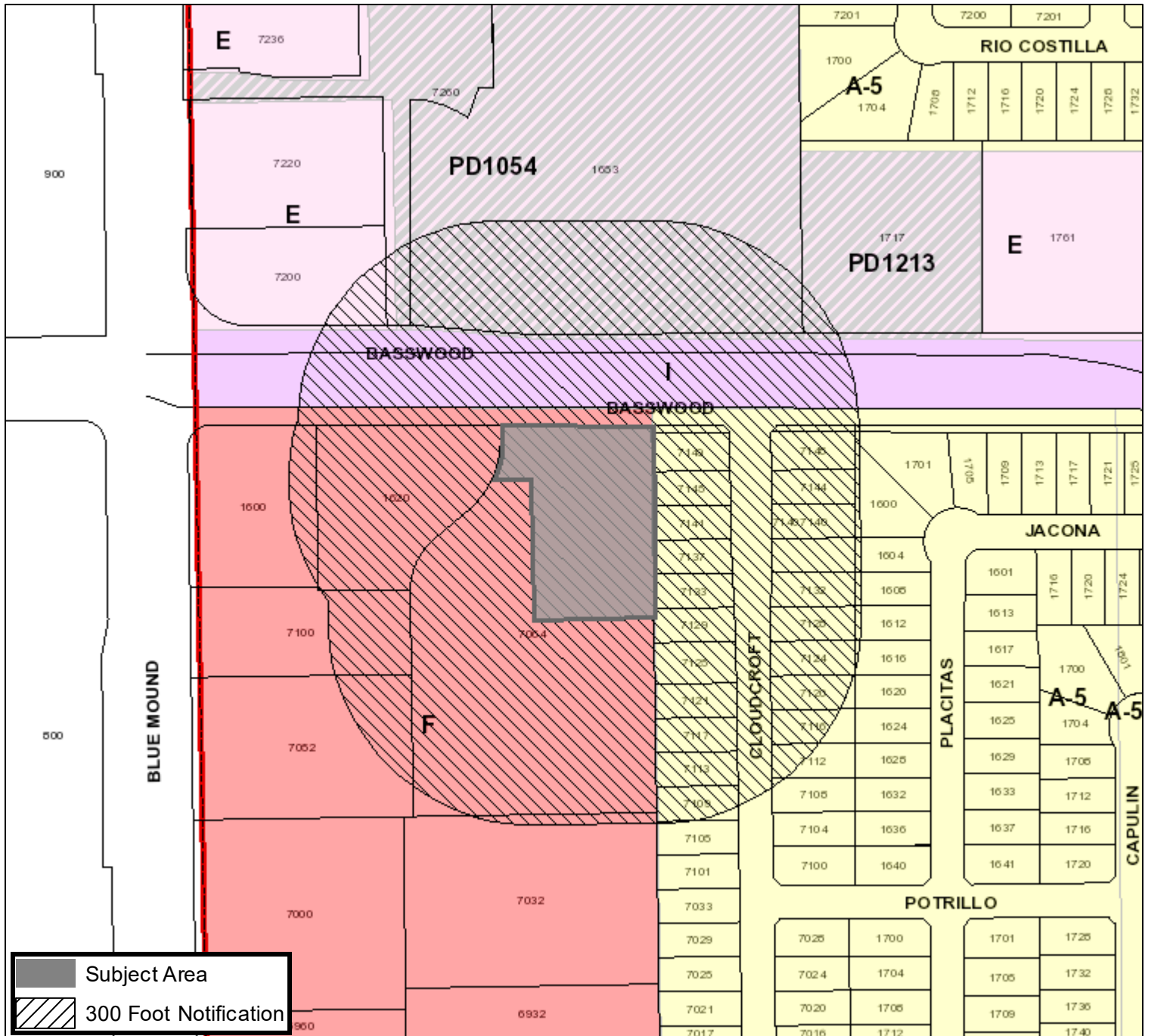
The applicant stated during the June 20, 2024 public hearing that the adjacent property owners had not been contacted and marked this inaccurately on the application form. The case was continued to the July 17, 2024 meeting to allow the applicant time to reach out to these neighbors and gather their opinions.





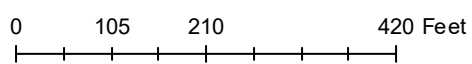
BAC-24-014

# Area Zoning Map

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



	Subject Area
	300 Foot Notification





**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

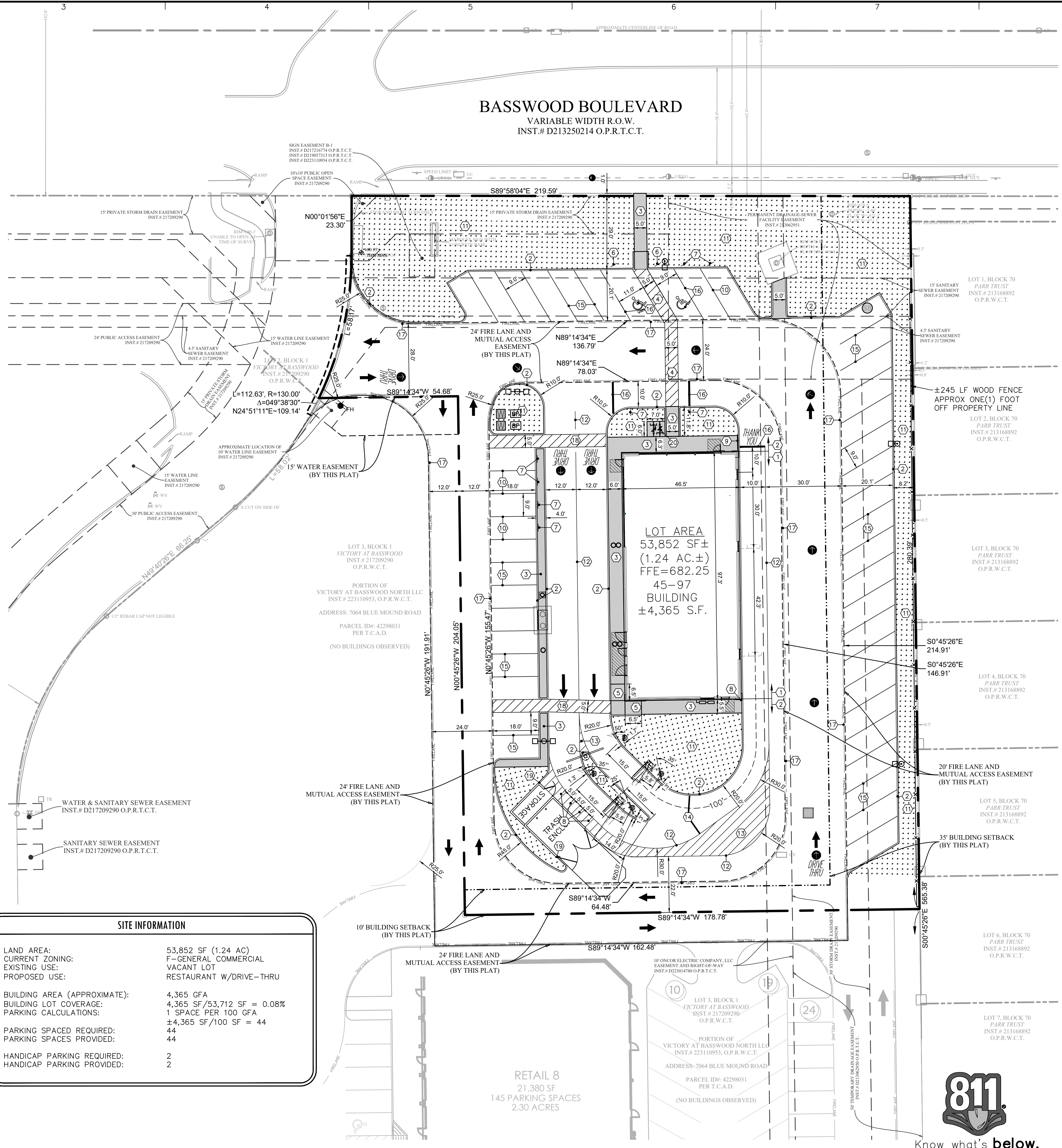


KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
④	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY 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	
<b>PARKING:</b>	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.
<b>RAMP:</b>	RAMP 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).
	RAMP SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30° VERTICAL RISE.
	RAMP AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
<b>SIDEWALKS AND ACCESSIBLE ROUTES:</b>	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 TEXAS**

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 Area	Square Feet	Acres
Net area	24,807	0.57
Canopy ratio	x 30%	x 30%
Required tree canopy coverage	7,442	0.17

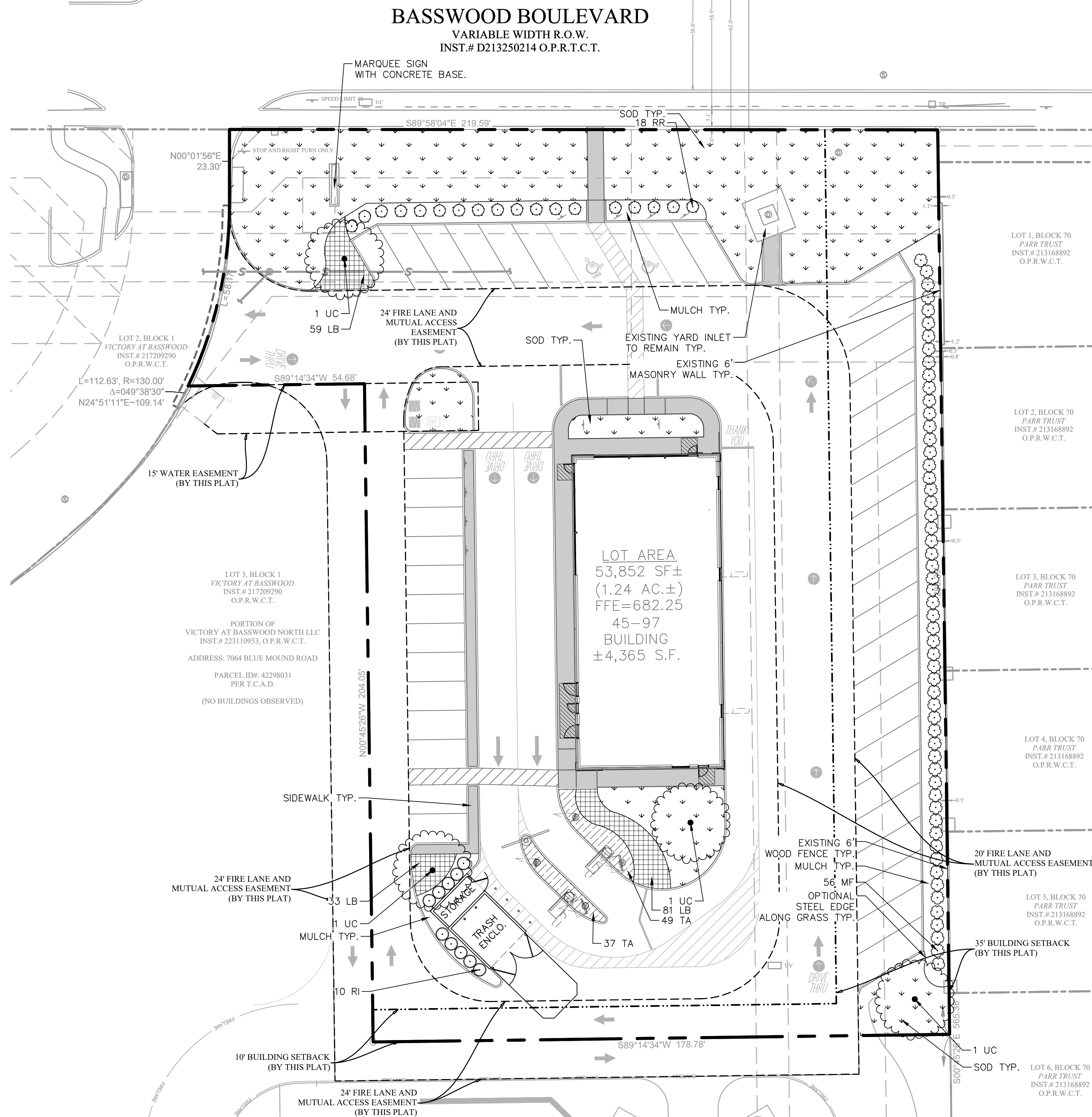
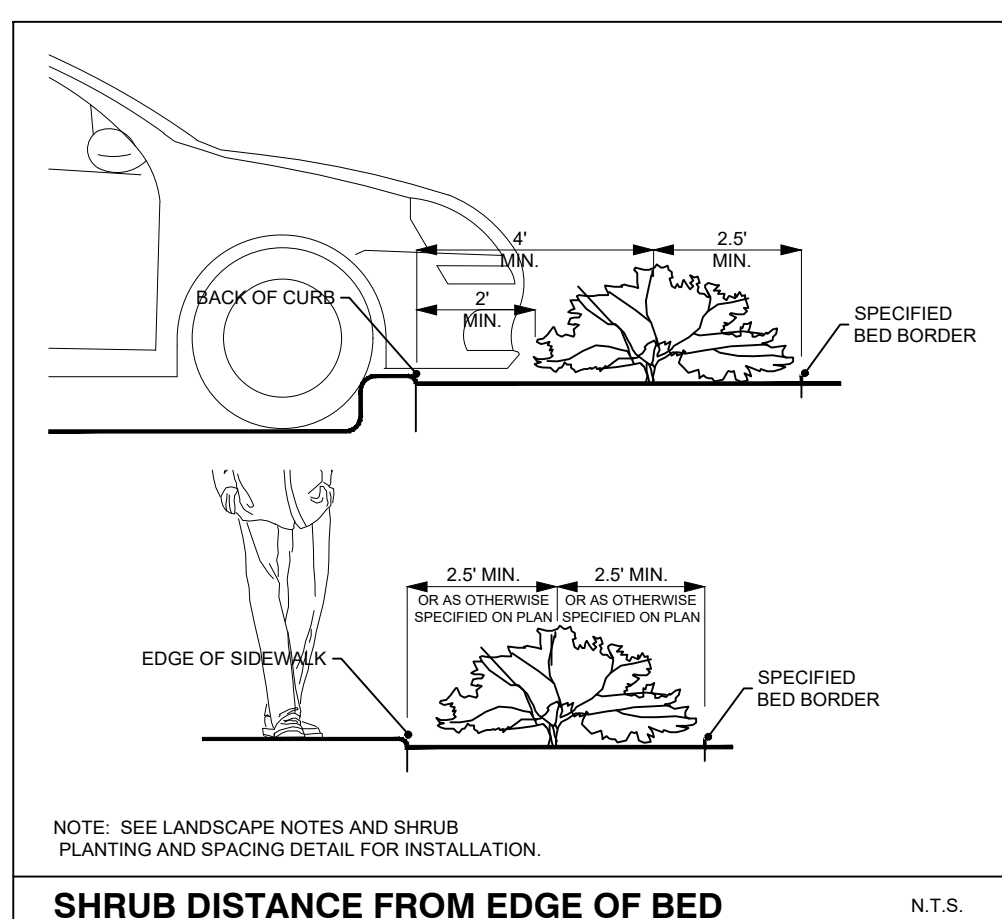
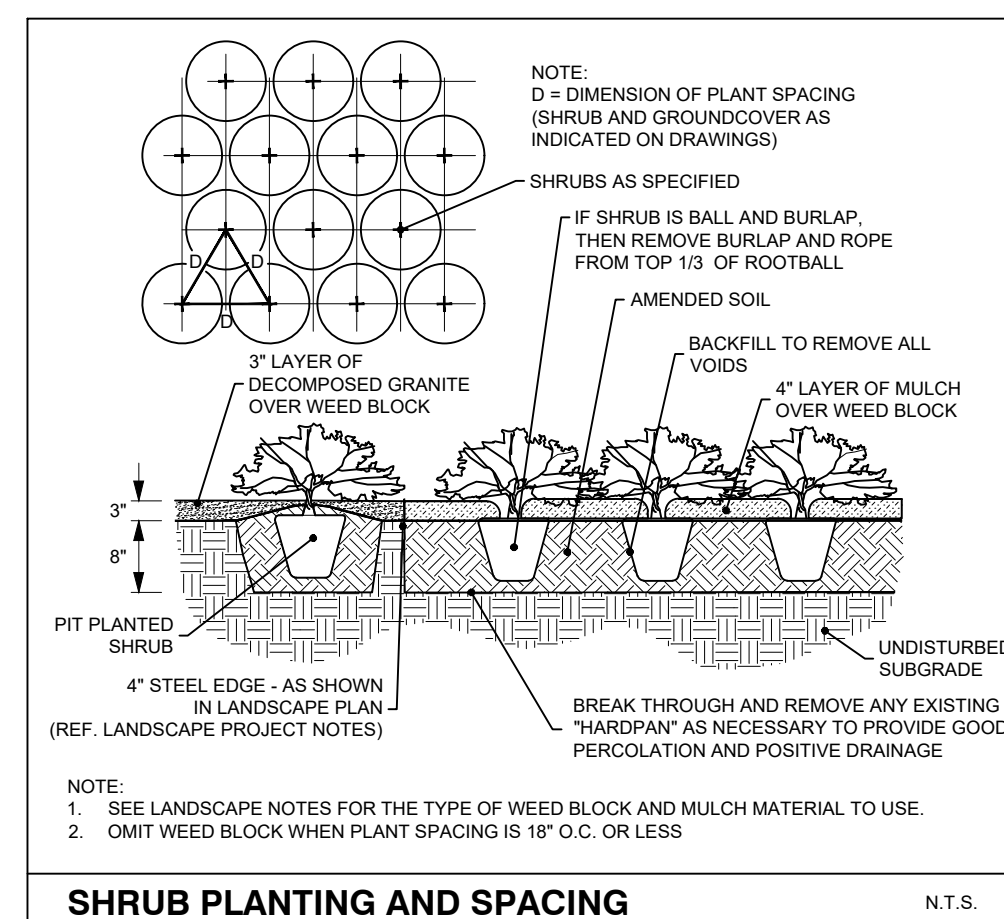
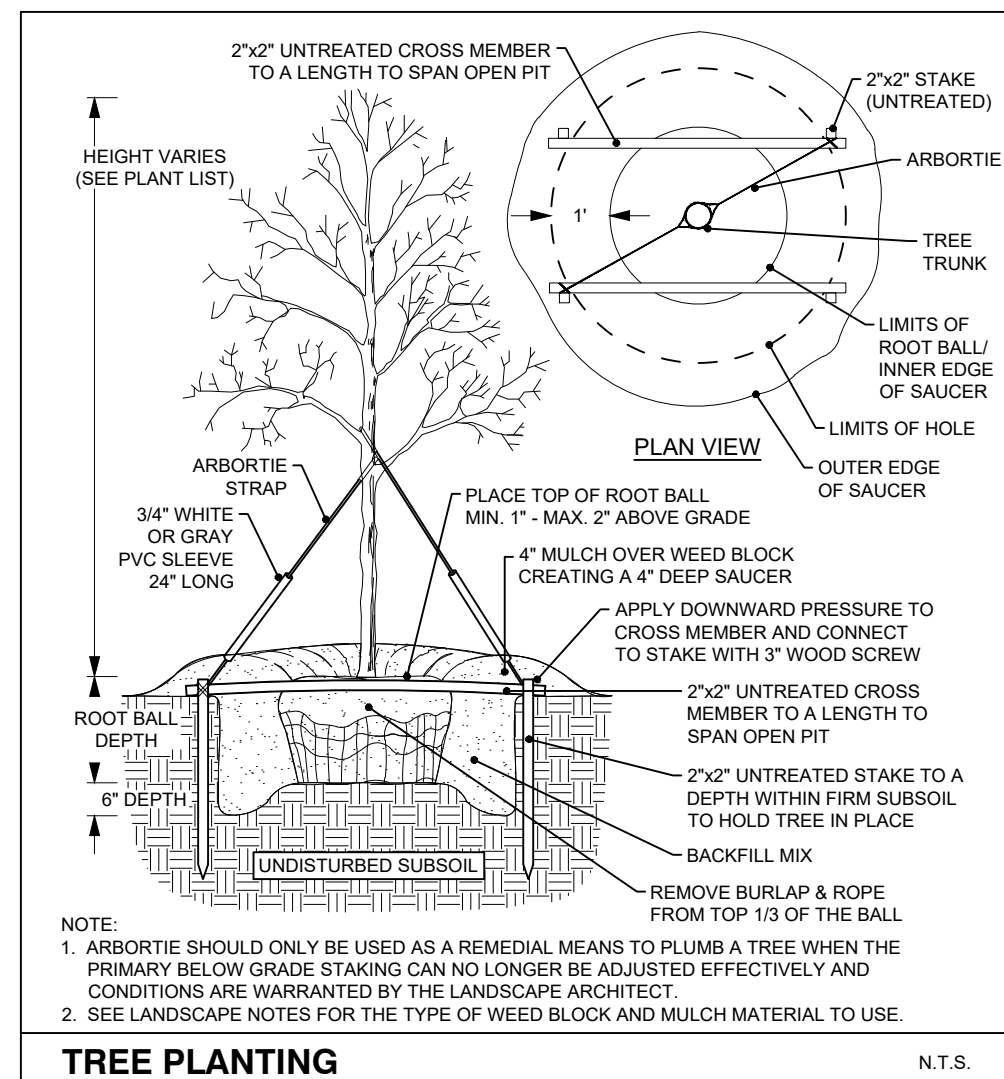
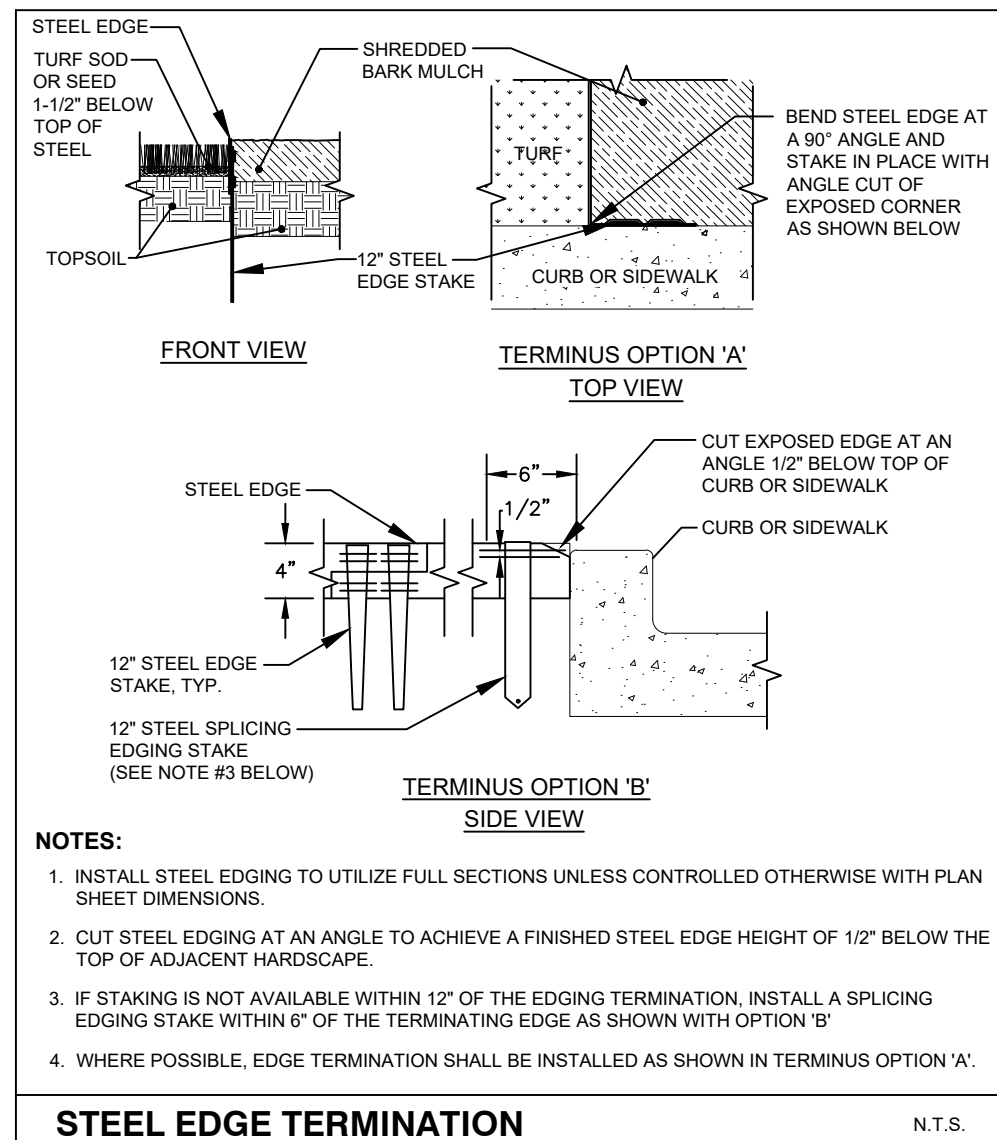
Parking Canopy Area		
Parking Areas for Commercial or Industrial Uses	Square Feet	Acres
Area of parking and drives	39,154	0.90
Utility easement area in parking or drives	24,688	0.57
Net area	14,466	0.33
Required canopy coverage of parking areas (0.4%)	x 0.4 Sf	x 0.4 Sf
Required canopy coverage	5,786.40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

McDonald's

SCALE: 1" = 20'

811

Know what's below. Call before you dig.

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 use 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.

JAYNE SPECTOR, P.L.A.  
TEXAS LIC. NO. 3031

**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, 7/17/2024  
INFORMATION REPORT**

**BAC-24-016**

Address: 7801 Crowley Road  
Owner: RaceTrac Inc. by Scott Griffin  
Zoning: "E" Neighborhood Commercial District

- a. **Special Exception:** Permit electronic changeable copy on monument signs on the lot's:
- i. southeast corner,
  - ii. southwest corner, and
  - iii. northwest 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: Hallmark Camelot Highland Terrace Neighborhood Association, Willow Creek NA, Crowley ISD Trinity Habitat for Humanity, and Streams & Valleys, Inc.

**LOT HISTORY:**

None.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Neighborhood Commercial and Agricultural (Open Space)

**EXISTING  
CONDITIONS:**

The subject property is an existing convenience store with gasoline sales in the middle of a mostly developed neighborhood at the northeast corner of the Crowley Road/W. Everman Parkway intersection. The north side of the intersection generally contains





**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

commercial and institutional uses lining Crowley Road, with additional institutional uses behind these non-residential uses. Single family subdivisions flank this ¼ mile corridor. The south side of the intersection has commercial uses at the southwest corner and vacant land on the southeast corner that was a previous gas well tank battery. Residential uses are found immediately outside these commercial lots.

The lot is generally square and flat, with a creek and a drainage way on the northern side. The lot has some existing trees planted when the gas station was constructed in 2011. The closest existing residential use is a single family subdivision approximately 750 feet to the east of the site. Crowley Road and W. Everman Parkway are considered to be neighborhood connectors/principal arterials where 195 square feet of signage is allowed per frontage.

The site has three existing monument signs based on the amount of street frontage, and the applicant is proposed to be add electronic changeable copy to each. The applicant is requesting to place electronic changeable copy on the converted sign at the lot's southeast corner, southwest corner, and northwestern corner, although the site plan shows an incorrect orientation. Each monument sign is shown to have 63 square feet of signage for a total of 95 square feet of sign area per street frontage. The signs are proposed to have approximately 15 square feet of electronic changeable copy per sign.

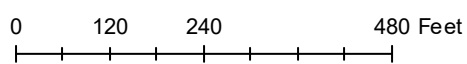
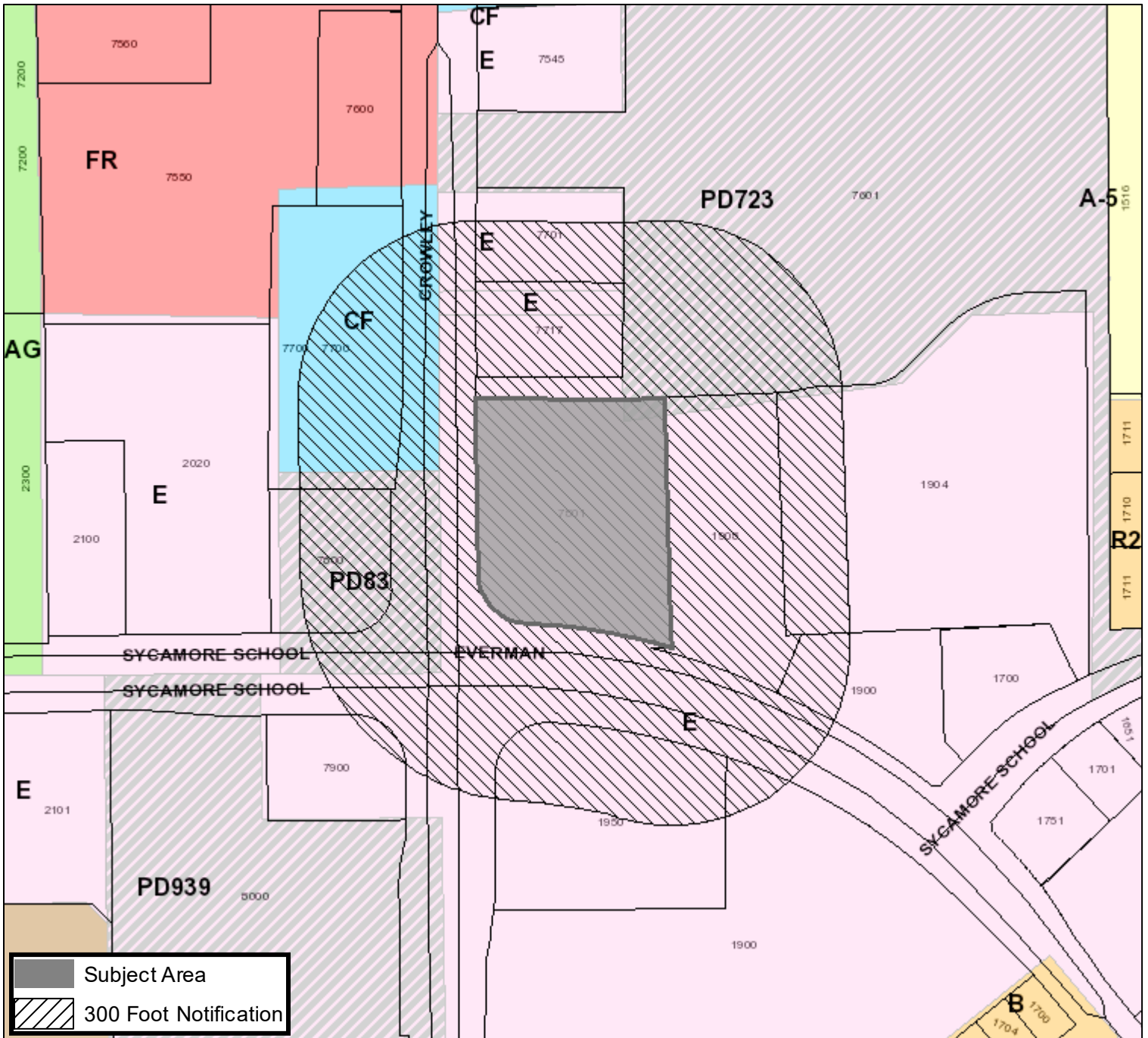
As the closest single family neighborhood is further east of the site and Everman Parkway angles to the southeast, intervening commercial buildings block the visibility to the sign from the residential uses. The ambient light distance measurement for 15 square feet of electronic changeable copy is 39 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, because the electronic changeable copy sign request at the southwest corner of the intersection was denied. Due to the ambient light that encroaches onto commercially zoned land or an adjacent street, the special exception as proposed for each sign **is compatible** with surrounding land uses.



BAC-24-016

# Area Zoning Map

Applicant: RaceTrac Inc. by Scott Girffin  
Mapsco: 104G  
Commission Date: 7/17/2024





## Aerial Photo Map



0 125 250 500 Feet





BAC-24-016  
7801 Crowley Road



Northwestern sign (N1)



Southwestern sign (N2)



BAC-24-016  
7801 Crowley Road



Southeastern sign (N3)



**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: 7801 CROWLEY ROAD  
 Lot/Tract: 1 Block/Abstract: 1 Lot Size: 2.960 ACRES  
 Legal Description: Addition/Survey: RACETRAC CROWLEY ADDITION

Owner's Name: RACETRAC, INC.  
 Address: 200 GALLERIA PARKWAY, STE 900  
 City: ATLANTA State: GA Zip: 30339  
 Tele: ( ) 770.431.7600 E-Mail JGIAMBALVO@RACETRAC.COM

Applicant's Name: RACETRAC, INC.  
 Address: 200 GALLERIA PARKEWAY, STE 900  
 City: ATLANTA State: GA Zip: 30339  
 Tele: ( ) 770.431.7600 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 (3) EXISTING MONUMENT 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.

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** E

Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_

Special Exception for Section 6.411 (3 Electronic Changeable copy signs)

Variance for: \_\_\_\_\_

Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>5/22/24</u>	<u>\$4,500.00</u>	<u>3</u>	<u>KM</u>	<u>BAC-24-016</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. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.**

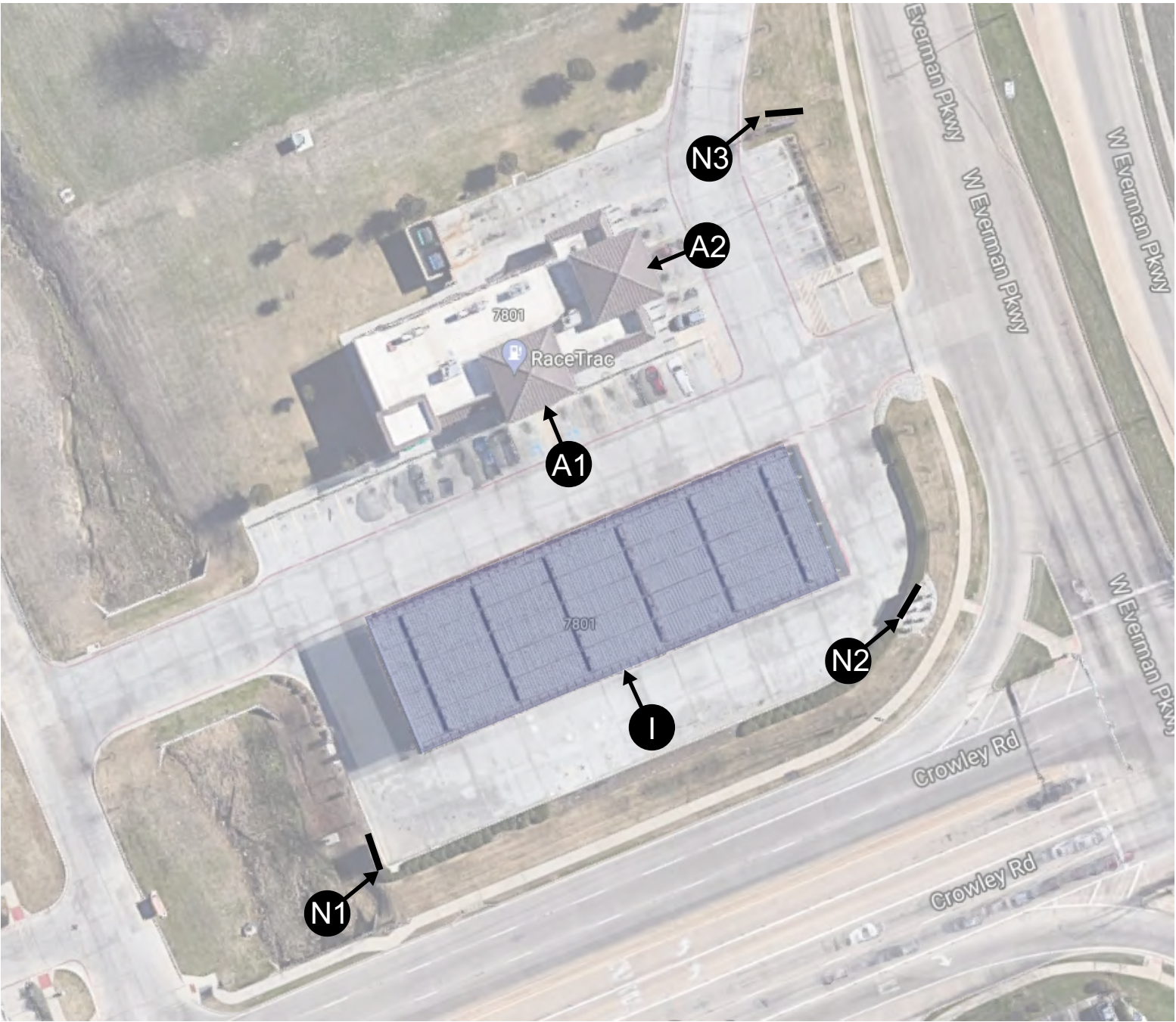
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: Justen Giambalvo Digitally signed by Justen Giambalvo  
Date: 2024.05.21 14:42:37 -04'00'

Date \_\_\_\_\_





Sign Legend	
A1	Building Cloud Sign
A2	Building Cloud Sign
I	Canopy Cloud Sign
N1	Price Sign
N2	Price Sign



7801 Crowley Rd  
 Fort Worth, TX 76134



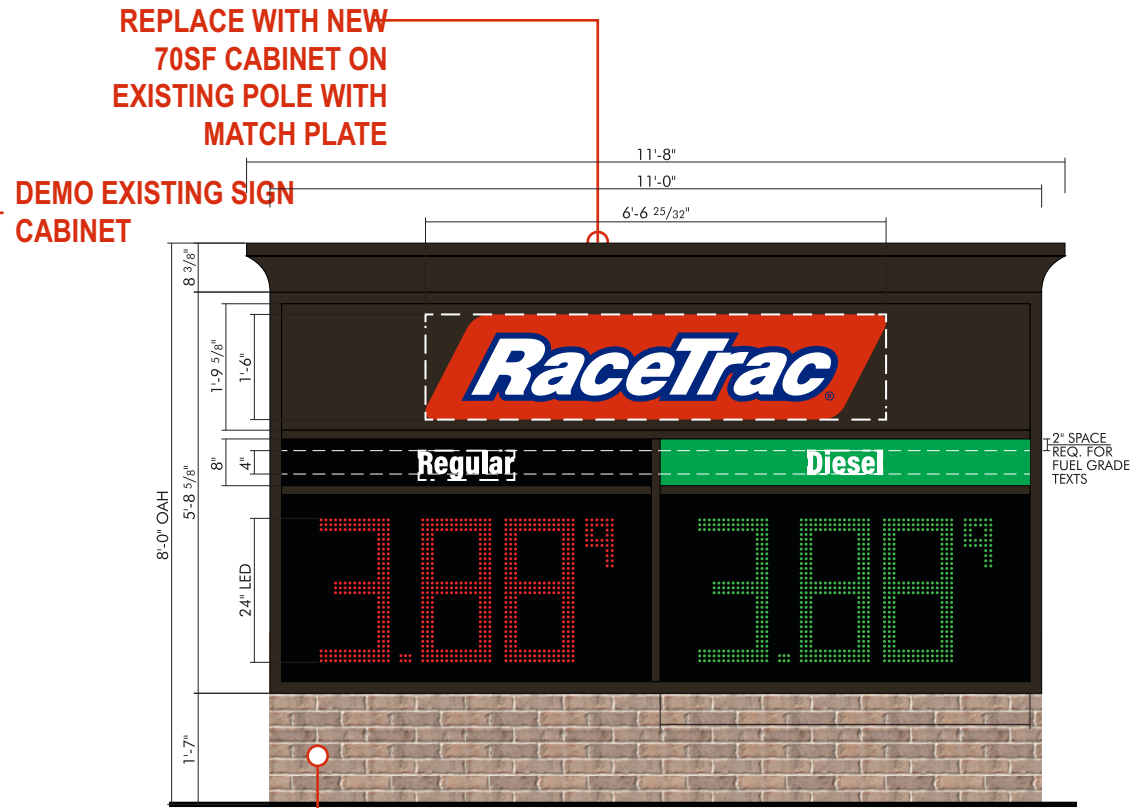
GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.



EXISTING



PROPOSED



REPLACE WITH NEW  
70SF CABINET ON  
EXISTING POLE WITH  
MATCH PLATE

DEMO EXISTING SIGN  
CABINET

REUSE EXISTING  
BRICK BASE

SIGN COMPANY IS RESPONSIBLE FOR  
VERIFYING HEIGHT OF EXISTING POLE AND  
MOUNTING PLATE DIMENSIONS PRIOR TO  
ENGINEERING.

\*NOT TO SCALE



# 70 SqFt Price Sign 24" LED - N1, N2, N3

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

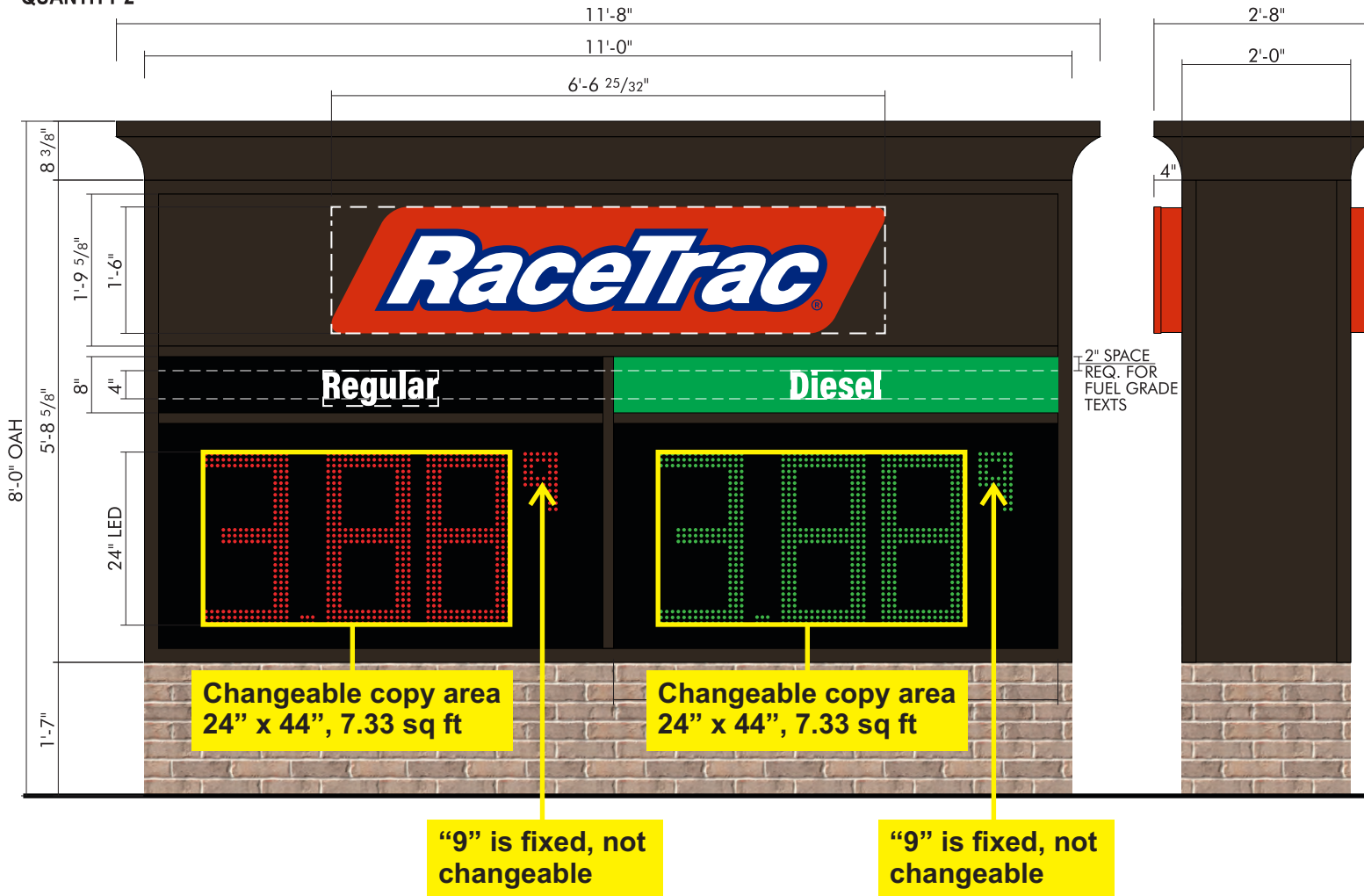
**STAMPED, SEALED ENGINEERING REQUIRED**

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

**FUEL GRADE PANELS NEED TO BE ACCESSIBLE**

**DOUBLE FACED**

**QUANTITY 2**



## PRICER SPECIFIC COLORS

<b>C1</b>	LOGO RED	<b>C7</b>	PRICER GREEN
<b>C3</b>	DARK BRONZE	<b>C8</b>	PRICER RED
<b>C6</b>	PRICER BLACK		



**Sloan Sign Box 3  
LED Interior Illumination**

### 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.





**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

**BAC-24-019**

Address: 1411 Maydell Street  
Owner: Fort Worth ISD by VLK Architects  
Zoning: "CF" Community Facilities District

- a. **Special Exception:** Permit electronic changeable copy on a monument sign at the lot's southwest 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: Inter-District 2 Alliance, Diamond Hill Jarvis NAC, Fort Worth ISD, Trinity Habitat for Humanity, and Streams & Valleys, Inc.

**LOT HISTORY:**

BAC-03-401, Variances for illuminated sign to be 14 feet tall and 75 square feet, where an unilluminated sign 6 feet tall and 45 square feet is allowed by right. Denied without Prejudice 11/6/2003.

Planning Department zoning case, ZC-06-237, Council-initiated from B to A-5, approved 1/6/2007.

Development Services zoning case, ZC-22-005, from A-5 to CF, approved 4/19/2022.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Institutional



**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

**EXISTING  
CONDITIONS:**

The subject property is an existing high school in the middle of an established neighborhood with Decatur Avenue running along the western property line. Generally, commercial or other institutional uses are found one lot deep on Decatur Avenue, with single family houses outside this narrow non-residential corridor. This specific takes up the majority of the block. The lot is irregularly shaped, and slopes from the middle of the site to the southeast and southwest. The site contains few existing trees and no floodplain.

The applicant is requesting to place electronic changeable copy on a new monument sign at the southwest corner. The lot corner is at the Maydell Street and Decatur Avenue intersection, which are a residential street and a neighborhood collector. The new monument sign would face the adjacent commercial uses to the southwest. As the single family neighborhood is further west of the commercial building, the residential uses on the opposite side of Decatur Avenue would have no direct visibility to the sign approximately 250 feet away.

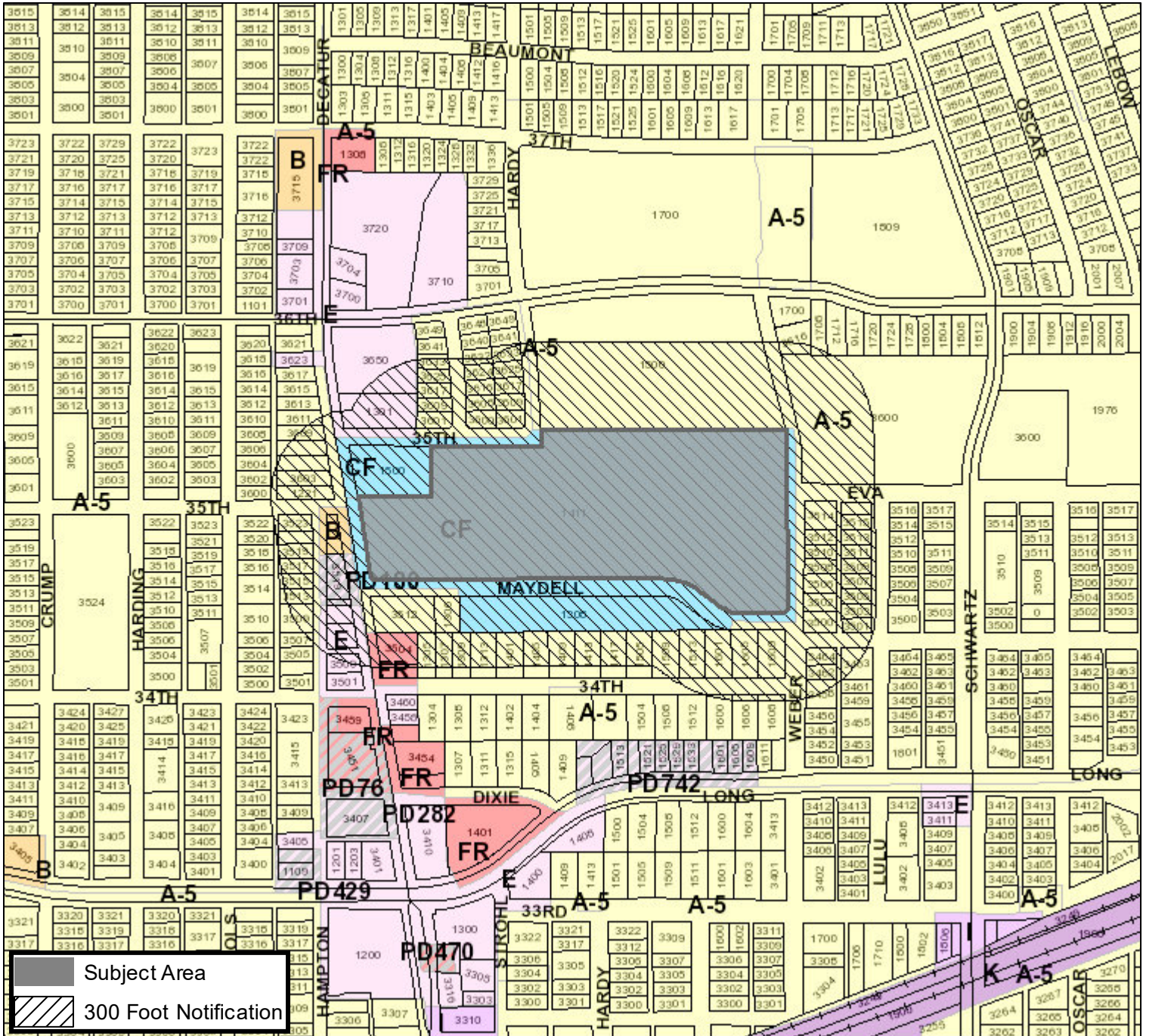
The ambient light distance measurement for 20 square feet of electronic changeable copy is 44 feet, where the additional lighting would be on the subject site and the adjacent street. No other electronic changeable copy signs were noted in the vicinity. Due to the ambient light that encroaches onto the school campus or adjacent street, with no direct residential visibility, the special exceptions as proposed **is compatible** with surrounding land uses.



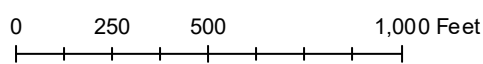


# Area Zoning Map

Applicant: Fort Worth ISD by VLK Architects  
Mapsc0: 48Z  
Commission Date: 7/17/2024



Subject Area  
 300 Foot Notification





## Aerial Photo Map



0 440 880 1,760 Feet





BAC-24-019  
1411 Maydell 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: \_\_\_\_\_  
 Lot/Tract: \_\_\_\_\_ Block/Abstract: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Legal Description: Addition/Survey: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Tele: ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Tele: ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 digital marquee is an important communication tool for community information considering this may be the only source of information for some families of FWISD students. \_\_\_\_\_

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 designated as A5 One-Family zoning across Maydell St from the location of the monument sign is a Religious Institution. As such there are no houses in the vicinity of the monument sign that would be impacted by the illumination. \_\_\_\_\_

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 variance and special exception would be in harmony as the intent of the ordinance is to not impact single family residential properties with an illuminated sign. The orientation of the monument sign is towards the intersection and the surrounding properties are occupied by various commercial uses and a church. \_\_\_\_\_

4. The variance will not adversely affect the health, safety, or welfare of the public. \_\_\_\_\_  
No adverse affects to the health, safety or welfare of the public. The variance will have a positive effect by readily displaying and providing information to the community. \_\_\_\_\_

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

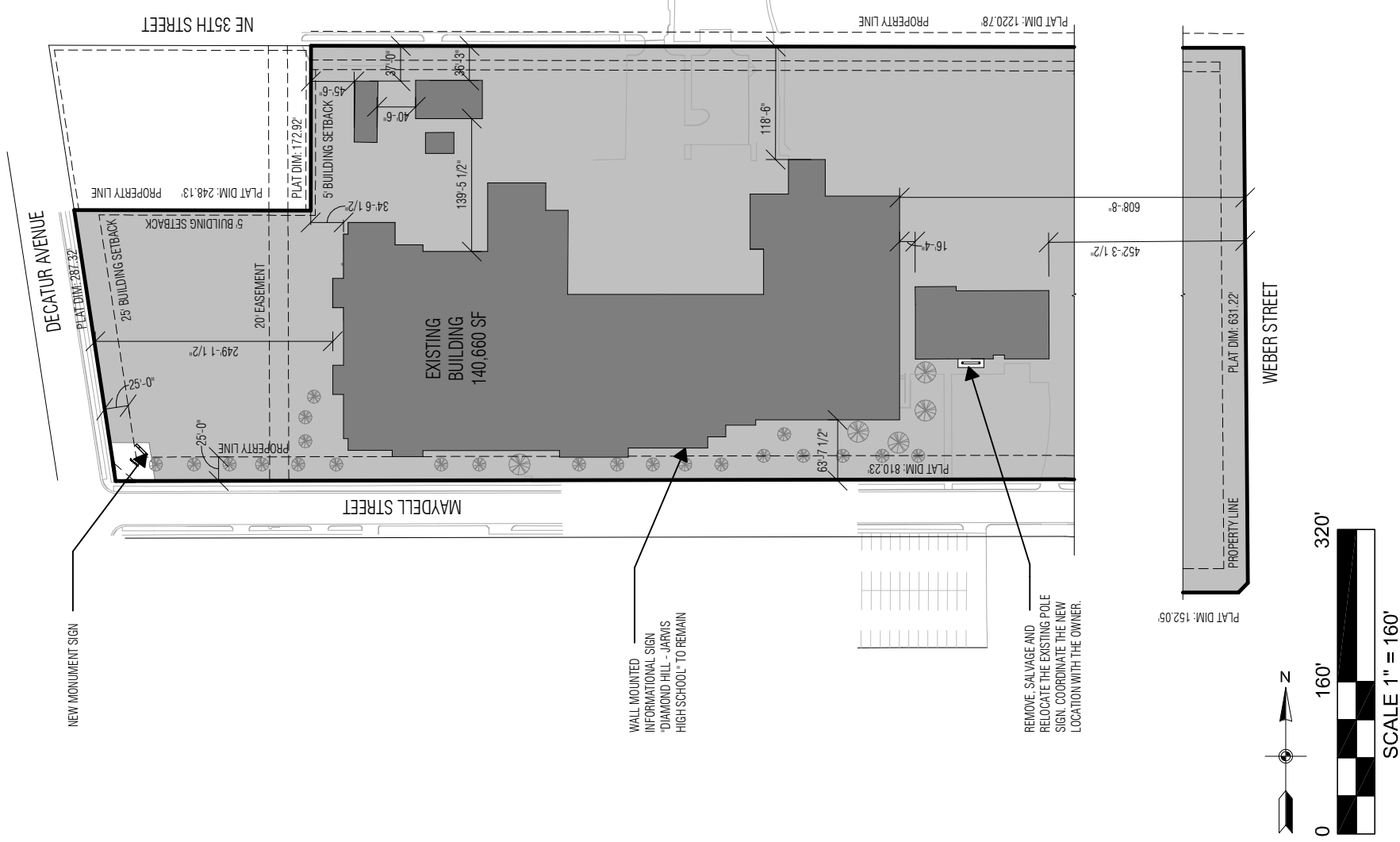
Signature: Laura D Sanchez

Digitally signed by Laura D Sanchez  
DN: C=US, E=lsanchez@vlkarchitects.com,  
O=VLK Architects, CN=Laura D Sanchez  
Date: 2024.06.17 15:39:54-05'00'

Date 06/17/2024

# DIAMOND HILL-JARVIS HIGH SCHOOL - MONUMENT SIGN

FORT WORTH ISD



NEW MONUMENT SIGN

WALL MOUNTED  
INFORMATIONAL SIGN  
"DIAMOND HILL - JARVIS  
HIGH SCHOOL" TO REMAIN

REMOVE, SALVAGE AND  
RELOCATE THE EXISTING POLE  
SIGN. COORDINATE THE NEW  
LOCATION WITH THE OWNER.



SCALE 1" = 160'

## ARCHITECTURAL SITE PLAN

# DIAMOND HILL-JARVIS HIGH SCHOOL - MONUMENT SIGN

FORT WORTH ISD



— MAIN ENTRANCE

— NEW MONUMENT SIGN

## SITE INFORMATION:

EXISTING MONUMENT SIGN: NO

EXISTING POLE SIGN: YES

\* POLE SIGN TO BE REMOVED PRIOR TO INSTALLATION OF MONUMENT SIGN

## Overall Sign Dimension:

16' - 0" W x 8' - 0" H

## Sign Face: 78.10 SF

- ECC - 19.4 SF / School Name - 58.70 SF
- 25% Max allowed for ECC - 19.53 SF

## Proposed Digital Display: Daktronics - Galaxy GS6

- Digital display size: 4' - 2" W x 4' - 8" H (19.4 SF)
- Active area: 3' - 11"W x 4' - 2"H (16.3 SF)
- Lines/Character per line: 10/15
- Character height: 4" - 49"
- LED colors: Red, Amber, or RGB
- Single Face

## Letter Heights:

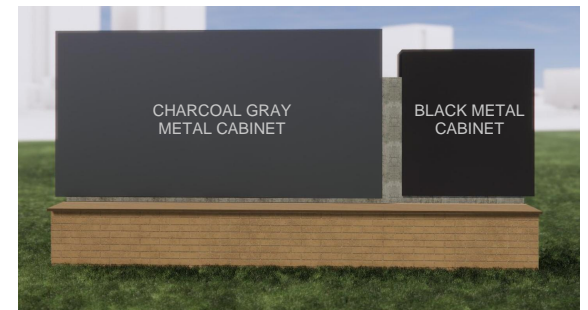
- School name: 7"
- High School: 5"
- Address number: 6"

## Materials:

- Masonry: Brick Veneer matching School
- Metal panel
- Concrete
- Cast stone



FRONT ELEVATION



REAR ELEVATION

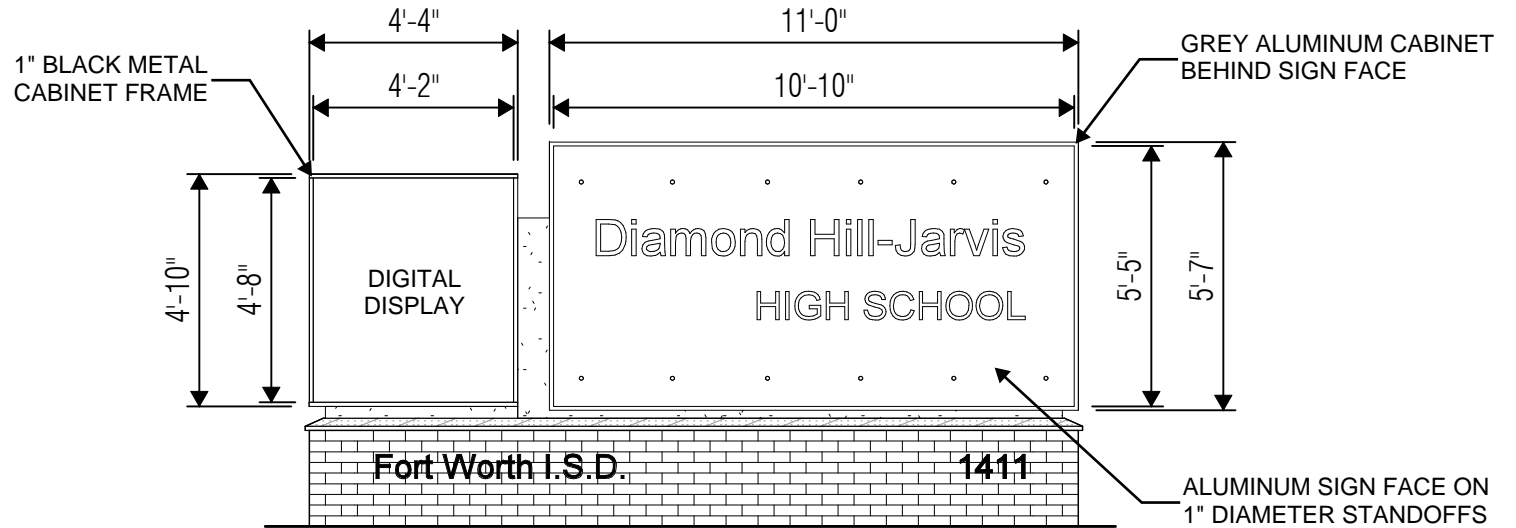


PERSPECTIVE



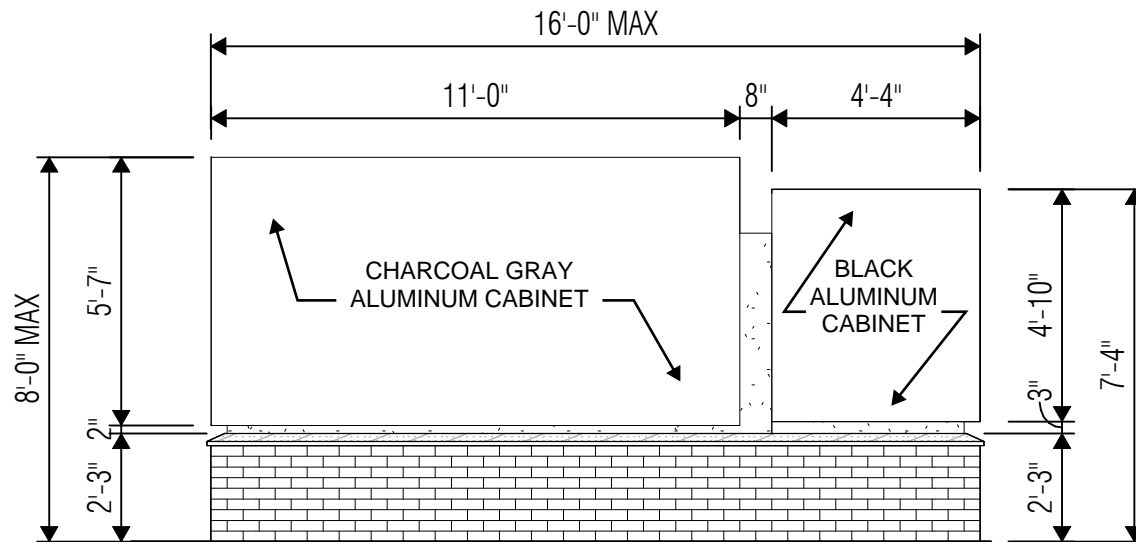
# DIAMOND HILL-JARVIS HIGH SCHOOL - MONUMENT SIGN

FORT WORTH ISD



## FRONT ELEVATION

Scale: 1/4" = 1'-0"



## REAR ELEVATION

Scale: 1/4" = 1'-0"





**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

**BAC-24-018**

Address: 609 S. Collard Street  
Owner: Rodolfo Morales  
Zoning: "F" General Commercial District

- a. **Variance:** Permit a solid screening fence to be a different material than allowed.

Allowed screening fence materials: Wood, brick, stone or reinforced concrete products  
Requested material: Metal panels

**GENERAL INFORMATION**

**REGULATION:**

**3.404 Expiration of Variance**

**A.** A variance shall expire and have no further effect 180 days after the board of adjustment approval, or at such alternative time as specified in the approval, unless:

- (1) A building permit has been issued;
- (2) A certificate of occupancy has been issued; or
- (3) The development services director grants a one-time extension for a maximum of 180 days upon written request of the applicant prior to the original expiration date.

**5.104 Automotive Repair; Paint And Body Shop**

**B. Vehicle storage requirements for automotive repair; paint and body shops near one or two-family residential use.**

1. b. All other automotive repair; paint and body shops within 200 feet from any one or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge.

***Editor's note:***

*It should be noted that § 4 of Ord. 15166 states, "All automotive repair, paint and body shops shall comply with § 5.104(b) no later than January 1, 2003.*

**5.305 Fences**

**C. Screening fence specifications.** All screening fences required by this ordinance shall be constructed in accordance with the following specifications.

1. Screening fences shall be constructed of wood, brick, stone or reinforced concrete products.

**LOT HISTORY:**

BAC-12-025: Variance to permit the operation of an automotive repair center providing eight (8) foot metal fence instead of the required six (6) foot screening fence. Approved, 3/7/2012.

Code Compliance case 20-563663, Erected fence over 6 feet without a building permit on file. Also metal fence is not allowed as a fence material in a commercial property. Storing commercial vehicles (semi-trucks, box trucks and trailers) on property. Operating a junkyard/salvage in a property zoned F. 12/23/2020.

Development Services building permit, PB22-17064, 8' sheet metal fence building permit, incomplete submittal & variance expired 9/18/2022. Permit expired due to no action 3/16/2023.



**BOARD OF ADJUSTMENT – COMMERCIAL, 7/17/2024  
INFORMATION REPORT**

BAC-23-013: Variance for eight (8) foot metal fence instead of the required six (6) foot screening fence. Incomplete submittal 4/18/2023. BOA case expired due to no action 10/13/2023.

**COMPREHENSIVE  
PLAN DESIGNATION:**

Neighborhood Commercial

**REGISTERED  
NEIGHBORHOOD  
NOTIFICATION:**

The following registered associations were sent early notification: Southeast Fort Worth Inc., Neighborhoods of East Fort Worth Alliance, East Fort Worth Business Association, Polytechnic Heights NA, Polytechnic Heights South NA, West Meadowbrook NA, East Fort Worth, Inc., Fort Worth ISD, Trinity Habitat for Humanity, and Streams & Valleys Inc.

**EXISTING  
CONDITIONS:**

The subject property is an existing automotive sales and repair facility, located in an established neighborhood, covering the majority of the block. The irregularly shaped block is generally flat. The site does not contain any trees, floodplain, or other environmental constraints. The subject site is a transitional area between a small industrial area to the west and single family homes to the east and south. Additional commercial uses lie to the north.

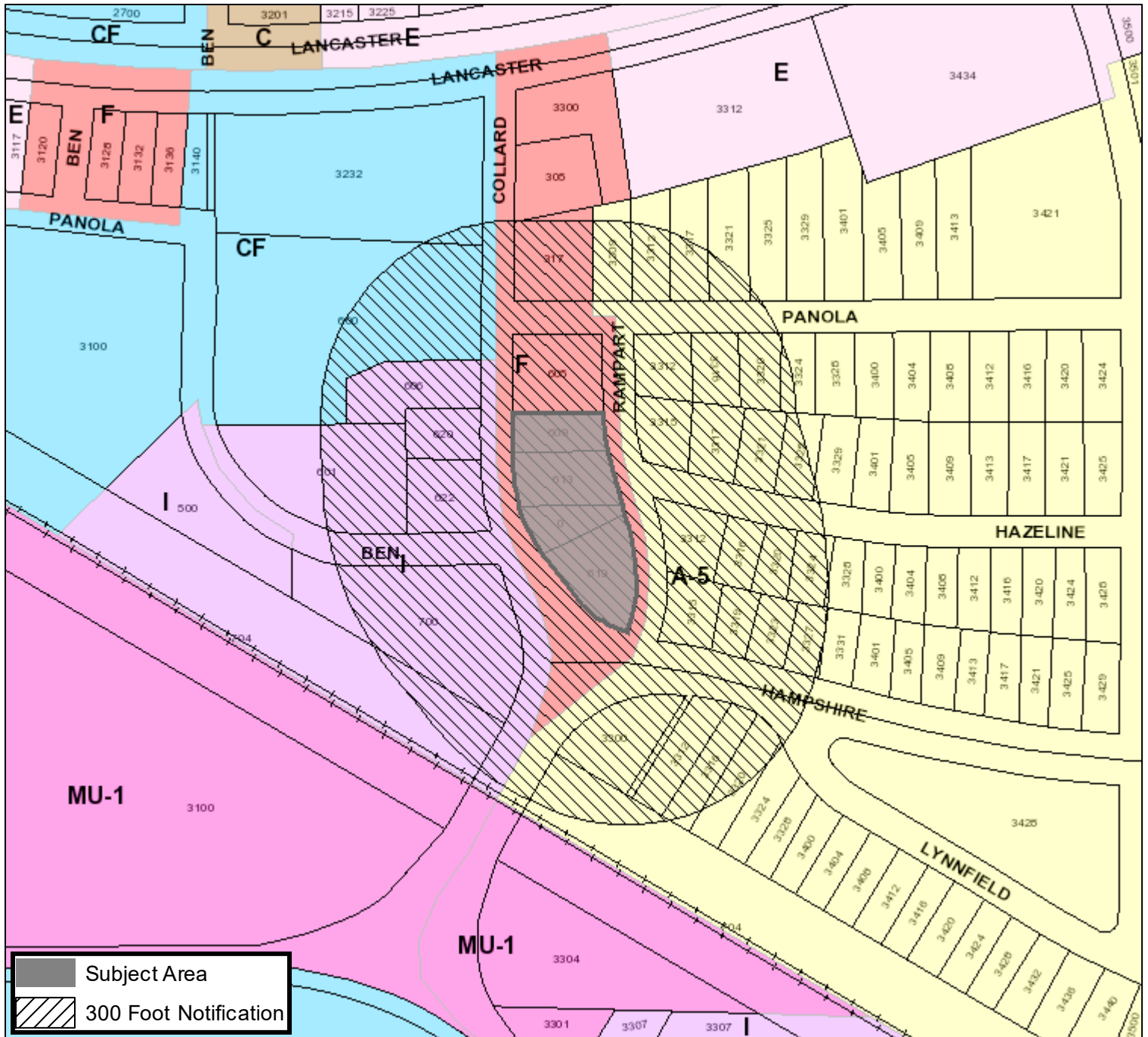
Automotive repair facilities are required to have a solid screening fence made of where standard fencing materials, instead of metal panels. Ordinance 15166 required all existing and new automotive repair facilities to comply with the solid fencing screening requirements on or before January 1, 2003. The applicant purchased in the site in 2006 according to the Tarrant County Deed Records, and Google Street View photos show the site was enclosed by a chain link fence in 2007. The 8-foot tall metal panel fence was constructed by March 2012, according to the BAC-12-025 site photo. The applicant requested a variance to the screening fence standards and was initially approved. However, he did not apply for the required building permit, which caused the variance to expire by September 2012.



A building permit was not submitted until approximately 10 years later, in September 2022. The building permit application was not complete and was administratively expired due to a lack of action. A new Board of Adjustment case was submitted in 2023, and was administratively expired due to a lack of action in removing the industrial semi-trucks and trailers stored on the commercially-zoned lot, shown in the aerial photograph. Currently, these industrial uses have ceased, and the applicant is requesting a variance for the 8-foot metal panel fence to remain, instead of providing a fence made of wood, brick, stone, or reinforced concrete products as per the 2003 ordinance deadline.

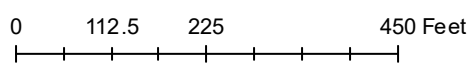


# Area Zoning Map

Applicant: Rodolfo Morales  
MapSCO: 78F  
Commission Date: 7/17/2024



 Subject Area  
 300 Foot Notification





## Aerial Photo Map



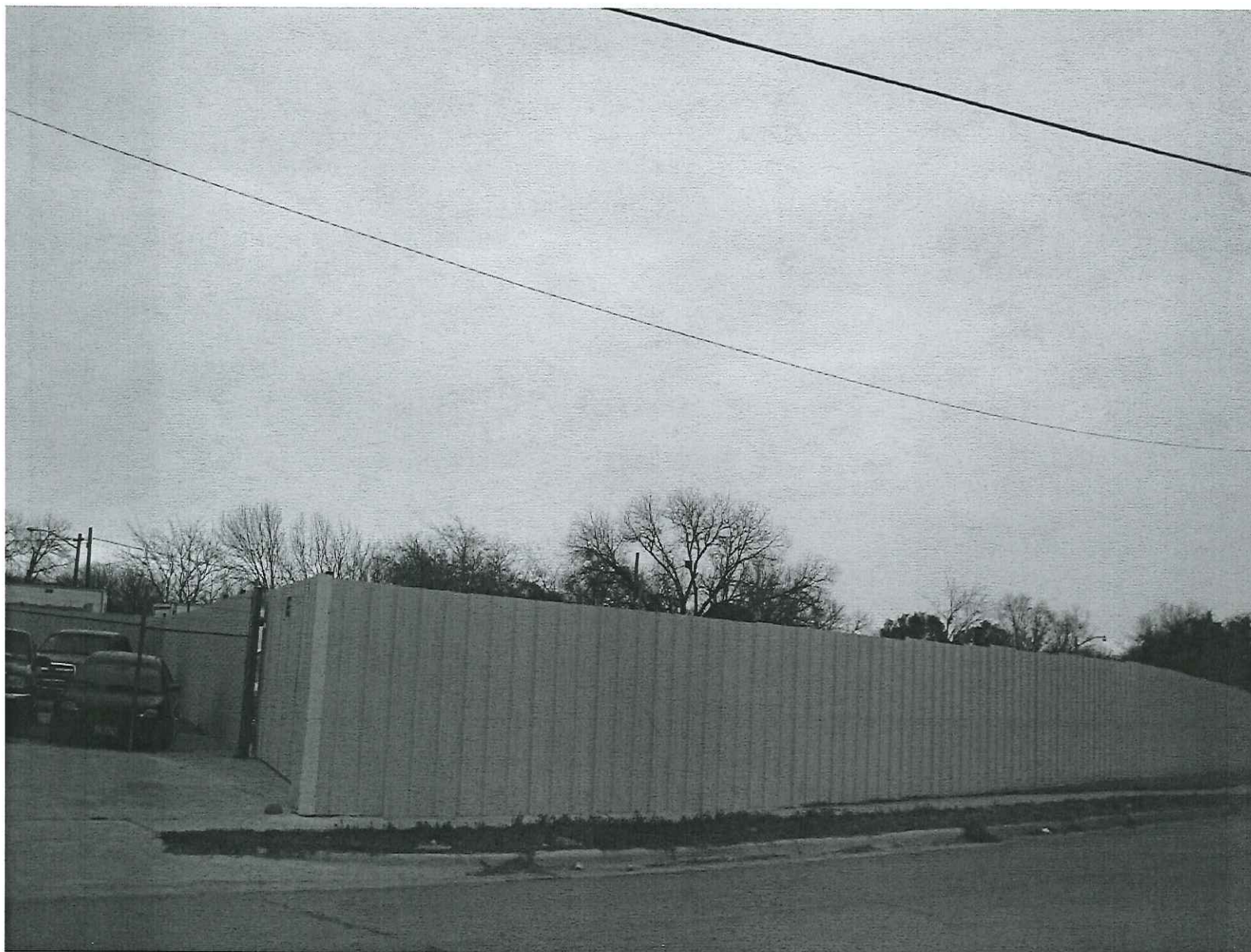
0 105 210 420 Feet





BAC-24-018  
609 S. Collard Street






**FORT WORTH**  


**BAC-12- 025**  
**609 S. Collard St.**



BAC-24-018  
609 S. Collard Street

 Google Street View

Oct 2007 [See latest date](#)



**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: 609 S. Collard Street  
 Lot/Tract: 4, 5, 6, 7 Block/Abstract: 8 Lot Size: \_\_\_\_\_  
 Legal Description: Addition/Survey: Normandy Place Addition BLK 8 LOT 4, 5, 6, 7

Owner's Name: Rodolfo Morales  
 Address: 609 S. COLLARD ST  
 City: FORT WORTH State: TX Zip: 76103  
 Tele: (214) 837-5186 E-Mail: RUDY MORALES 61 @ GMAIL.COM

Applicant's Name: Rodolfo Morales  
 Address: 609 S. COLLARD ST  
 City: FORT WORTH State: TX Zip: 76103  
 Tele: (214) 837 5186 E-Mail: RUDY MORALES 61 @ GMAIL.COM

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:  
CODE COMPLIANCE - A NEW VARIANCE FOR ALREADY BUILT PRIVACY FENCE  
PREVIOUS VARIANCE EXPIRED 9/7/2012  
ONCE NEW VARIANCE IS APPROVED A BUILDING PERMIT WILL BE FILED

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 3/9/2012 Case Number(s) BAC-12-025, BAC-23-013

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 F

- Owner Occupied Variance (One and Two Family Homes) for Section \_\_\_\_\_  
 Special Exception for Section \_\_\_\_\_  
 Variance for: 8' metal fence  
 Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
<u>6/14/24</u>	<u>\$750.00</u>	<u>1</u>	<u>KM</u>	<u>BAC-24-018</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. There's a high amount of crime to include prostitution, drug sales, homelessness, theft, disorderly conduct and public intoxication from next door bars that interfere with the safety & daily operations of the business.

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 privacy 8 ft. fence serves as protection to the property operations & assets

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 privacy 8ft fence has served as protection to the property, from vandalism & theft which decreases the owner's losses/hardship. The fence does not alter the essential character of the neighborhood.

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

The 8ft fence would serve as a protective barrier for the business not posing any harm to the public.

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

The 8ft privacy metal fence does not pose any threat to any adjacent property since its purpose is for privacy of business assets.

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: [Handwritten Signature]

Date 5/17/2024  
Revised 12/05/2022

# 609 S. Collard St Perimeter Fence

The Board of Adjustment-Commercial Approved our Variance request during the Hearing held on March 7, 2012.

BAC-12-025

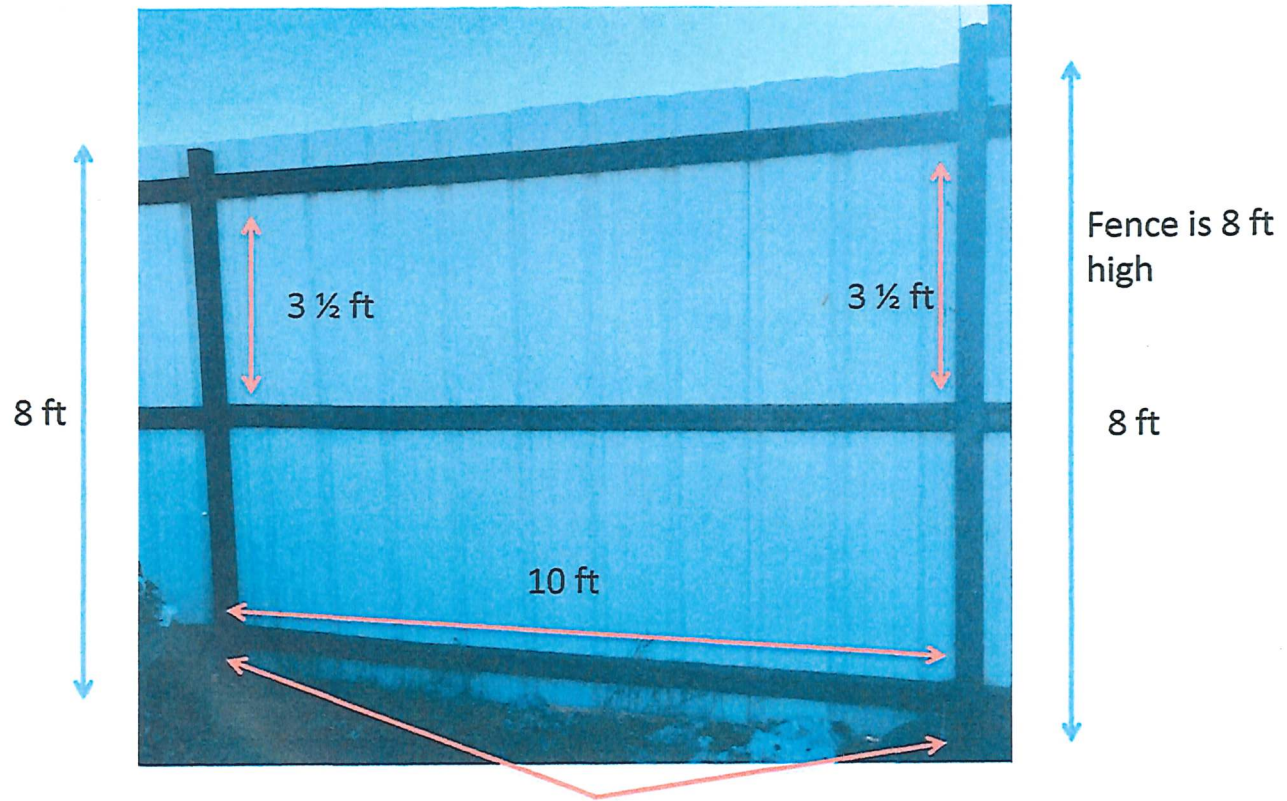
We thought that the approved variance was our authority to build the fence and we built the fence a little after the variance approval date.

However, a fence building permit was never submitted/ approved before the Board approval expiration date of September 7, 2012.

We are now going through the whole process in order to be in compliance with city code.

The next pages are plans of the fence we built back in 2012.





Each post has been buried 2 ft deep with concrete

