



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, March 19, 2025

Public Hearing 10:00 A.M.

In Person

City Council Chamber
200 Texas Street
2nd Floor
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>

Meeting/ Access Code: 2558 954 7492 (Registration Required)

Teleconference

+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 Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

- 1. Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on March 17, 2025 using the following link:
<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>**
- 2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

****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 5:00 PM on March 17, 2025.**

For questions or assistance with registration, please contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026.

Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

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	_____	VACANT	_____
Tony Perez	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	Darin Hoppe	_____
Bob Riley, Vice-Chair	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

I. PUBLIC HEARING

A. Approval of Minutes of the February 19, 2025 Hearing

B. ANY CASES NOT HEARD WILL BE MOVED TO APRIL 16, 2025

C. New Commercial Cases

1. BAC-24-029 Address: 4901 Bourine Street
 Owner: Teddy Brigham on behalf of West Vickery Church of Christ
 Zoning: "CF" – Community Facilities

- a. **Variance:** Permit an illuminated monument sign where none are allowed.
- b. **Special Exception:** Permit a monument sign with electronic changeable copy.

2. BAC-25-008 Address: 3407 Sycamore School Road
 Owner: 3407 Sycamore School LLC
 Zoning: PD 245

- a. **Special Exception:** Permit a monument sign with electronic changeable copy.

3. BAC-25-013 Address: 5013 El Campo Ave
 Owner: Jason Eggenburger on behalf of 5013 Camp Bowie Ave
 Zoning: “FR” -General Commercial Restricted

- a. **Variance:** Permit less parking spaces than required.

Required number of parking spaces: 11 spaces

Requested number of parking spaces: 5 spaces

4. BAC-25-016 Address: 6801 Hatch Road
 Owner: Anthony Seris on behalf of Elite Development and Construction LLC
 Zoning: “A-5” One – Family Residential

- a. **Variance:** To permit construction of a model home less than 300 feet away from any occupied residence.

Minimum required distance from occupied residence: 300 feet

Proposed distance from occupied residence: Approximately 146 feet

II. 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. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still 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, March 14, 2025 at 11:00 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

BAC-24-029

Address: 4901 Bourine Street

Owner: Teddy Brigham on behalf of West Vickery Church of Christ

Zoning: "CF" Community Facilities

a. Variance: Permit an illuminated monument sign where none are allowed.

b. Special Exception: Permit a monument sign with electronic changeable copy.

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

3.303 Board of Adjustment Action

(a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:

- 1) The use is specifically permitted under this ordinance;
- 2) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
- 3) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.

(b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

6.407 Relation to Zoning Districts

(2) *Community Facilities*. Identification signs shall be permitted subject to the following provisions.

- e. Signs located across the street from a one-family or two-family district shall not be illuminated. The source of light for illuminated signs shall not be intermittent or flashing. Revolving signs shall not be allowed.

6.411 Electronic Changeable Copy Signs

- (a) 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:



Board of Adjustment - Commercial

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 messages, 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
The proximity to scenic areas or corridors.

LOT HISTORY:

PS24-02440, Sign Permit for monument sign, awaiting client reply, 01/10/2025
ZC-24-127, Zoning Change from A-5 to CF, Approved, 12/10/2024
PB08-09308, Commercial Addon Building Permit, Finald, 10/13/2009
ZC-04-199, Council initiated zoning change from "B" or "ER" to A-5, Approved, 07/16/2004

**COMPREHENSIVE
PLAN DESIGNATION:**

Institutional

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Ridglea Area NA, Riverhills HOA, Como NAC, Keep Lake Como Beautiful, Tarrant Regional Water District, Streams and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD.

**EXISTING
CONDITIONS:**

The subject property is a triangular shaped property with frontage on 3 roads, Bourine Street, Chariot Drive, and Vickery Boulevard. The area across Bourine (west) and Chariot (north) is zoned "A-5" – One Family Residential, and the



Board of Adjustment - Commercial

area across Vickery (south) and to the east is zoned "I" - Light Industrial. The Union Pacific Railroad is south of the property. There is an existing church located on the property that was constructed in 1971. An addition was completed in 2009. The property was rezoned in 2024 to permit a monument sign, as the desired sign was prohibited within the "A-5" zoning district.

Per 6.407(2)(b), signs located in community facilities shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each 10 linear feet along said street. Based on GIS measurements, the property has approximately 179 linear feet of frontage along Bourine, and approximately 386 linear feet of frontage along Vickery Blvd. Based on the ordinance language, the maximum sign area permitted is 56.5 square feet. The applicant is proposing a monument sign that would be 8 feet in height from grade with a sign face area of 54.52 square feet, which is less than the maximum allowed.

The applicant is requesting a variance to permit a monument sign that is illuminated to be located across from a property zoned "A-5". The sign would be located in the south-west corner of the property, near the intersection of Vickery and Bourine. While the area across Bourine and Chariot is zoned A-5, the closest residence is located on the southwest corner of Bourine and Chariot, and faces Chariot. The church owns a parking lot used for church patrons on the northeast corner of the Bourine and Chariot intersection. The proposed sign would be visible from the vacant property across Bourine near the intersection of Vickery and Bourine, and would be visible from Vickery Boulevard.

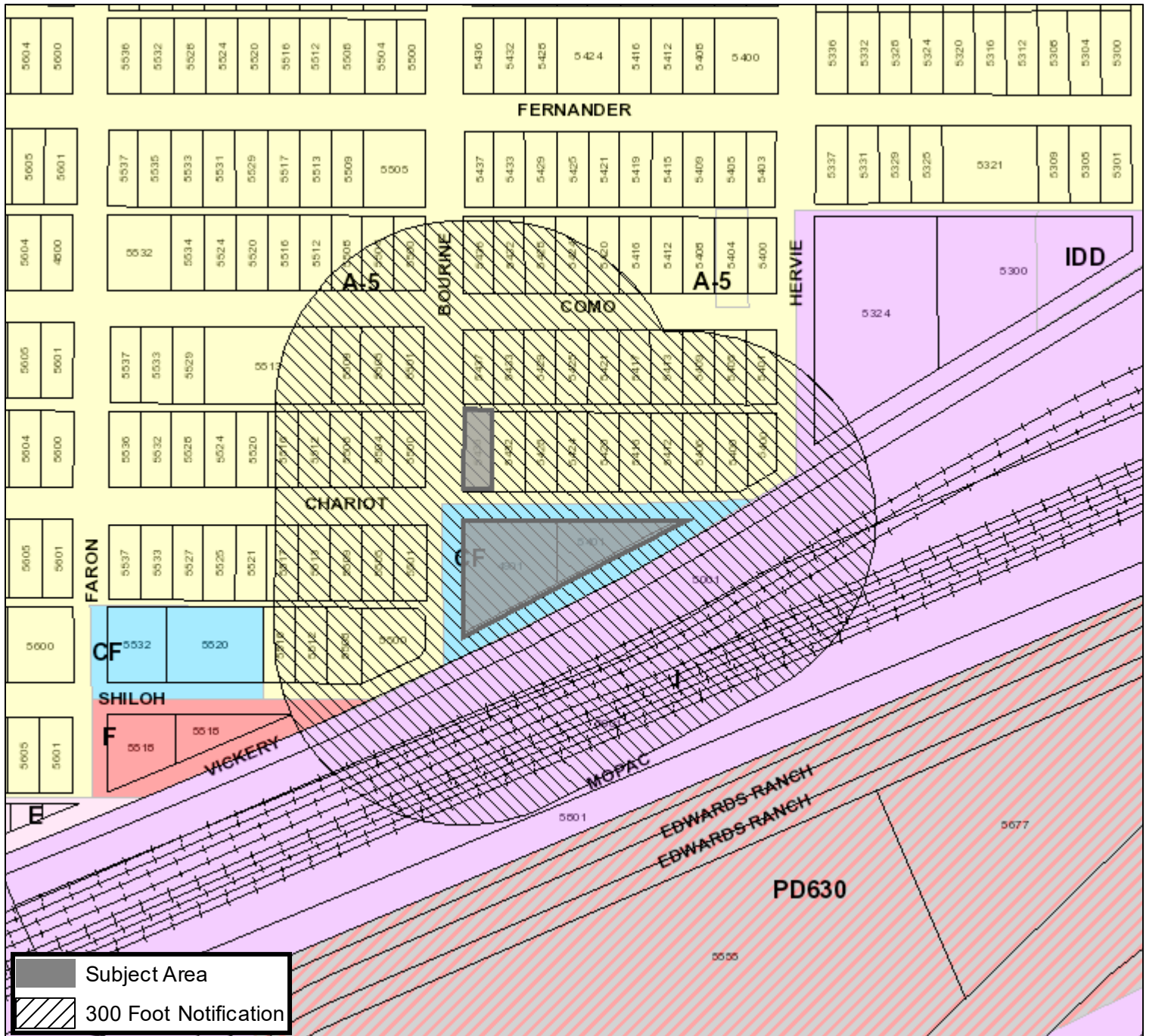
The applicant is also requesting a special exception to permit electronic changeable copy on a monument sign. Based on the proposed sign area of 54.52 square feet, the maximum changeable copy area allowed by special exception is 13.63 square feet, and the applicant is proposing 13.19 square feet. There are no monument signs with electronic changeable copy in the immediate area, but Vickery Boulevard is a minor arterial, and electronic changeable copy signs are common along right of ways classified as minor arterial in other areas of the city, as such the proposed monument sign isn't inconsistent with the surrounding area.

Currently there is an existing pole sign that was erected when the church was built that will be removed if the variance request and special exception request is approved, and the monument sign will be erected in its place. The location of the sign has been approved by Zoning Plans Exam and meets all other zoning development standards.

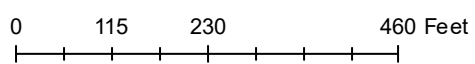


Area Zoning Map

Applicant: Teddy Brigham
MapSCO: 75S
Commission Date: 3/19/2025



Subject Area
 300 Foot Notification



Aerial Photo Map



0 110 220 440 Feet



BAC-24-029
4901 Bourine St



**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: 4901 Bourine St. Fort Worth, TX. 76107
 Lot/Tract: 2, 3 and 4 Block/Abstract: 26 Lot Size: .79 Acres
 Legal Description: Addition/Survey: Harlem Hills Addition

Owner's Name: West Vickery church of Christ
 Address: 4901 Bourine Street
 City: Fort Worth State: Texas Zip: 76107
 Tele: () 817-894-7494 E-Mail westvickerycoc@gmail.com

Applicant's Name: Teddy Brigham
 Address: 3941 Singleleaf Lane
 City: Fort Worth State: Texas Zip: 76107
 Tele: () 817-894-7494 E-Mail westvickerycoc@gmail.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 We are installing a digital monument sign. Maximum Height 8, Maximum Width 16, Maximum Total Sign: 128 sq ft / 64 sq ft
 Maximum advertised message area 96 sq ft: 14.26 sq ft Minimum non-advertised area: (25% of sign area 3.57 sq ft)
 Provided: 25.74 sq ft Minimum ground contact is 75% of structures width: 100% Setback Restrictions: N/A

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: <u>9/16/24</u>	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY: <u>KM</u>	CASE NO. <u>BAC-24-029</u>
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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 is not a self-created hardship. The request is to replace the existing sign from 1975. Updating
_____ to a modern more appealing sign.

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.
The variance request

4. The variance will not adversely affect the health, safety, or welfare of the public.
The variance would in no way affect the health, safety or welfare of the public. The updated sign
_____ would enhance the aesthetics of the area.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
The variance will in no way injure the use of the 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.**

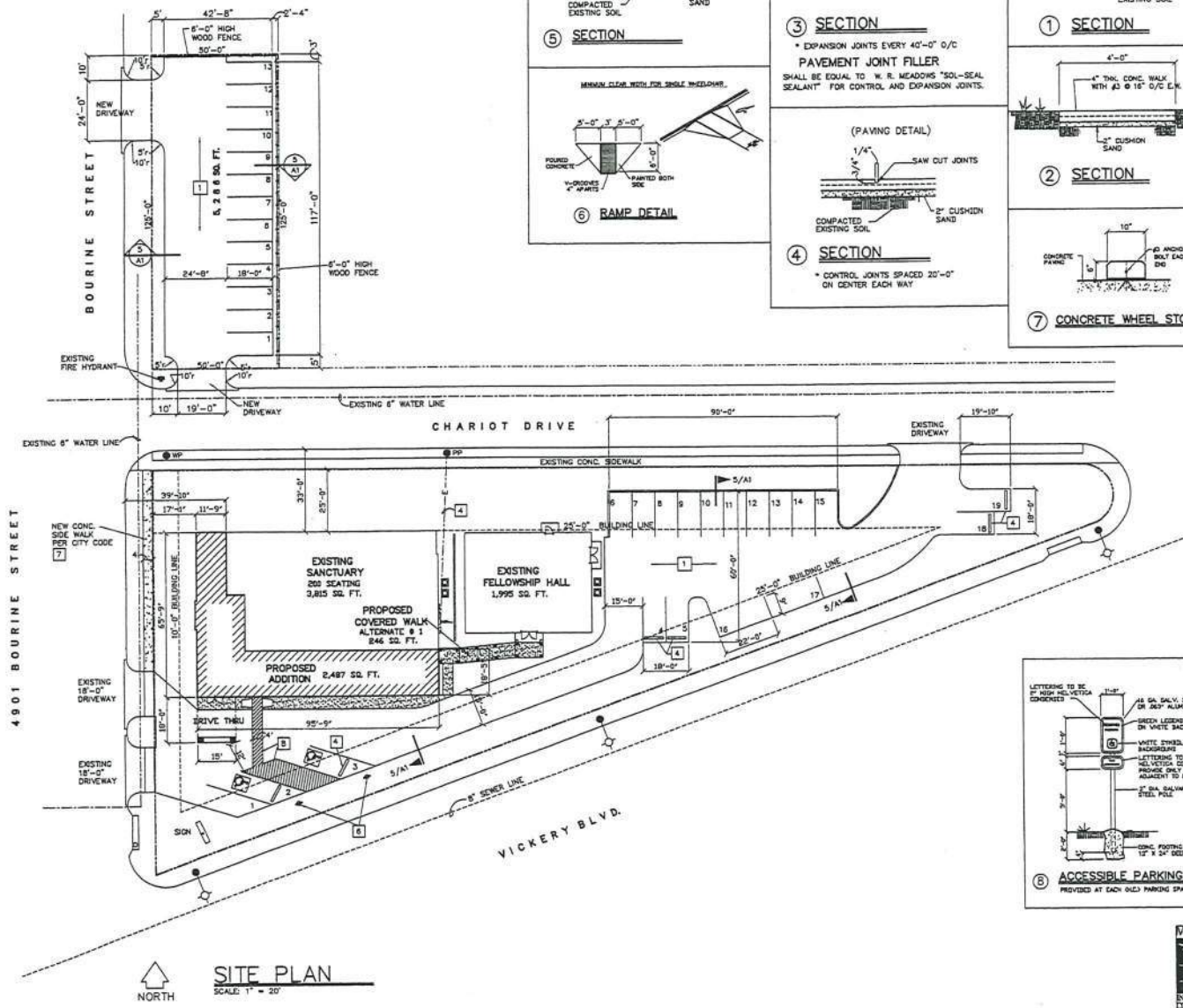
(All applications submitted via email must be signed using a digital ID or certificate.)

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

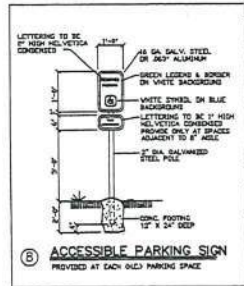
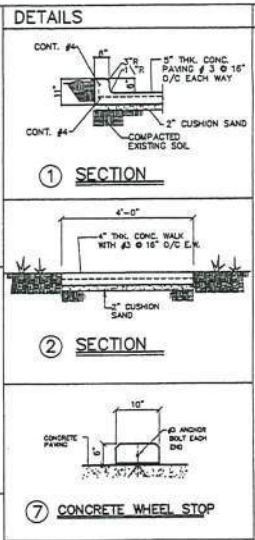
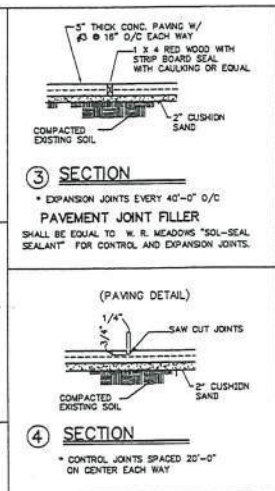
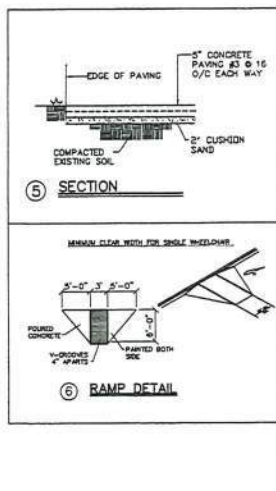
Signature: Teddy Brigham

Digitally signed by Teddy Brigham
Date: 2024.09.13 16:38:54 -05'00'

Date 09/12/2024



NORTH
 SCALE 1" = 20'



CONSTRUCTION NOTES	
1	5" THICK CONCRETE PAVING WITH #3 SPACED 18" ON CENTER EACH WAY ON 2" CUSHION SAND ON RECOMPACTED SUB-GRADE
2	2" DOMESTIC WATER METER AND 1" LAWN IRRIGATION METER
3	4" SANITARY SEWER LINE WITH DOUBLE CLEAN OUT EVERY 100'-0"
4	OVERHEAD ELECTRICAL SERVICE
5	CONCRETE WHEEL STOP WITH #3 AT EACH END. SEE SHEET AT NO. 6
6	HANDICAPPED CAR / VAN PARKING SIGN MOUNTED 60" ABOVE FINISH GRADE
7	INSTALL NEW 4" THICK CONCRETE WALK WITH #3 REBARS @ 18" O/C E. W. ON 2" CUSHION SAND
8	PAINTED STRIPPING ON PAVING.

PREPARED BY	
JOHN TAYLOR AND ASSOCIATES 6800 BRIGHTWOOD STAR RD. STE. 201 FORT WORTH, TEXAS 76112 (817) 446-1364 OFFICE (817) 446-1307 FAX	

OWNER	
WEST VICKERY CHURCH OF CHRIST 4901 BOURINE STREET FORT WORTH, TEXAS 76107 EDDIE BIGHAM, JR. 817-966-5286	

NOTE:	
CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES BEFORE CONSTRUCTION STARTING.	

PARKING DATA	
REQUIRED PARKING	40
PARKING PROVIDED (ON LOT)	19
PARKING PROVIDED (ACROSS STREET)	13
TOTAL PARKING	32

ZONING	
PROPERTY ZONED	A-5 SINGLE FAMILY

DATE	
DATE	MAY 12, 2008

LEGAL	
LOT-1,2,3,4 BLOCK-26 ADDITION CITY OF FORT WORTH, TARRANT COUNTY TEXAS	
34,566 SQ. FT. = .79 Acres	

REVISIONS	

P M D ARCHITECTS
 2312 BEAN PLACE DR.
 FORT WORTH, TEXAS 76116 (817) 922-1247

JOHN TAYLOR & ASSOCIATES
 6800 BRIGHTWOOD STAR RD. SUITE 201
 FORT WORTH, TEXAS 76112

PROPOSED RENOVATION & EXPANSION
 FOR
WEST VICKERY CHURCH OF CHRIST
 4901 BOURINE STREET
 FORT WORTH, TEXAS 76107

JOB NO.	2008-8
DRAWN BY:	JET
CHECK BY:	PD
DATE:	5-12-2008



SHEET NO.
A1
 OF 10

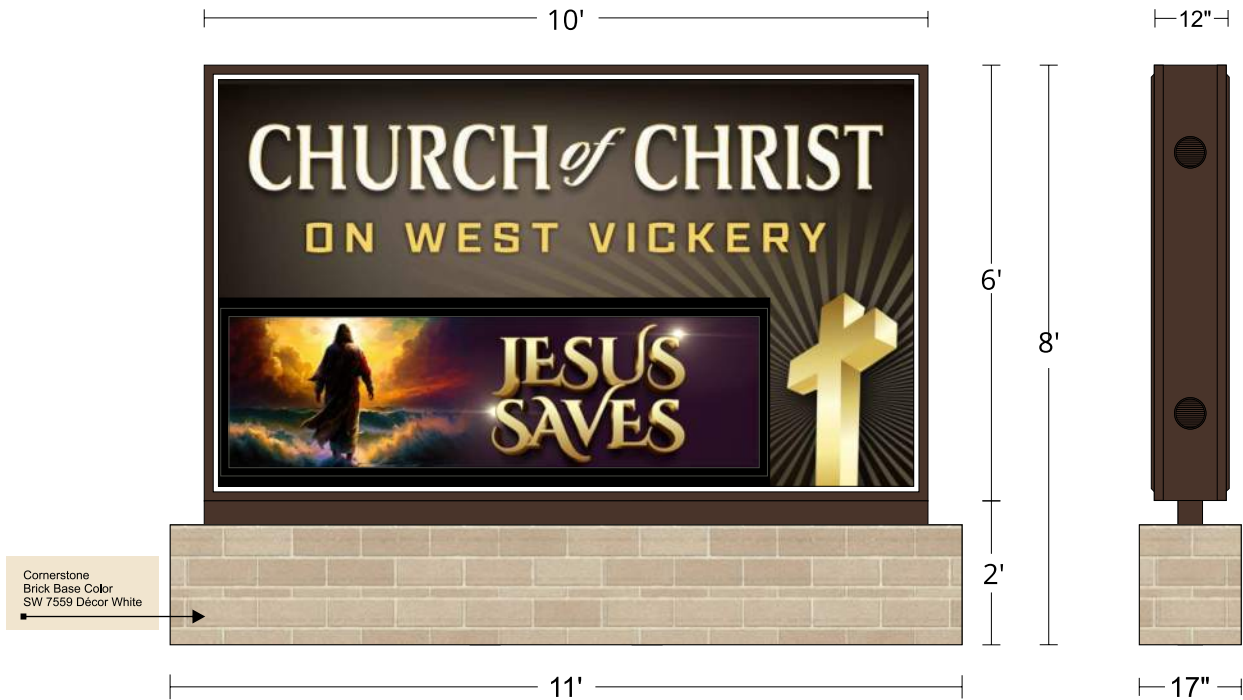


1041129-6a-s Photoshop File

Flat Surface Dimensions: 67.75" x 115.875"

With Bleed: 68.25" x 116.375"

- TekStar Cabinet: 6' x 10'
- Sign Face Flat Surface: 115.875" x 67.75" Total: 54.52 Sq. Ft.
- LED Display: 10.66mm, 60x180, 2'1" x 6'4" Total: 13.19 Sq. Ft.



Cornerstone Faux Tan Brick Base
 Dimensions: 20" H x 132" W x 17" D

Original Sold Sketch

Stewart Signs
 ONE SIGN. ONE COMPANY

1-800-237-3928 stewartsigns.com

TekStar Color 10.66mm 60x210

CABINET SIZE: 6'x10'

Sk: 1041129-6a-s Cust: 1982346

3/5/2025 F/rRicciardi SOLD

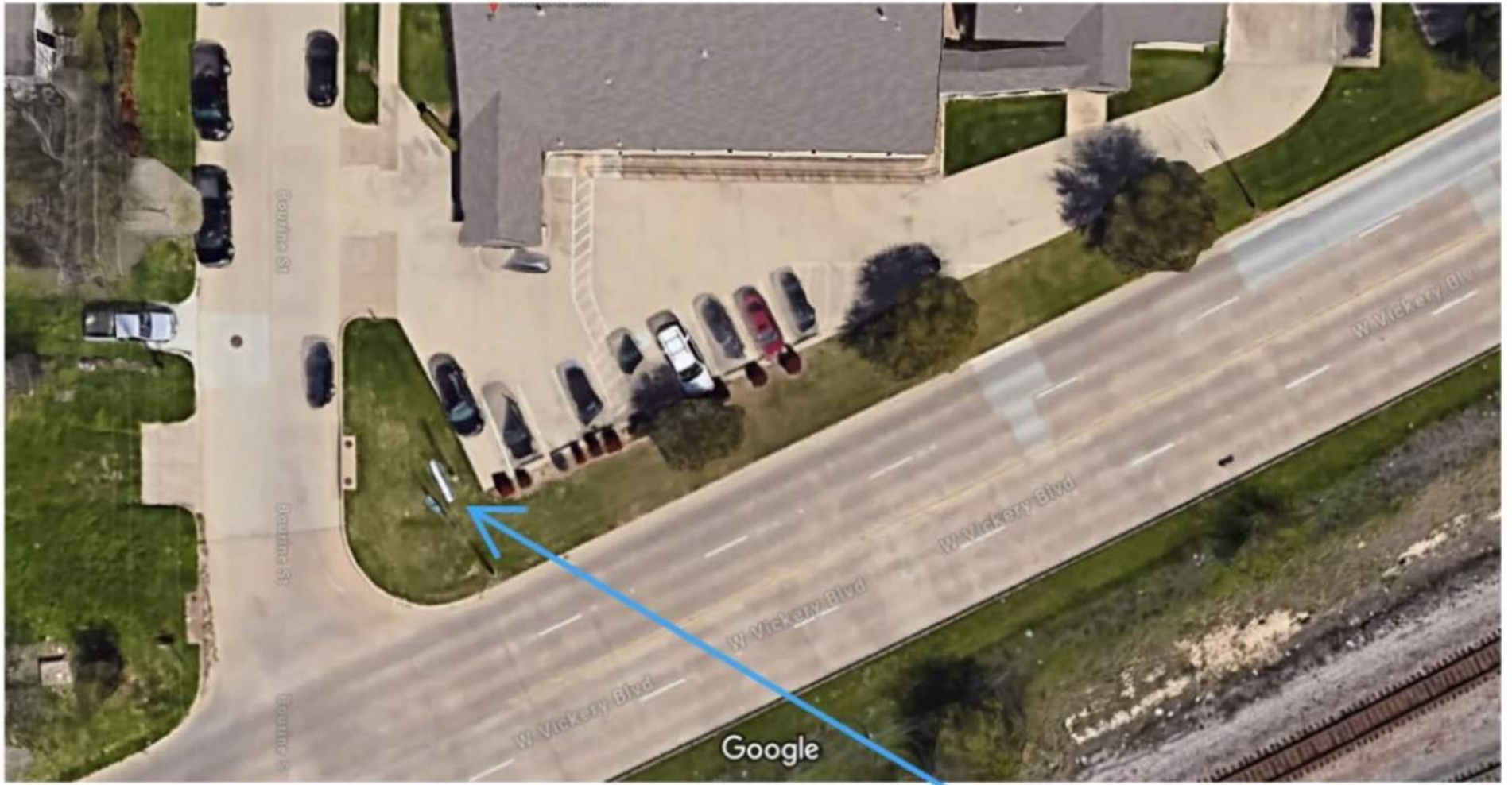
Scale: 3/8"=1' Paint Color(s): Dark Brown

Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.







Board of Adjustment - Commercial

BAC-25-008

Address: 3407 Sycamore School Road
Owner: 3407 Sycamore School LLC
Zoning: PD 245

a. Special Exception: Permit a monument sign with electronic changeable copy.

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action

- (a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:
- (a) The use is specifically permitted under this ordinance;
 - (b) The location of proposed activities and improvements is clearly defined on the site plan by the applicant;
 - (c) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.
- (b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

6.411 Electronic Changeable Copy Signs

- (a) 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:
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 messages, 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.



Board of Adjustment - Commercial

- (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.

LOT HISTORY:

BAC-14-057 - Monument sign with Electronic Copy, Approved with condition that the operation is limited to 7am to midnight, 07/17/2014

PS14-00693 – Sign permit for a detached, illuminated monument sign with ECC, Expired, 01/30/2015

PB13-09300 - building permit for commercial building, Finaled, 08/25/2014.

**COMPREHENSIVE
PLAN DESIGNATION:**

Neighborhood Commercial

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

District 6 Alliance, Streams and Valleys Inc., Trinity Habitat for Humanity, Fort Worth ISD, Crowley ISD

**EXISTING
CONDITIONS:**

The subject property is located along a principal arterial right of way and is located in an established commercial area. There is currently a laundromat operating in the structure on the site. The property is zoned PD-245 which permits all uses permitted within "E" commercial district and an automotive lubrication facility. The adjacent properties to the east, west, and south are zoned "E" and the property to the north is zoned PD 285, PD 299, and PD 341. This area is occupied by Walmart and supporting retail businesses.

The applicant is requesting a special exception to permit an electronic changeable copy on a monument sign. The Commercial Board of Adjustment granted an approval with conditions for a monument sign with electronic copy in 2014, however the approval expired when a building permit was not issued to construct the sign within six months. The proposed monument sign is 61 square feet in area, with the ECC portion of the sign measuring 14 square feet, resulting in 22% of the sign face being devoted to changeable copy.

The closest existing residential use is a residential subdivision, located approximately 300 feet to the east, but there is a church located between the subject property and the residential subdivision. The church between the proposed electronic changeable copy sign and the residential uses does not have any landscaping in its front yard.

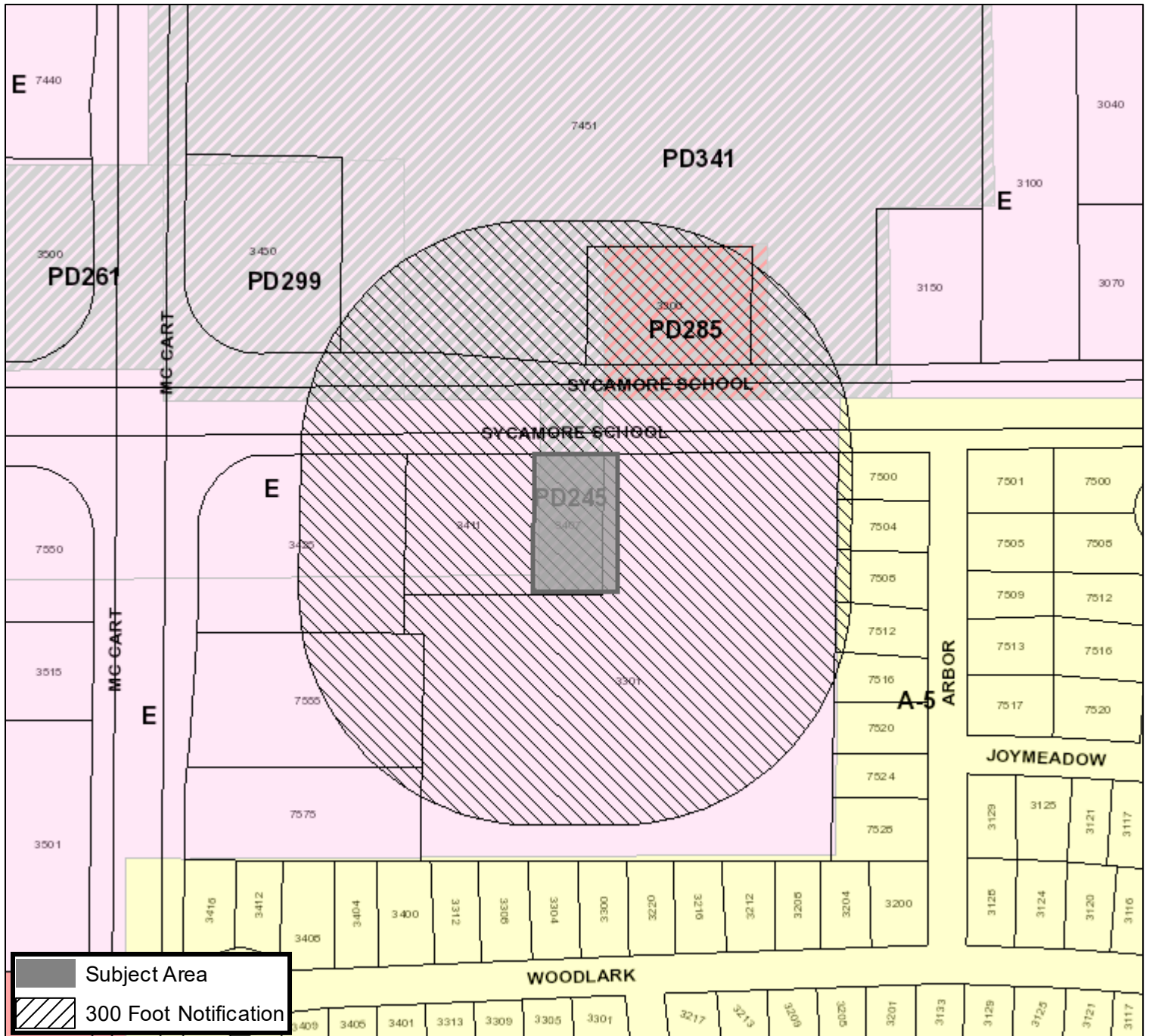
There are several signs containing electronic changeable copy in the area, located at the McCart Ave and Sycamore School Rd intersection.





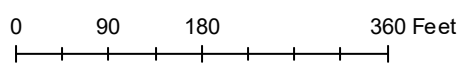
BAC-25-008

Area Zoning Map

Applicant: Sgns By Tommorrow for 3407 Sycamore School LLC
Mapsc0: 103M
Commission Date: 3/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 50 100 200 Feet



BAC-25-008
3407 Sycamore School Rd



BAC-25-029
3407 Sycamore School Rd



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



Development Services Department

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: 3407 Sycamore School Road

Lot/Tract: A-1-B3 Block/Abstract: 1 Lot Size: .38 acre

Legal Description: Addition/Survey: MEADOW CREEK #1 ADDITION BLOCK 1 LOT A1B3

Owner's Name: 3407 Sycamore LLC

Address: 97-77 Queens Blvd.. Suite 620

City: Rego Park State: NY Zip: 11374

Tele: () 203-927-3313 E-Mail osauberman@laundrycapital.com

Applicant's Name: 3407 Sycamore School LLC

Address: 97-77 Queens Blvd. Suite 620

City: Rego Park State: NY Zip: 11374

Tele: () 214-755-3313 E-Mail tmccord@laundrycapital.com

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: <u>2/13/25</u>	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY: <u>KM</u>	CASE NO. BAC-25-008
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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)

DocuSigned by:

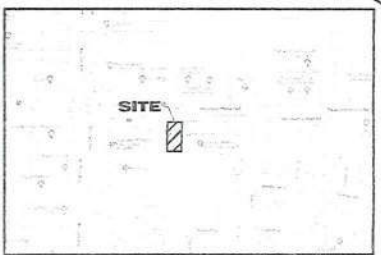
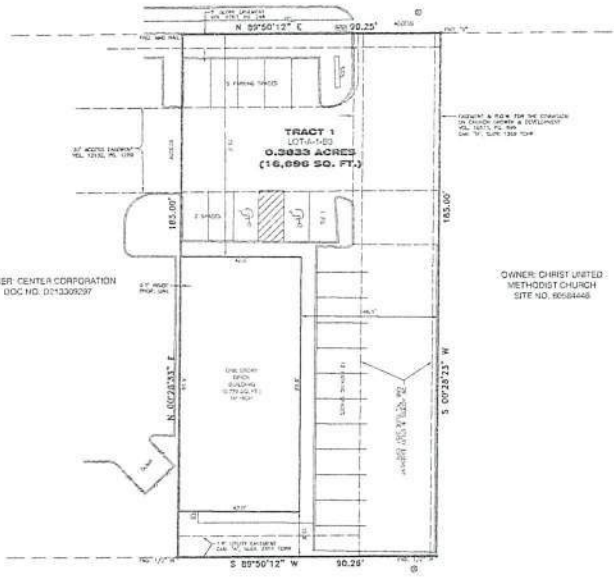
Signature: _____
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Date 1/31/2025

GRAPHIC SCALE



SYCAMORE SCHOOL ROAD (120' PUBLIC RIGHT-OF-WAY)



VICINITY MAP NOT TO SCALE

- LEGEND: AF - AERIAL EASEMENT, BL - BUILDING LINE, etc.

SCHEDULE 'B' ITEMS: 1. CONVEYANCE OF THE INTEREST IN THE PUBLIC RECORDS, TARRANT COUNTY, TEXAS...

ENCROACHMENTS: INDIC TO NOTE

NOTES: 1. ALL RECORDS ARE BASED ON A GPS OBSERVATION TEXAS COUNTY CENTRAL GRID...

FLOOD NOTE

FLOODPLAIN: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOODPLAIN MANAGEMENT ACT...

OWNER: CHRIST UNITED METHODIST CHURCH SITE NO. 8558446

OWNER: CHRIST UNITED METHODIST CHURCH SITE NO. 8558446

SURVEYOR'S CERTIFICATION: TO: MICHIGAN BANK, N.A., 3300 CALLENA, 3407 SYCAMORE LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND TRIC WEST AGENCY, LLC

DATE OF PLAT OR MAP: OCTOBER 14, 2022

Signature of Fred W. Lawton, Surveyor, with professional seal.

ALTA/NSPS LAND TITLE SURVEY OF

- TRACT 1: LOT A-1-B3, BLOCK 1, MEADOW CREEK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS...

Table with columns: ADDRESS (3407 SYCAMORE SCHOOL ROAD, FORT WORTH, TEXAS 76120) and REVISIONS (1: 10-18-22, 2: 10-18-22).

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave., Bldg 4, Suite 101, Houston, Texas 77082

AERIAL VIEW

LOCATION PLAN:

Address: 3407 Sycamore School Road
Fort Worth, Texas 76123

Client: Signs By Tomorrow

Company: Laundromax

Email: info@sbtfortworth.com




LAUNDROMAX
America's Always Clean Laundromat

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



2129 S Great Southwest
Pkwy, unit 309
Grand Prairie, Tx 75051
TEL: 972.352.2898

 **NAMPA PLANT -**
UL #433195-001
U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: Signs By Tomorrow
Site: 3407 Sycamore School Road
Fort Worth, Texas 76123
TEL: (817) 626-7446

Date: 08/05/2024

Designer: Emery

Project: 3936

Account: LaundroMax Monument - Fort Worth

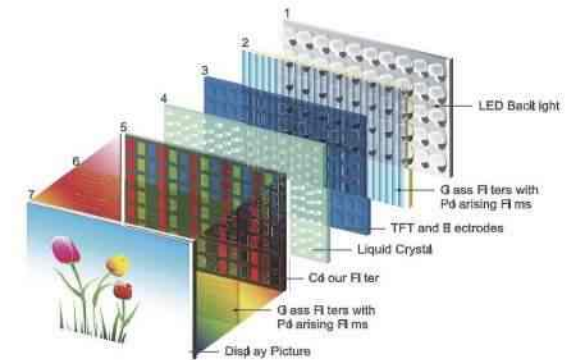
Sales Rep. Lucy Sixtos

Revision: 0

Proposal Footage:

Page #

2-4



PROOFING POLICY

By approving this proof you acknowledge that color, size, orientation, spelling, and quantity is correct. If there are any issues request changes



Board of Adjustment - Commercial

BAC-25-013

Address: 5013 El Campo Ave
Owner: Jason Eggenburger on behalf of 5013 El Campo Ave
Zoning: "FR" General Commercial Restricted District

a. Variance: Permit less parking spaces than required.

Required Number of Parking Spaces: 11 spaces
Requested Number of Parking Spaces: 5 spaces

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

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 250 feet of one- or two-family zoned property.

Use	Requirement
Commercial business, retail sales and service (except large retail)	4 spaces per 1,000 square feet (25% reduction for conversion from a more restricted use).

LOT HISTORY:

BA983037 – Variance to permit construction of a metal accessory building that would encroach into the rear yard setback, Approved, 10/13/2013

PO15-01525 – Certificate of Occupancy, Hair in the Heights, Finalized, 04/13/2015

COMPREHENSIVE

PLAN DESIGNATION:

Neighborhood Commercial



Board of Adjustment - Commercial

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Westside Alliance, Northcrest NA, Como NA, Arlington Heights NA, Alamo Heights NA, West Byers NA, Sunset Heights NA, Crestline Area NA, Keep Lake Como Beautiful NA, Streams and Valleys Inc., Trinity Habitat for Humanity, Camp Bowie District, Inc., Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is an interior lot located within the Arlington Heights neighborhood near a major arterial right of way. The rectangular lot has a 1.6 percent downward slope from the northern property boundary along El Campo and ending at the southern property boundary, has no presence of floodplain and very little tree coverage. The property was platted as part of the Chamberlin Arlington Heights subdivision in 1890 and was platted with alley access.

The properties immediately to the east and west of the subject property are zoned FR, but there are lots zoned "F" General Commercial further east where El Campo and Camp Bowie intersect. The property to the north, located across El Campo is also zoned "F" General Commercial. The property to the south, separated from the subject property by an alley, is zoned "C" Medium Density Multifamily.

There is an existing structure located on the property that was built in 1931 according to Tarrant County Appraisal District records. The existing building is approximately 2,194 square feet in area.

The applicant is proposing to demolish the existing structure and construct a new structure approximately 2,705 square feet in area with a proposed retail use. Based on the standards detailed in 6.201(b)(1), a minimum of 11 parking spaces must be provided for a retail use operating in a 2,705 square foot building. If the existing structure was retained, a minimum of 9 parking spaces would be required on site to meet the minimum parking requirements. The site plan indicates that the parking lot would be located in the southern portion of the lot, behind the proposed structure, with ingress and egress being provided from the alley. The site plan indicates that there would be 5 parking spaces provided, 1 handicap and 4 regular spaces, located on the southeastern property boundary.

The existing parking configuration provides access to a rear parking lot from a one-way entrance located on the north-eastern corner of the lot along El Campo, and a one-way exit located in the north-western corner of the lot along El Campo. Staff was unable to determine the number of existing parking spaces on the current site, as the parking stripes have faded, however, the last certificate of occupancy issued in 2015 indicates a salon use which would require a minimum of 9 parking spaces to be provided on site. While researching the lot history, staff did not discover a history of parking concerns.



Board of Adjustment - Commercial

There are approximately 14 public parking spaces located in the right-of way to the north of the subject property across El Campo. These parking spaces are head in parking spaces that face north, toward Camp Bowie.

The adjacent property to the west of the subject property, located at 5005 El Campo, is occupied by Origin Bank. There are six head in parking spaces for public use located in the right-of-way, in front of the bank.

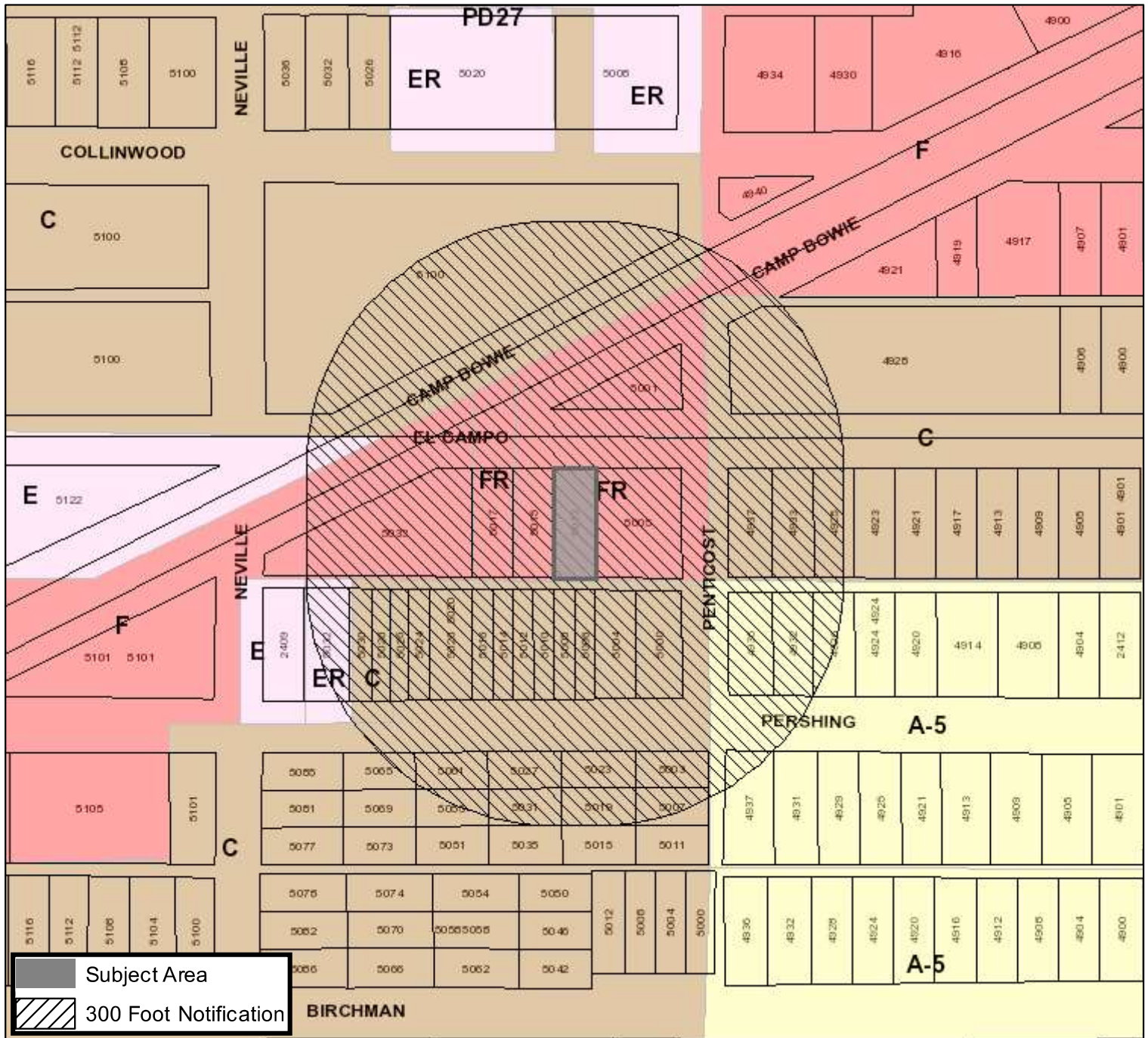
The applicant is working diligently with city contract and transportation staff to construct 5 head in parking spaces to be located in the right of way, along the northern property boundary, accessible from El Campo, as shown on the site plan. The proposed right-of-way parking would be public parking and not exclusive for use by 5013 El Campo Avenue.

The property located approximately 161 feet west of the subject property, addressed as 4937 El Campo Drive, was granted a "CUP" - Conditional Use Permit for auxiliary parking in 2024 (ZC-24-062). The staff report associated with the CUP case indicates that the parking lot would provide parking for employees and patrons of business located at 5013, 5015, and 5017 El Campo Drive.

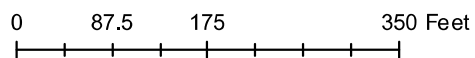


Area Zoning Map

Applicant: 5013 El Campo Ave. LLC by Jason Eggenburger
Mapsco: 75F
Commission Date: 3/19/2025



	Subject Area
	300 Foot Notification



Aerial Photo Map



0 40 80 160 Feet



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



Development Services Department

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: 5013 El Campo Ave
 Lot/Tract: 5 & 6 Block/Abstract: 74 Lot Size: 6,250 SQFT
 Legal Description: Addition/Survey: Chamberlain Arlington Hts 1st Block 74 Lot 5 & 6

Owner's Name: 5013 EL CAMPO AVE, LLC
 Address: 4301 Westside Dr. State: TX Zip: 75209
 City: Dallas E-Mail: NHannon@icirealestate.com
 Tele: () 214-520-2565

Applicant's Name: Jason Eggenburger
 Address: 901 S Main St. State: Texas Zip: 76104
 City: Fort Worth E-Mail: jason.eggenburger@studio97w.com
 Tele: () 817-228-7938

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 The proposed project is a 2,705 square foot wood framed building. The exterior dimensions are 59'-0" x 38'-9" and the height is 26'-11". The exterior materials are fiber cement siding and brick.

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 hardship arises from the constraints of the lot size, which was not altered or created by the property owner. The lot dimensions do not allow for a functional sized building in relation to the amount of area required for on site parking.

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 lot's narrow shape creates a unique circumstance that limits the available area for both a functional building and the required parking spaces. The request is driven by the necessity to make efficient use of the available space.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
By creating street parking directly in front of the building, the proposed parking complements the existing public parking pattern along the street. The variance is consistent with the character and infrastructure of the surrounding area.

4. The variance will not adversely affect the health, safety, or welfare of the public.
The proposed site maintains the safety and functionality of the public parking system. It will not introduce hazards or disruptions.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
The proposed parking arrangement complements the existing land use in the area and adheres to the established rhythm of public parking. It will not interfere with the neighboring properties'. Instead, it enhances the utility of the surrounding area by maintaining an orderly and functional parking scheme that benefits both the property in question and adjacent properties. This might allow for an opportunity for other building owners to continue the pattern of street parking.

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: _____
Jason Eggenburger, AIA, NCARB
Digitally signed by Jason Eggenburger, AIA, NCARB
DN: C=US, E=jason.eggenburger@studio97w.com,
O=97w, OU=97w, CN=Jason Eggenburger, AIA, NCARB*
Reason: I have reviewed this document
Date: 2024.12.12 13:51:55-06'00'

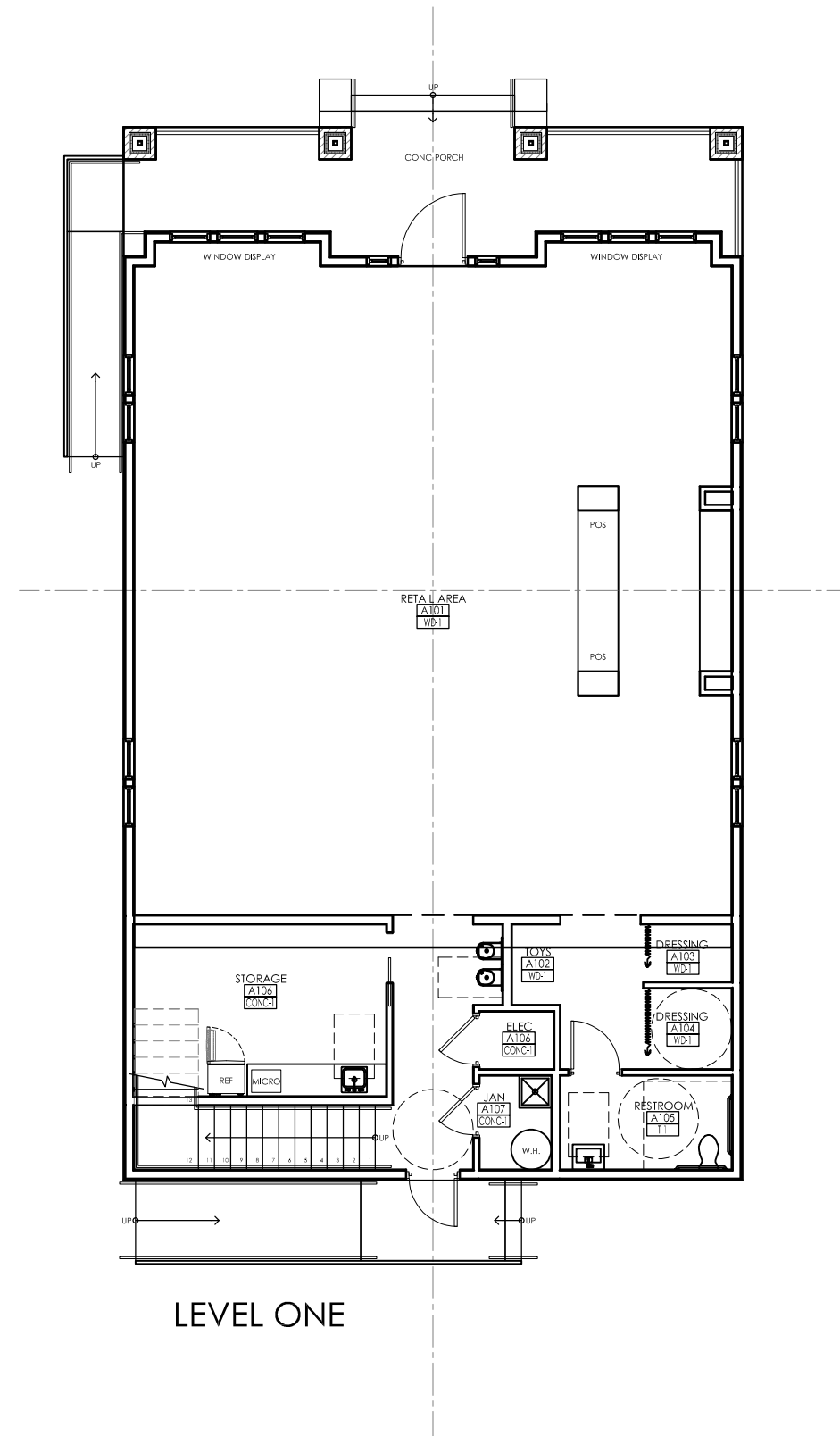
Date 12/12/2024

BAC-25-013
5013 El Campo Ave

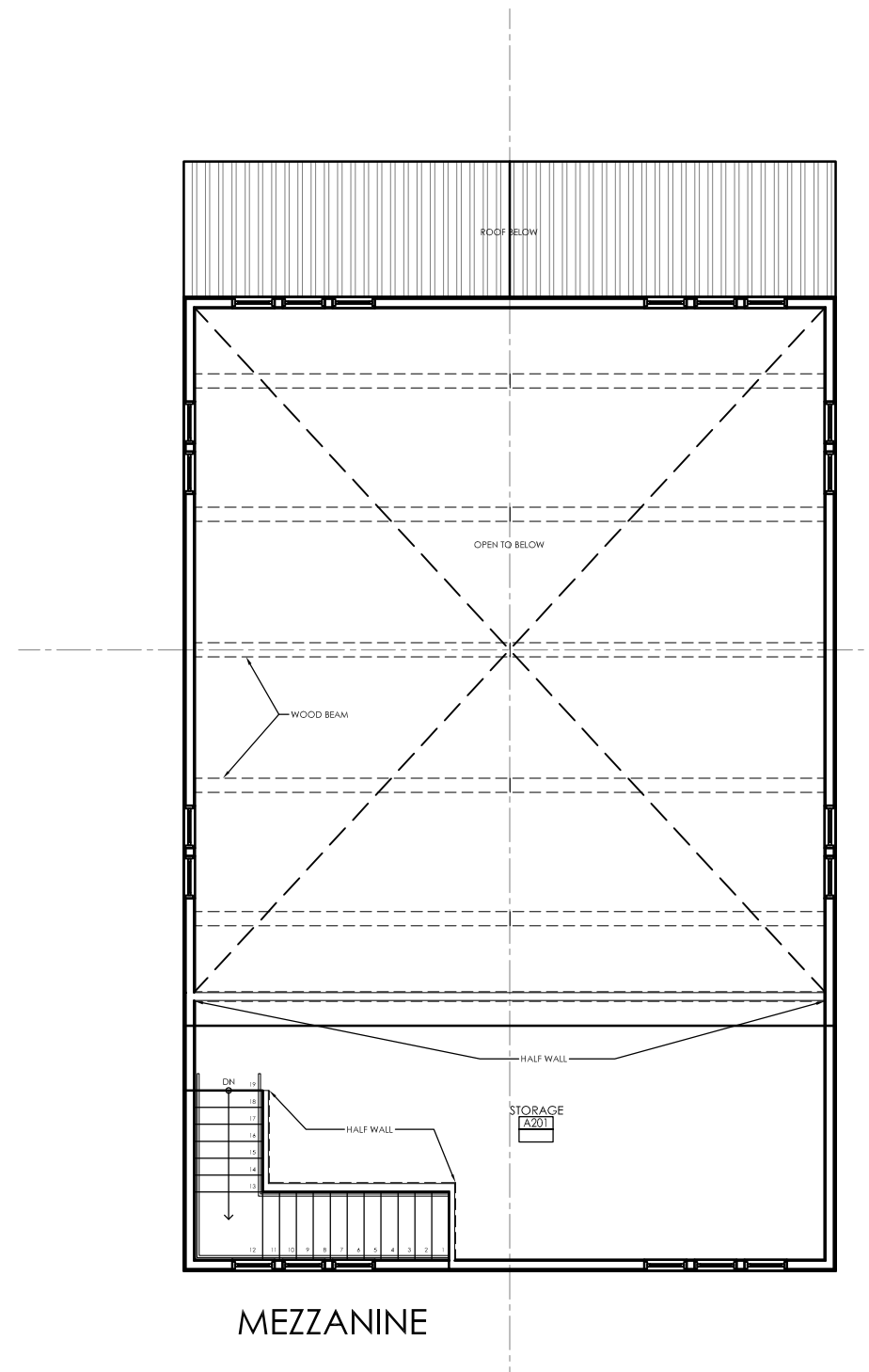


BAC-25-013
5013 El Campo Ave





LEVEL ONE



MEZZANINE

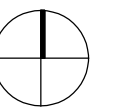
5013 EL CAMPO AVENUE: FLOOR PLAN

2250 GSF LEVEL ONE

455 GSF MEZZANINE STORAGE

Scale: 3/32" = 1'-0"

13 JANUARY 2025



EXISTING ROW PARKING

PROPOSED ROW PARKING

EL CAMPO AVENUE

Revised 2/25/2025

ZONING: FR
PARKING REQUIREMENT: 1 PER 250 SQFT
SPOTS REQUIRED: 10.82
ON SITE SPOTS: 5

125'-0" OVERALL

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED PARKING LOT

PROPOSED BUILDING
2,705 TOTAL SQFT
1,532 RETAIL SQFT



5

5

16' ALLEY

5'-0"

9'-0"

9'-0"

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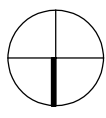
9'-0"

9'-0"

9'-0"

5013 EL CAMPO AVENUE: PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"





Board of Adjustment - Commercial

BAC-25-016

Address: 6801 Hatch Rd
Owner: Anthony Seris on behalf of Elite Development and Construction LLC
Zoning: "A-5" – One-Family Residential

a. Variance: To permit construction of a model home less than 300 feet away from any occupied residence.

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

5.403 Model Home

In any residential district, model homes used as show homes and/or sales offices are permitted in a subdivision as approved by a final plat to which they pertain and subject to the following conditions.

- (a) No more than five model homes per builder per platted subdivision are permitted.
- (b) Model homes that are located more than 500 feet from an arterial or wider street must be at 300 feet from any occupied residence and are subject to a time limit of five years. Model homes that are located 500 feet or less from an arterial or wider street are not subject to the residential district requirement or the five-year time limit of this section.
- (c) A building initially permitted as a single-family residence and converted to a model home must be at least 300 feet from any occupied residence, regardless of distance to an arterial and is subject to a time limit of five years.

LOT HISTORY:

None

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Residential



Board of Adjustment - Commercial

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Northwest Fort Worth Neighborhood Alliance, North Lake Worth NA, Neighbors of Jinkens Heights/Crestridge NA, Streams And Valleys Inc., Trinity Habitat for Humanity, NAS Fort Worth JRB, RCC, Fort Worth ISD, Eagle Mountain-Saginaw ISD, Lake Worth ISD

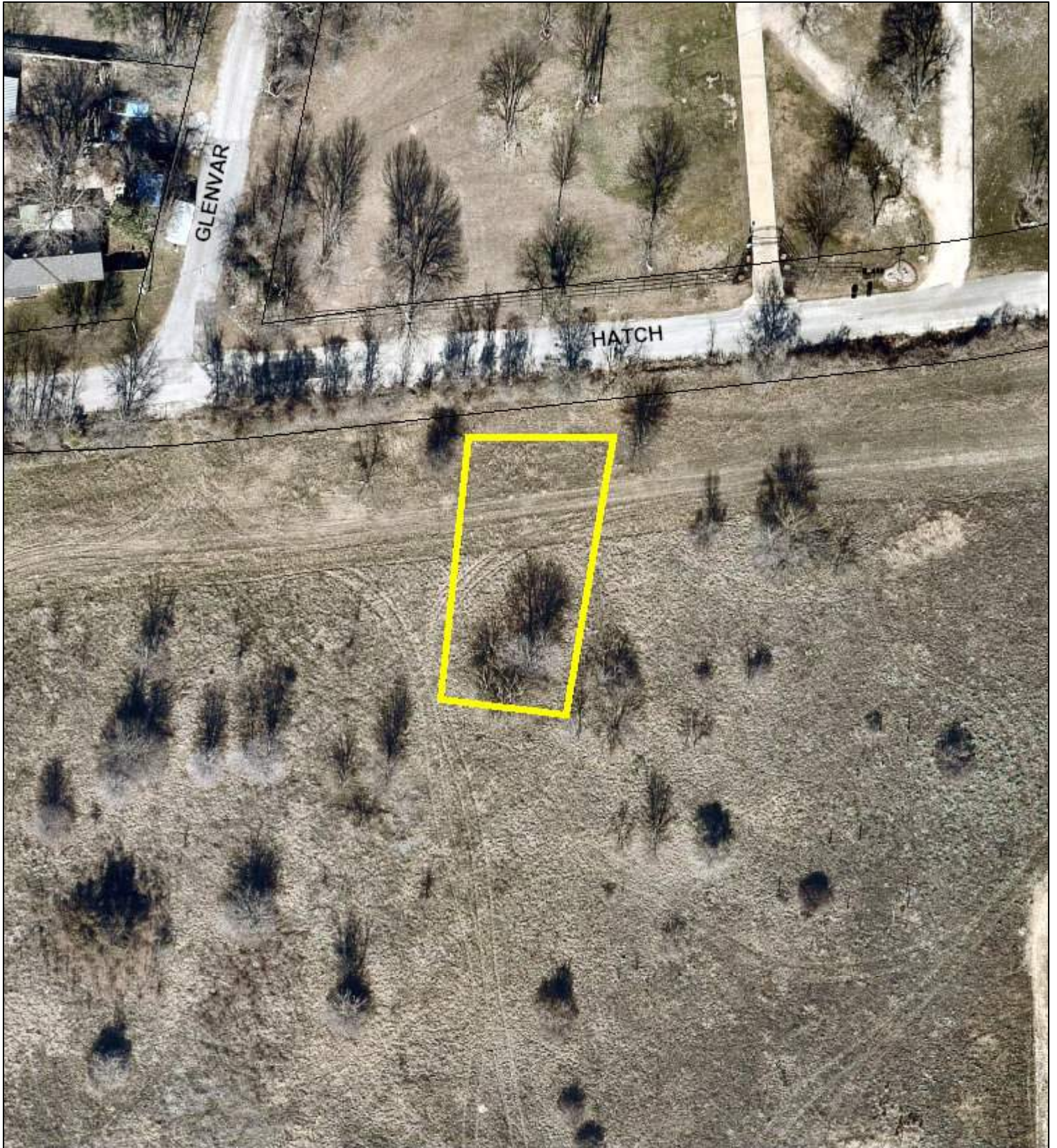
**EXISTING
CONDITIONS:**

The subject property is a vacant property located along Hatch road and has not yet been final platted. There is no presence of floodplain and there is a downward slope beginning at the northeast corner of the property and ending at the southwest corner of the property, but that slope will likely change as development occurs.

The applicant is requesting a variance to permit a model home less than 300 feet from an occupied residence. The rear yard of the model home would begin approximately 275 feet from the point of beginning of the overall property located in the northeastern corner. The closest occupied residential home to the proposed model home is approximately 146 feet, with the occupied residence being located across Hatch Road, within the city limits of Lake Worth.

If the variance to permit the model home is approved, the applicant would be required to meet all development standards as well as the requirements aforementioned in 5.403. If approved, building permits must be obtained within 180 days.

Aerial Photo Map



0 30 60 120 Feet

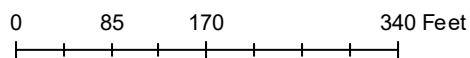
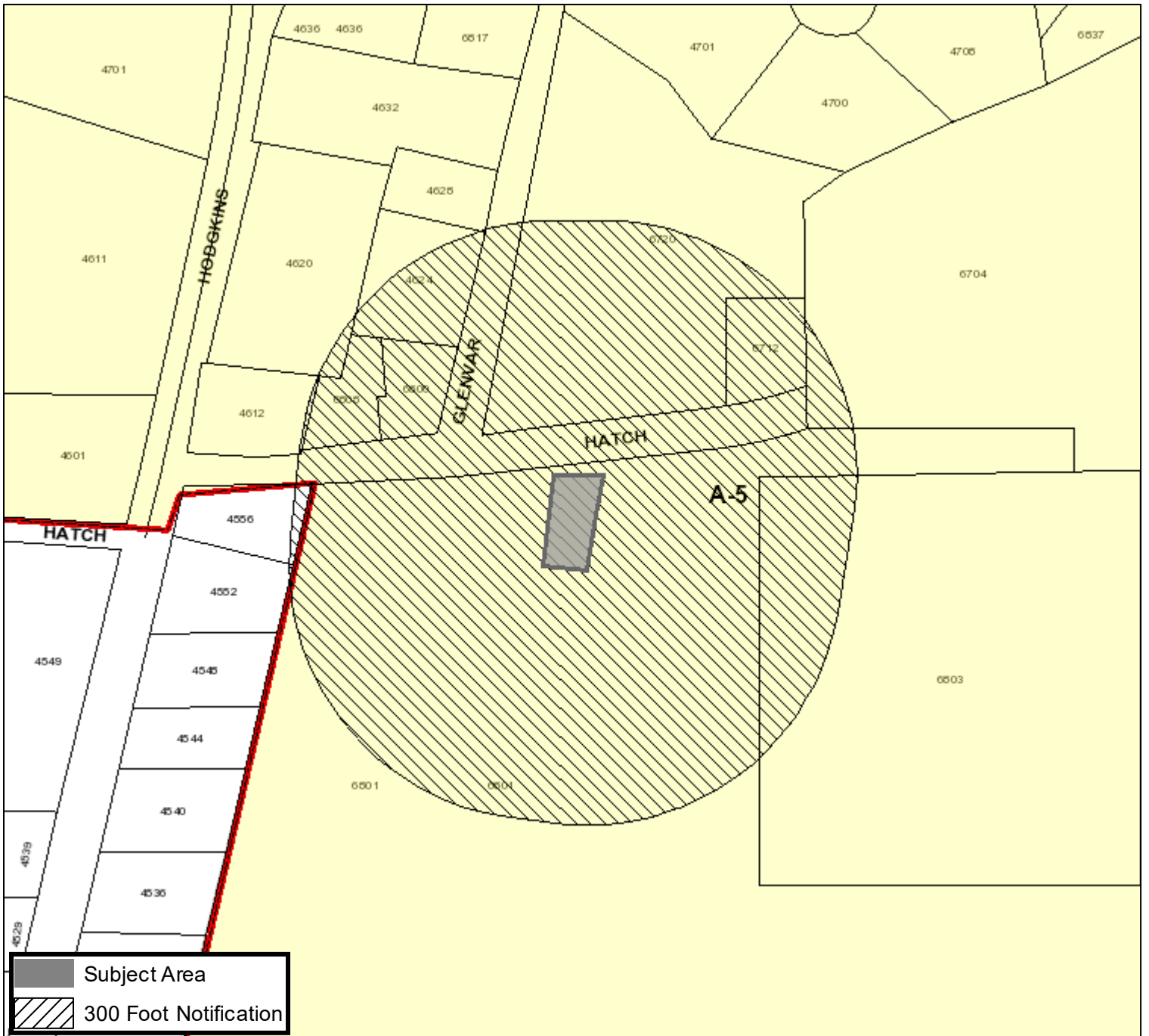




BAC-25-016

Area Zoning Map

Applicant: Graham Hart Home Builder - Anthony Seris
MapSCO: 46N
Commission Date: 3/19/2025



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



Development Services Department

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: 2/25/25	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO. BAC-25-018
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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.**

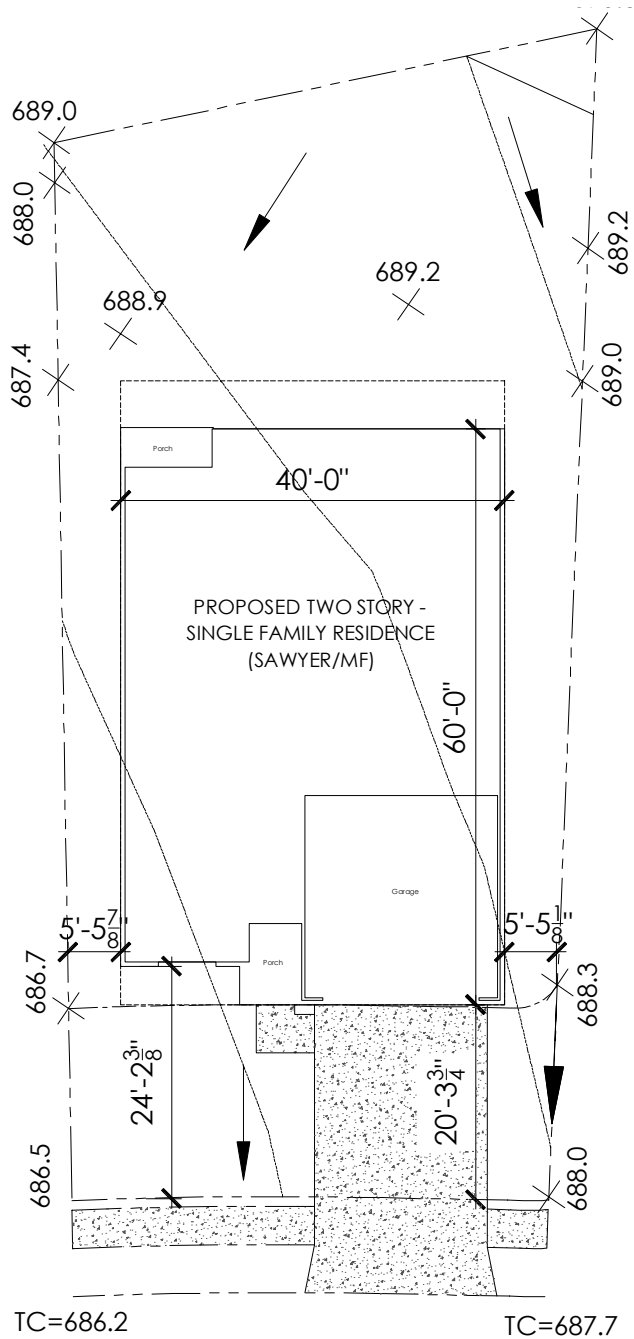
(All applications submitted via email must be signed using a digital ID or certificate.)

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

Signature: _____


Date _____

LOT INFORMATION	
FINISH PAD	689.4
AREA COVERAGE	
LOT AREA	6458 SF
PAD AREA	2348 SF
COVERAGE %	36%
DRAINAGE	
DRAINAGE TYPE:	A
NORTH	
	



SCALE: 1" = 20'-0"

SUBDIVISION: MEADOW LAKES	
PLAN NAME: SAWYER / MF	
LOT: 62	BLOCK: 2
ADDRESS: TBD	
CITY/STATE: FORT WORTH, TX	
NOTES: ----	DATE: 02.27.2025

GENERAL NOTES:

- FT TO BE 12" MIN ABOVE STREET
- SIDEWALK APPROACH: MIN. 3' WIDE
- PUBLIC SIDEWALK: MIN. 4' WIDE BROOM FINISH
- DRIVEWAY APPROACH: MIN. 12' WIDE
- DRIVEWAY @ GARAGE: MIN. 10' WIDE BROOM FINISH
- FENCING - 6' HIGH, 1X4 CEDAR w/ BUTT JOINT
- 4:1 MAX SIDE SLOPE - 1.35% MINIMUM
- A/C UNIT SHALL NOT STOP/FAKEER GRABAGE
- TRASH BIN - INSTALL W/ 4" 4XB OSB AND 2" 2X4 92 5/8" FJ STUDS OPPOSITE OF THE DRIVEWAY SIDE, 10' FROM CURB AND 10' FROM SIDE OF PROPERTY LINE

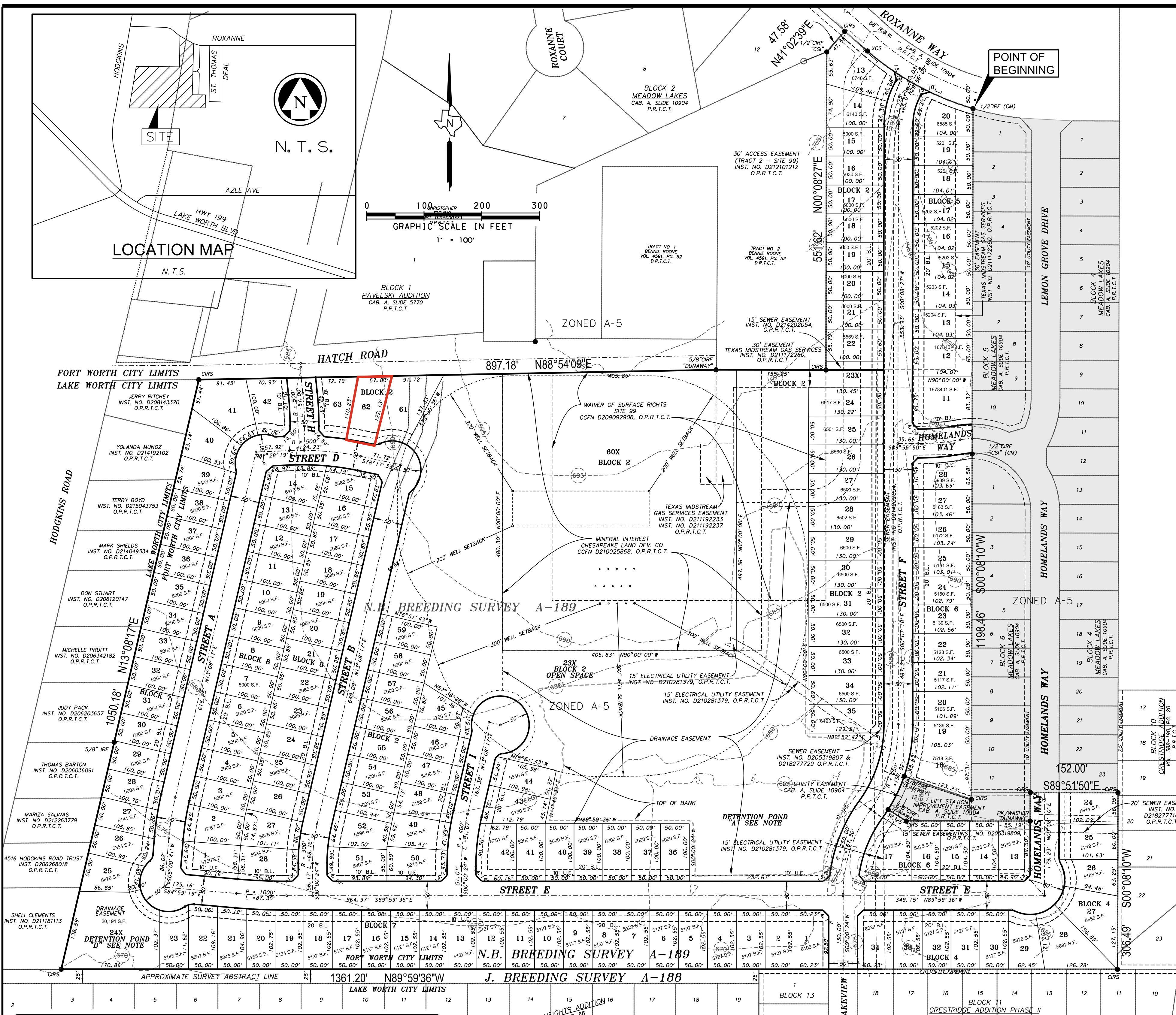
BUILDER TO CHECK FOR ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS TO THIS PLOT PLAN PRIOR TO CONSTRUCTION.



**GRAHAM HART
HOME BUILDER**

P.O. BOX 2167
GRAPEVINE, TX 76099

GRAHAMHART.COM



LEGAL DISCRETION

WHEREAS WE, ELITE DEVELOPMENT AND CONSTRUCTION, LLC, ARE THE OWNERS OF 39.1270 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE N.B. BREEDING SURVEY, ABSTRACT NO. 189, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELITE DEVELOPMENT AND CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NUMBER D22027312, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE NORTHWEST CORNER OF BLOCK 5, MEADOW LAKES, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN CABINET A, SLIDE 10904, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.); SAID FOUND IRON ROD ALSO BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF ROXANNE WAY (A 56-FOOT WIDE RIGHT-OF-WAY PER CABINET A, SLIDE 10904, P.R.T.C.T.);

THENCE ALONG THE EAST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE WEST LINE OF SAID MEADOW LAKES, THE FOLLOWING:

THENCE SOUTH 00° 08' 10" WEST, AT A DISTANCE OF 599.27' PASS A FOUND 1/2" IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1198.46' TO A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "JDJR" (HEREINAFTER REFERRED TO AS A SET IRON ROD);

THENCE NORTH 71° 00' 16" WEST, A DISTANCE OF 123.23' TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "DUNAWAY"; SAID FOUND IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' AND A CHORD BEARING SOUTH 25° 42' 15" WEST, 64.26';

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13° 25' 09", AN ARC DISTANCE OF 64.41' TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "DUNAWAY";

THENCE SOUTH 57° 35' 13" EAST, A DISTANCE OF 37.25' TO A SET IRON ROD;

THENCE SOUTH 89° 59' 36" EAST, A DISTANCE OF 215.00' TO A FOUND PK NAIL WITH WASHER STAMPED "DUNAWAY";

THENCE NORTH 00° 08' 10" EAST, A DISTANCE OF 49.78' TO A SET IRON ROD;

THENCE SOUTH 89° 51' 50" EAST, A DISTANCE OF 152.00' TO A SET IRON ROD FOR THE MOST SOUTHERLY NORTHEAST CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT LOCATED AT THE SOUTHEAST CORNER OF BLOCK 4 OF THE AFOREMENTIONED MEADOW LAKES; SAID SET IRON ROD ALSO BEING LOCATED ON THE WEST LINE OF BLOCK 10, CRESTRIDGE ADDITION, RECORDED IN VOLUME 388-190, PAGE 20, P.R.T.C.T.;

THENCE SOUTH 00° 08' 10" WEST, ALONG THE EAST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE WEST LINE OF SAID BLOCK 10, A DISTANCE OF 306.49' TO A SET IRON ROD FOR THE SOUTHEAST CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE SOUTHWEST CORNER OF SAID BLOCK 10; SAID SET IRON ROD ALSO BEING LOCATED ON THE NORTH LINE OF CRESTRIDGE ADDITION PHASE II, RECORDED IN VOLUME 388-206, PAGE 75, P.R.T.C.T.;

THENCE NORTH 89° 59' 36" WEST, ALONG THE SOUTH LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE NORTH LINE OF SAID CRESTRIDGE ADDITION PHASE II, AND CONTINUING ALONG THE NORTH LINE OF LAKEVIEW HEIGHTS ADDITION, RECORDED IN VOLUME 388-N, PAGE 68, P.R.T.C.T., A DISTANCE OF 1,831.95' TO A SET IRON ROD FOR THE SOUTHWEST CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT;

THENCE NORTH 13° 08' 17" EAST, ALONG THE WEST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT, AT A DISTANCE OF 404.30' PASS A FOUND 5/8" IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,050.18' TO A SET IRON ROD FOR THE MOST SOUTHERLY NORTHEAST CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED TO JERRY RITCHEY, RECORDED IN INSTRUMENT NUMBER D208143370, O.P.R.C.T.;

THENCE NORTH 89° 54' 09" EAST, ALONG THE NORTH LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT, A DISTANCE OF 897.18' TO A FOUND 5/8" IRON ROD WITH CAP MARKED "DUNAWAY";

THENCE SOUTH 89° 55' 50" EAST, CONTINUING ALONG THE NORTH LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT, A DISTANCE OF 190.52 FEET TO SET IRON ROD AT AN ELL CORNER IN THE WEST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT;

THENCE NORTH 00° 08' 27" EAST, ALONG THE WEST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT, A DISTANCE OF 551.62 FEET TO A FOUND 1/2" IRON ROD MARKED "CSI" FOR AN ANGLE POINT IN SAID WEST LINE AND THE MOST SOUTHERLY SOUTHEAST CORNER OF BLOCK 2 OF THE AFOREMENTIONED MEADOW LAKES;

THENCE NORTH 41° 02' 39" EAST, CONTINUING ALONG THE WEST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE SOUTHWEST LINE OF SAID BLOCK 2, A DISTANCE OF 47.58' TO A SET IRON ROD FOR THE MOST NORTHERLY CORNER OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND THE MOST EASTERLY CORNER OF SAID BLOCK 2 LOCATED ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ROXANNE WAY;

THENCE SOUTH 49° 03' 29" EAST, ALONG THE NORTHEAST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.21' TO AN "X" CUT IN CONCRETE SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 488.00' AND A CHORD BEARING SOUTH 61° 23' 42" EAST, 208.53';

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THE NORTHEAST LINE OF SAID ELITE DEVELOPMENT AND CONSTRUCTION, LLC TRACT AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 24° 40' 25", AN ARC DISTANCE OF 210.15' TO THE POINT OF BEGINNING, AND CONTAINING 39.1270 ACRES (1,704,370 SQUARE FEET) OF LAND.

BLOCK FACE TABULATION

BLOCK	LENGTH	LOCATION
2	1,395 FEET	STREET F
	102 FEET	STREET F
	612 FEET	STREET E
	227 FEET	STREET I
	295 FEET	STREET I
4	208 FEET	STREET E
	763 FEET	STREET B
	165 FEET	STREET D
4	781 FEET	HOMELANDS WAY
	343 FEET	STREET E
5	594 FEET	STREET F
6	747 FEET	STREET F
	295 FEET	STREET E
7	1,160 FEET	STREET E
	825 FEET	STREET A
8	720 FEET	STREET A
	204 FEET	STREET B
	202 FEET	STREET D

EXISTING LAND USE: VACANT / ACREAGE PROPOSED RESIDENTIAL LOTS - 155 SF LOTS, 2 HOA LOTS AND 1 GAS WELL LOT 39.13 AC

REVISED PRELIMINARY PLAT FOR MEADOW LAKES

LOTS 13-22, 23X, 23- 59, 60X & 61-63, BLOCK 2, LOTS 24-34, BLOCK 4, LOTS 11-20, BLOCK 5 LOTS 13-28, BLOCK 6 LOTS 1-23, 24X AND 25-42, BLOCK 7 LOTS 1-28, BLOCK 8

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 39.1270 ACRES OF LAND 155 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND 1 GAS WELL LOT

SITUATED IN THE N.B. BREEDING SURVEY, ABSTRACT NO. 189 FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED OCTOBER 2021

DETENTION POND ACKNOWLEDGEMENT NOTE:

THIS PLAT IDENTIFIES PRELIMINARY NEED AND LOCATIONS FOR STORM WATER STORAGE FACILITIES KNOWN AS DETENTION PONDS. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE OWNER OR OWNER'S DESIGNEE OF ANY SPECIFIC LOT OR TRACT WITHIN THE PLATTED SUBDIVISION THAT THE OWNER OR OWNER'S DESIGNEE OF LOTS OR TRACTS SHALL BE RESPONSIBLE TO PROVIDE FOR THE FINAL DETENTION VOLUME MITIGATION DURING THE SITE DEVELOPMENT. THE PRELIMINARY DETENTION STORAGE VOLUME ESTIMATE IS NOTED AT EACH LOCATION. THE FINAL DETAILED ANALYSIS DETENTION VOLUME AND REQUIRED EASEMENT MAY BE MORE OR LESS THAN SHOWN ON THIS PLAT. THE DETENTION POND DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WORTH STORMWATER CRITERIA CURRENT AT THE TIME THE FINAL ISWM PLAN IS SUBMITTED.

PLAT SITE DATA:	REVISED SITE DATA:
Gross Area 39.1 Acres	39.1 Acres
R.O.W. Dedication 8.5 Acres	5.5 Acres
Open Space Area 2.4 Acres	8.3 Acres
Net Area 28.2 Acres	25.3 Acres
Smallest Lot 5,000 Sq. Ft.	5,000 Sq. Ft.
Largest Lot 8,700 Sq. Ft.	8,736 Sq. Ft.
# of Units 217	155
Units/ Gross Area 5.55	3.96
Units/ Net Area 7.69	6.13
Estimated Population (3.5/Unit) 716	(3.5/Unit) 543

OF UNITS DECREASED = 62 UNITS OR (- 28.6 %) OF TOTAL UNITS

REVISED PROPOSED RESIDENTIAL LOTS

BLOCK	LENGTH	LOCATION
2	1,395 FEET	STREET F
4	781 FEET	HOMELANDS WAY
5	594 FEET	STREET F
6	747 FEET	STREET F
7	1,160 FEET	STREET E
8	720 FEET	STREET A

- NOTES:**
- ALL CORNERS ARE 1/2 INCH IRON RODS SET (IRS.) AND HAVE A PLASTIC CAP STAMPED "ANA" UNLESS OTHERWISE NOTED.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE, AS DEPICTED BY FLOOD INSURANCE MAPS 48439C0160K AND 48439C0155K PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISION 09/25/09.
 - ALL ROW'S SHOWN ARE 50' UNLESS OTHERWISE NOTED
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

CONNECTIVITY INDEX:
OF NODES = 14.5
OF LINKS = 11
CONNECTIVITY INDEX 1.32

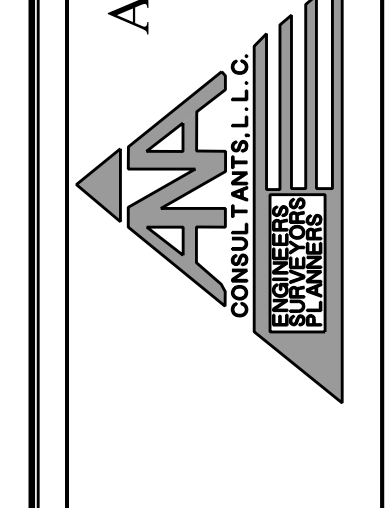
OWNER/DEVELOPER
ELITE DEVELOPMENT AND CONSTRUCTION, LLC.
1521 Wagonwheel Trail,
Keller, TX 76248
CONTACT: JOHN SHEHATA
TEL: (347) 615-1999
EMAIL: ashraf1169@aol.com

PROJECT NO.	DATE	REVISIONS
180250		

PROJECT NO.	DATE	REVISIONS
180250		

REVISED PRELIMINARY PLAT FOR MEADOW LAKES

A.N.A. CONSULTANTS, L.L.C.
5000 Thompson Terrace
Colleyville, Texas 76034
Office: (817) 335-9900
Fax: (817) 335-9955
F.R.NO. 100980



SHEET 1 OF 1
PP 03-109

