



MEETING AGENDA

COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT

April 21, 2021

Public Hearing: 11:00am, an approximate 1 hour lunch break will be taken
(any cases not heard will be moved to May 19, 2021)

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eec459cc3b006f1342184c5ec5f2d32f0>

Meeting/ Access Code: 182 852 4717

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 182 852 4717

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>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on April 19, 2021. To sign up, either register through WebEx per the directions on the City’s website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note that 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:

Dan Moore _____
J.R. Martinez _____
Robert Gutierrez _____
Tony Perez, _____
Chair Residential Board _____
Deborah Freed _____
Kenneth Jones _____
Bob Riley _____
Joey Dixon, _____
Vice-Chair Residential Board _____
Will Dryden, _____
Vice-Chair Commercial Board _____

Keishi High _____
Kay Friedman _____
Tony DiNicola _____
Loren Stewart, _____
Chair Commercial Board _____
Courtney Holt _____
Darin Hoppe _____
Steve Epstein _____
Angela Gaither _____
Amanda Schulte _____

I. 10:30 A.M. PUBLIC HEARING

A. Approval of Minutes of the March 17, 2021 Hearings _____

B. THE BOARD WILL TAKE A ONE-HOUR BREAK AT APPROXIMATELY NOON UNLESS OTHERWISE AGREED BY THE MEMBERS. (ANY CASES NOT HEARD WILL BE MOVED TO MAY 19, 2021)

C. Continued Commercial Case

1. **BAC-21-010** Address: 6200 & 6208 Wheaton Drive (6124 S. Hulen Street)
Owner: City of Fort Worth Fire Department by Komatsu Architecture
Zoning: "C" Medium Density Multifamily District
- a. **Variance:** Allow a government building in a residential established front yard where a building is not allowed
Required location: Behind the 30-foot established residential front yard
Requested location: 6 feet 10 inches from the front property line
- b. **Variance:** Permit an accessory structure (dumpster and enclosure) not 75 feet from the property line nor behind the rear wall of the residential structure
Required setback: 75 feet
Requested setback: 13 feet 7 inches
- c. **Special Exception:** Permit an existing 5 foot open design fence in the front yard
- d. **Variance:** Permit an existing open design fence taller than the 5 feet allowed by special exception
Allowed fence by right: 4 feet
Requested fence: 6 feet

D. New Commercial Case

2. **BAC-21-012** Address: 7151 Lake Country Drive
Owner: Eagle Mountain - Saginaw ISD by Teague Nall & Perkins
Zoning: "R2" Townhouse/Cluster District
- a. **Variance:** Permit the installation of an illuminated sign where illuminated signs are not allowed
Required location: No illuminated sign on site
Requested location: Illuminated sign at northern entrance

E. Translation Residential Cases

3. **BAR-21-031** Address: 2513 Highcrest Avenue
Owner: Ana Sandoval
Zoning: "A-5" Single Family
- a. **Variance:** Permit an existing detached carport that encroaches into the side yard setback
Minimum setback required: 5 feet
Requested setback: 0 feet

4. **BAR-21-032** Address: 4113 Hawlet Street
 Owner: Hugo and Maria D. Alvarez
 Zoning: "A-5" Single Family
- a. **Special Exception:** Permit an existing front yard carport where none are allowed
- b. **Variance:** Permit an existing carport that encroaches into the side yard setback
- Minimum setback required: 5 feet
Requested setback: 1 foot
5. **BAR-21-037** Address: 804 West Malta Avenue
 Owner: Cesar J. Gallardo and Adriana J. Vidales-Farias
 Zoning: "B" Two-Family
- a. **Special Exception:** Permit an existing 5-foot open design driveway gate in the front yard
- b. **Variance:** Permit an existing open design driveway gate taller than 5 feet allowed only by special exception
- Open design fence allowed by right: 4 feet
Requested fence height: 6 feet 6 inches
- c. **Variance:** Permit an existing carport that encroaches into the side yard setback
- Minimum setback required: 5 feet
Requested setback: 1 foot
- d. **Variance:** Permit an existing storage shed taller than 10 feet that encroaches into the rear yard setback
- Minimum setback required: 9 feet
Requested setback: 6 feet
- e. **Variance:** Permit an existing storage shed taller than 10 feet that encroaches into the side yard setback
- Minimum setback required: 9 feet
Requested fence: 6 feet
- f. **Variance:** Permit an existing storage shed that exceeds the maximum height
- Maximum height allowed: 12 feet
Requested height: 14 feet
- g. **Variance:** Permit an existing storage shed that exceeds the size allowed
- Maximum square footage allowed: 200 square feet
Requested square footage: 406 square feet

F. Continued Residential Cases

6. **BAR-21-005** Address: 4116 Clarke Avenue
Owner: Alex Williamson by The Complete Backyard
Zoning: "A-5" One-Family
- a. **Special Exception:** Permit an existing 2- to 4-foot solid fence in the front yard where none is allowed
- b. **Variance:** Permit the eastern portion of an existing solid fence taller than 4 feet allowed only by special exception
- Maximum solid fence allowed: 4 feet
Requested fence height: 4 feet 8 inches

7. **BAR-21-024** Address: 2604 Lubbock Avenue
Owner: Castle Peak Homes III, LP by Townsite Company
Zoning: "B" Two-Family
- a. **Variance:** Permit the construction of a duplex in the established front yard
- Minimum setback required: 30 feet
Requested setback: 20 feet

8. **BAR-21-025** Address: 2608 Lubbock Avenue
Owner: Castle Peak Homes III, LP by Townsite Company
Zoning: "B" Two-Family
- a. **Variance:** Permit the construction of a duplex in the established front yard
- Minimum setback required: 28 feet
Requested setback: 20 feet

G. New Residential Cases

9. **BAR-20-110** Address: 813 Raintree Road
Owner: Jose. L and A. Hernandez-Ortiz
Zoning: "A-7.5" One-Family
- a. **Variance:** Permit an existing 11-foot tall storage shed that encroaches into the side yard setback
- Minimum setback required: 9 feet
Requested setback: 2 feet 9 inches
- b. **Variance:** Permit an existing 11-foot tall storage shed that encroaches into the rear yard setback
- Minimum setback required: 9 feet
Requested setback: 2 feet

- 10. BAR-21-026** Address: 8933 Waterchase Circle
Owner: Naeem Al Majdi by Steamline Homes and Improvements
Zoning: "A-10" One-Family
- a. **Special Exception:** Permit an existing 5 foot open design fence in the front yard
 - b. **Variance:** Permit an existing open design fence taller than the 5 feet allowed by special exception
 - Allowed fence by right: 4 feet
 - Requested fence height: 8 feet
- 11. BAR-21-028** Address: 2517 Marlin Street
Owner: Davi Group by Jimenez Custom Homes
Zoning: "A-5" One-Family in the Stop Six Overlay
- a. **Variance:** Permit the construction of a new residential home on a lot a lot less than 5,000 square feet
 - Minimum total lot area required: 5,000 square feet
 - Requested square footage: 4,750 square feet
- 12. BAR-21-029** Address: 2519 Marlin Street
Owner: Davi Group by Jimenez Custom Homes
Zoning: "A-5" One-Family in the Stop Six Overlay
- a. **Variance:** Permit the construction of a new residential home on a lot a lot less than 5,000 square feet
 - Minimum total lot area required: 5,000 square feet
 - Requested square footage: 4,750 square feet
- 13. BAR-21-030** Address: 4801 Willow Run Court
Owner: Matthew & Bobby Lee
Zoning: "A-5" One-Family
- a. **Special Exception:** Permit the construction of a 4-foot solid wood fence in the projected front yard where none is allowed
 - b. **Variance:** Permit the construction of a solid fence taller than 4 feet allowed only by special exception
 - Maximum solid fence allowed: 4 feet
 - Requested fence height: 6 feet
- 14. BAR-21-033** Address: 3735 El Campo Avenue
Owner: Cyrus Shaw by FW Trinity Homes LLC
Zoning: "B" Two-Family
- a. **Variance:** Permit the construction of a detached duplex unit on a single lot less than 7,500 square feet
 - Minimum total lot area required: 7,500 square feet
 - Requested square footage: 6,000 square feet

15. BAR-21-035 Address: 3205 Lubbock Avenue
Owner: Robert Dalcin
Zoning: "A-5" Single-Family in the TCU Overlay

- a. **Variance:** Permit the construction of a detached garage with habitable space taller than the main residence

Current height of main residence: 16 feet

Requested height: 19 feet 5 inches

II. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

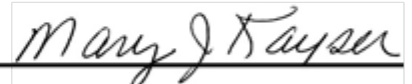
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. 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 Commission 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 website and said Notice was posted on the following date and time Thursday, April 15, 2021 at 12:30 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