



MEETING AGENDA
COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT

March 16, 2022

Work Session 9:00 a.m.
Public Hearing 10:00 a.m.

In Person

City Council Conference Room 2020 (Work Session)
City Council Chamber (Public Hearing)
2nd Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e108542f4287eb3a1797f3061387e650a>

Meeting/ Access Code: 2556 174 5477, Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2556 174 5477

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwty>

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 and Residential Boards 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 regarding an item on the listed agenda must sign up to speak no later than 5:00PM on March 14, 2022. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

BOARD MEMBERS:

Lauren Melton _____
Robert Gutierrez _____
Tony Perez, _____
Chair Residential Board _____
Deborah Freed _____
Kenneth Jones _____
Bob Riley _____
Joey Dixson, _____
Vice Chair Residential Board _____
Bob Horton _____
Torchy White _____

Kay Friedman _____
Tony DiNicola _____
Jeremy Raines, _____
Chair Commercial Board _____
Courtney Holt _____
Darin Hoppe _____
Lucretia Powell _____
Angela Gaither, _____
Vice Chair Commercial Board _____
Kay Duffy _____

I. WORK SESSION 9:00 A.M.

A. Discussion of Today's Cases

II. PUBLIC HEARING 10:00 A.M.

A. Approval of Minutes of the February 16, 2022 Hearings _____

B. THE BOARD WILL RECESS AT 12:00 P.M. FROM THE PUBLIC HEARING TO RECONVENE IN WORK SESSION AND WILL RECOVER THE PUBLIC HEARING AT 1:00 P.M. (ANY CASES NOT HEARD WILL BE MOVED TO APRIL 20, 2022)

C. ANY TRANSLATION CASES WILL BE HEARD WHEN THE PUBLIC HEARING RECONVENES AT 1:00 P.M.

D. New Commercial Cases

1. **BAC-22-004** Address: 14200 Trinity Boulevard
Owner: MMC LP by Barnett Signs
Zoning: "J" Medium Industrial District in the DFW Airport Overlay

a. **Special Exception:** electronic changeable copy in an attached sign on the western gasoline canopy face

2. **BAC-22-006** Address: 505 W. Biddison Street & 3500 S. Jennings Avenue
Owner: XTO Energy Inc. by Ojala Enterprises
Zoning: "D" High Density Multifamily District

a. **Variance:** Allow driveways between the building and street in a new multifamily complex

Required location: No driveways between a building and public street

Requested location: Driveways between the buildings and W. Biddison Street and between the buildings and W. Butler Street

b. Variance: Allow parking between the building and street in a new multifamily complex

Required location: No parking lots between a building and public street

Requested location: Parking lots between the buildings and W. Biddison Street and between the buildings and W. Butler Street

c. Variance: Allow dumpsters between the building and street in a new multifamily complex

Required location: Behind the rear wall of the primary residential structure furthest from the street or at least 75 feet from the front of the property line, whichever is the least restrictive

Requested location: In front of buildings on W. Butler Street, approximately 10 feet from the front property line

d. Variance: Allow a new multifamily complex with less open space than required

Required open space: 35% minimum

Requested open space: 25% minimum

e. Variance: Allow a new multifamily complex with fewer parking spaces than required

Required parking: 515 parking spaces

Requested parking: 458 parking spaces

E. New Residential Translation Cases

3. BAC-22-001 Address: 2513 Tierney Road
Owner: Hong Khiết Thi Tran by Cao Hang
Zoning: "A-5" 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: 6 feet

c. Variance: Permit existing front yard paving with more coverage than allowed

Maximum front yard paving: 50%

Requested front yard paving: 66%

4. BAR-22-014 Address: 2920 South Hills Avenue
Owner: Jorge Casillas
Zoning: "A-5" One-Family in the TCU Overlay

a. Variance: Permit the continued construction of an accessory structure that exceeds the allowable square footage

Square footage allowed by right: 200 square feet
Requested square footage: 384 square feet

F. New Residential Cases

5. **BAR-22-013** Address: 1928 Amanda Avenue
Owner: F&G 4 Properties by Edgar Guevara
Zoning: "A-5" One-Family Within the Stop Six Overlay

a. **Variance:** Permit the construction of a new single-family residence encroaching into the projected front yard setback

Minimum setback required: 25 feet
Requested setback: 10 feet

b. **Variance:** Permit the construction of a new single-family residence encroaching into the side setback

Minimum setback required: 5 feet
Requested setback: 2 feet

6. **BAR-22-015** Address: 1617 E. Tucker Street
Owner: Oliver Plant & Jessel Tee
Zoning: "B" Two-Family

a. **Special Exception:** Permit a 5-foot open design fence in the front yard

b. **Variance:** Permit an open design fence taller than the 5 feet allowed by special exception

Allowed fence by right: 4 feet
Requested fence: 6 feet

7. **BAR-22-016** Address: 3733 Monica Lane
Owner: Matthew Mucker
Zoning: "PD 478" Planned Development for One-Family uses

a. **Variance:** Permit the construction of two accessory structures that exceed the allowable square footage

Square footage allowed by right: 200 square feet
Requested square footage: 360 square feet

8. **BAR-22-017** Address: 2100 block Mistletoe Avenue
Owner: Graham Brizendine
Zoning: "B" Two-Family within a Historical/Cultural District Overlay

a. **Variance:** Permit the construction of a single-story garage on a lot without a primary house

Garages allowed without a primary residence: None allowed
Requested garages: One (1)

9. **BAR-22-018** Address: 2560 Stadium Drive
Owner: Robert Weber Jr. & Keri Cyr
Zoning: "A-5" One-Family Within the TCU Overlay

- a. **Variance:** Permit the addition of second story habitable space to an existing garage in the side yard setback

Minimum setback required: 5 feet
Requested setback: 1-foot 6 inches

10. **BAR-22-019** Address: 2240 Fairmount Avenue
Owner: Mark & Kat Philips
Zoning: "B" Two-Family within a Historical/Cultural District Overlay

- a. **Variance:** Permit the construction of an accessory structure taller than the main residence

Main residence current height: 19 feet
Requested height: 23 feet

11. **BAR-22-020** Address: 3900 Potomac Avenue
Owner: Maria & Doug Mills by Philips, Herman, & Bell
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a garage with second story habitable space encroaching into the side yard setback

Minimum setback required: 5 feet
Requested setback: 3 feet

12. **BAR-22-021** Address: 7340 Lowery Road
Owner: Agbortoko D. Agbor by Debai Investment, LLC
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a new single-family residence encroaching into the projected front yard setback

Minimum setback required: 28 feet
Requested setback: 17 feet

13. **BAR-22-023** Address: 1512 Thomas Place
Owner: Kelly & Morgan Kostohryz by Richard Atchison
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of an addition encroaching into the rear yard setback

Minimum setback required: 5 feet
Requested setback: Zero (0) feet

b. **Variance:** Permit the construction of an addition encroaching into the side yard setback

Minimum setback required: 5 feet
Requested setback: 2 feet

14. **BAR-22-024** Address: 3124 Rogers Avenue
Owner: Zachary Morris
Zoning: "A-5" One-Family Within the TCU Overlay

a. **Variance:** Permit the construction of a garage encroaching into the rear yard setback

Minimum setback required: 5 feet
Requested setback: 1 foot

b. **Variance:** Permit the construction of a garage encroaching into the side yard setback

Minimum setback required: 5 feet
Requested setback: 1 foot

15. **BAR-22-025** Address: 15201 Mallard Creek Street
Owner: Aaron Brohimer by Metro Code
Zoning: "A-5" One Family

a. **Special Exception:** Permit an existing 4-foot solid fence in the projected front yard

b. **Variance:** Permit an existing solid fence taller than the 4 feet allowed by special exception

Allowed fence by right: None
Requested fence: 6 feet

c. **Variance:** Permit the construction of a pool encroaching into the projected front yard setback

Minimum setback required: 32 feet
Requested setback: 9 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. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

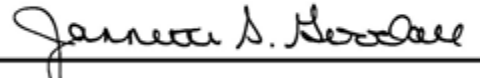
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo

electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Boards 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 website and said Notice was posted on the following date and time Thursday, March 10, 2022 at 4:30 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