

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 Wednesday, July 09, 2025 at 3:15 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



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

July 16, 2025

12:30 p.m.

In Person

City Council Chamber
100 Fort Worth Trail, Fort Worth, TX 76102

Videoconference:

<https://fortworthtexas.webex.com/weblink/register/racda29a5be7598c758504c9f6b370a6c>

Meeting/ Access Code: 2551 057 8884 (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/departments/citysecretary/events/boa-commercial-and-residential-2025>

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 July 14, 2025 using the following link:**
<https://fortworthtexas.webex.com/weblink/register/racda29a5be7598c758504c9f6b370a6c>

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 5:00PM on July 14, 2025.**

For questions or assistance with registration, please 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:

Adrienne Holland	_____	Whit Wolman	_____
Sergio Garza	_____	Lucretia Powell	_____
Kenneth Jones, Vice Chair	_____	Jennifer Glass Renta	_____
Joey Dixon, Chair	_____	Janna Herrera	_____
VACANT	_____	Juan Manuel Acosta	_____
VACANT	_____		

I. PUBLIC HEARING 12:30 P.M.

A. Approval of the Minutes of June 18, 2025, Meeting

B. New Cases

1. BAR-25-048

a. Variance to the minimum front yard setback standard to allow a 30-foot front yard setback to extend across the lot where a 40-foot platted front yard setback exists. (Zoning Ordinance Section 6.101(d)(1)(a) Yards).

b. Variance to the minimum required 5-foot rear yard setback standard to allow an existing non-habitable accessory structure (storage room), to remain with a zero-foot rear yard setback along the rear property boundary. (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

Address: 4124 Idlewild Drive
Property Legal Description: Lot 10R, Block 2, Idlewild Drive Addition
Property Owner: Michael S & Kimberly B Solari
Applicant: Michael Solari
Zoning: "A-5" – One Family District

2. BAR-25-057

a. Variance to the minimum required 5-foot side yard setback standard to allow construction of a habitable accessory structure to be located 3-feet from the eastern side property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

b. Variance to the minimum required 5-rear yard setback standard to permit construction of a habitable accessory structure to be located zero feet from the rear property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

Address: 2807 5th Ave
Property Owner: Richard & Angela Bettinger
Property Legal Description: Lot 22 and the south ½ of Lot 23, Block 30, Ryan Place Addition
Applicant: Richard Bettinger
Zoning: "A-5" – One-Family District

3. BAR-25-059

a. Variance to the minimum required 25-foot side yard setback standard to allow construction of a non-habitable accessory structure (detached garage) to be located 15-feet, 6" from the eastern side property line (Zoning Ordinance Section 4.701(c)(1) Property Development Standards).

b. Variance to the minimum required 25-foot rear yard setback standard to allow construction of a non-habitable accessory structure (detached garage) to be located 15-feet, 6-inches, from the rear property line (Zoning Ordinance Section 4.701(c)(1) Property Development Standards).

Address: 12820 Moss Drive
Property Legal Description: Lot 3, Block 7, Willow Springs Ranch
Property Owner: Russell & Lorri Grieco
Applicant: Russell Grieco
Zoning: "A-43" – One-Family District

4. BAR-25-061

a. Variance to the minimum required 5-foot side yard setback standard to allow construction of a two-story habitable accessory structure to be located 8 inches from the eastern side property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

b. Variance to the minimum required 5-foot side rear setback standard to allow construction of a two-story habitable accessory structure to be located zero feet from the rear property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

Address: 2525 6th Ave
Property Legal Description: Lot 11, Block 19, Ryan Place Addition
Property Owner: Spencer West
Applicant: Terri West
Zoning: "A-5" -One-Family District

5. BAR-25-062

a. Variance to the minimum required 46-foot established front yard setback standard to allow construction of a single-family home with a 35-foot setback from the front property line (Zoning Ordinance Section 6.101(d) Yards).

Address: 6320 Indian Creek Dr
Property Legal Description: Lot 1, Block 27, Westover Hills Addition
Property Owner: Trenton & Jessica Leon
Applicant: Alex Veigel
Zoning: "A-5" – One-Family District

6. BAR-25-063

a. Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line, to allow a non-habitable accessory structure (swimming pool), to be located 62-feet from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 4251 Lake Villas
Property Legal Description: Lot 22, Block 1, The Estates and Villas at Fossil Creek
Property Owner: Alejandro & Becky Pastrana
Applicant: Alejandro Pastrana
Zoning: "R-1" – Zero Lot Line/Cluster District & "D-MH1" – Multifamily Highrise District (Inactive)

7. BAR-25-064

a. Variance to the 30-foot established front yard setback standard, to allow an addition to an existing one family dwelling with a 25-foot setback from the front property line (Zoning Ordinance Section 6.101(d) Yards).

b. Variance to the 5-foot minimum side-yard setback standard, to allow an addition and remodel to an existing one-family dwelling to be located 3-feet from the western side property line (Zoning Ordinance Section 4.704(c)(1) Property Development Standards).

Address:	3824 Englewood
Property Legal Description:	Lot 7, Block 27, Crestwood Addition
Property Owner:	George Chevallier & Rita Tohme
Applicant:	Rita Tohme
Zoning:	"A-7.5" – One Family District

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. 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 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.