



**MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, February 18, 2026
Public Hearing 9:00 A.M.**

City Council Chambers
100 Fort Worth Trail
Fort Worth, Texas 76102

Viewing Only

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

To view this meeting's docket, visit:

<https://www.fortworthtexas.gov/departments/citysecretary/events/boa-board-of-adjustments-2026>

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

1. If you would like to provide written comments in support or opposition, please send them to boardofadjustment@fortworthtexas.gov. Comments received by 12:00 p.m. on the business day prior to the meeting will be provided to the Board. Board of Adjustment meetings are available on Fort Worth Television via Live Stream at fortworthtexas.gov, on YouTube, and through the following Fort Worth cable providers – Charter 190, One Source: 7, Verizon: 5, and AT&T Uverse: 99.
2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.

BOARD MEMBERS:

James "Jim" Whitton	Whitley "Whit" Wolman
Sergio Garza	Lucretia Powell
Micheal Johnston	Kathryn "Kay" Duffy
Bob Riley	Janna Herrera
James Hook	Juan Manuel Acosta
Sandra King	

BOARD ALTERNATES:

Deborah Freed	
Eric Arteaga	
Logan Primm	
Jarrett Wilson	

I. PUBLIC HEARING

- A. Approval of January 21, 2026, Meeting Minutes
- B. Continued Cases

1. BAC-25-045

Variance to the screening fence material requirements to allow a chain link fence with attached opaque tarp screening with three strands of barbed wire, where screening fences are required to be constructed of wood, brick, stone, or reinforced concrete products, limited to and along the boundary of the area historically occupied by the legal nonconforming automotive repair and sales use on Lot 8, Block 1, and automotive repair use on Lot 7, Block 1, as shown on the site plan (Zoning Ordinance Section 5.305(c)(1) – Fences).

Address: 5151 & 5159 Greenlee St.
Property Legal Description: Lots 7 & 8, Block 1, Eastland Addition
Property Owner: 5151 Greenlee LLC
Applicant: Julian Armendariz
Zoning: "E" – Neighborhood Commercial District

2. BAR-25-131

Variance to the Stop Six Overlay District Development standards requiring a two-car garage be constructed for all new development, to allow construction of a new single-family home without a two-car garage. (Zoning Ordinance Section 4.408(e)(2) – Stop Six Overlay District.)

Address: 4929 Fitzhugh Avenue
Property Legal Description: Lot 24, Block 1, Douglas Park Addition
Property Owner: Minnie F. Stein
Applicant: Sharon Douglas
Zoning: "A-5" – One-Family District
Overlay: Stop Six Overlay District

C. New Cases

3. BAC-26-002

- a. **Special Exception** to allow a monument sign with electronic changeable copy in a commercial zoning district located on the northern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).
- b. **Special Exception** to allow a monument sign with electronic changeable copy in a commercial zoning district located on the western property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 10901 South Hulen Street & 4885 Cleburne Crowley Road
Property Legal Description: Replat of Lot 45 Block 1 Longhorn Estates (Pending FS-25-241)
CASTELLO, ANTONIO SURVEY Abstract 271 Tract 2A
Property Owner: Hulen CC, LLC
Applicant: Edwards Sign Service – Chris Edwards
Zoning: "E" Neighborhood Commercial

4. BAC-26-004

Special Exception to allow a monument sign with electronic changeable copy in a mixed-use zoning district located on the northwestern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 5324, 5322, 5340,5346, & 5334 Trail Lake Dr
Property Legal Description: Lot 2, Block 31 Wedgwood Addition
Property Owner: KHATIJA CORP INC
Applicant: Stephanie Babayat
Zoning: PD978 | "MU-1" Low Intensity Mixed-Use

5. BAR-26-001

Variance to the One-Family ("A-5") district development standard that the required 2 parking spaces for a 3-bedroom home be located behind the front building wall, to allow all required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) – "A-5" One Family District Development Standards).

Address: 2628 Townsend Dr.
Property Legal Description: Lot 8, Block 20, Frisco Railroad Addition
Property Owner: Kyle Lemmermann
Applicant: Brian Lemmermann
Zoning: "A-5" – One-Family District within the TCU Residential Overlay

6. BAR-26-003

Special Exception to allow carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

Address: 7712 Pensacola Ave
Property Legal Description: Lot 12, Block 4, Ridgecrest Addition- Fort Worth
Property Owner: Alicia Duran
Applicant: Alicia Duran
Zoning: "A-5" One-Family District

7. BAR-26-004

a. **Variance** to the One-Family (“A-5”) district development standard of a minimum 5-foot side yard setback, to allow construction of a non-habitable accessory structure (detached garage) to encroach into the required side yard setback along the southern property line (Zoning Ordinance Section 4.705 – “A-5” One-Family District Development Standards).

Required minimum side yard setback	5 feet
Requested side yard setback	1 foot

b. **Variance** to the One-Family (“A-5”) district development standard of a minimum 5-foot rear yard setback, to allow a non-habitable accessory structure (detached garage) to encroach into the required rear yard setback along the western property line (Zoning Ordinance Section 4.705 – “A-5” One Family District Development Standards)

Required minimum rear yard setback	5 feet
Requested rear yard setback	0 feet

Address: 2511 5th Ave
Property Legal Description: Lot 23, Block 10, Ryan Place Addition
Property Owner: Joseph & Pamela Wright
Applicant: Joseph Wright
Zoning: “A-5” – One-Family district

8. BAR-26-005

a. **Variance** to the One-Family (“A-10”) district development standard of minimum required lot width, to allow less than the required 60-foot lot width (Zoning Ordinance Section 4.703(c)(1) – One-Family “A-10” District).

Minimum required lot width	60 feet
Requested lot width	50 feet

b. **Variance** to the One-Family (“A-10”) district development standard of minimum required lot area, to allow less than the required 10,000 square foot lot area (Zoning Ordinance Section 4.703(c)(1) – One-Family “A-10” District).

Minimum required lot area	10,000 square feet
Requested lot area	6,750 square feet

Address: 2821 Donalee Street
Property Legal Description: North 50 feet of Lot 2, Block 3, San Roe Addition
Property Owner: Mario Carrillo
Applicant: Grant Engineering Inc.
Zoning: “A-10” – One-Family District

9. BAR-26-006

Variance to the One-Family (“A-5”) district development standard of a maximum lot coverage of 50%, to allow an addition to the existing single-family residence that would result in exceeding the maximum lot coverage allowed. (Zoning Ordinance Section 4.705(c)(1) – One Family “A-5” District).

Maximum lot coverage	50 %
Requested lot coverage	52 %

Address: 4617 Washburn Ave
Property Legal Description: Lots 9 & 10, Block 7, Chamberlain Arlington HTS 1st
Property Owner: Grayson Poulson
Applicant: Michael Duwe Restoration Homes
Zoning: “A-5” – One-Family District

II. ADJOURN THE PUBLIC HEARING

ASSISTANCE AT THE PUBLIC MEETINGS:

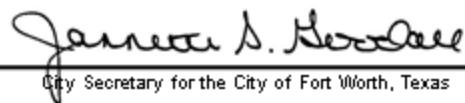
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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.

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 stamped on the following date and time Thursday, February 12, 2026 at 10:45 A. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


Jennifer S. Hordace
City Secretary for the City of Fort Worth, Texas