



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

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

Viewing Only

Television: Charter Cable Channel 190, City of Fort Worth YouTube Page, and 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 Fort Worth cable provider – Charter Cable Channel 190.
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	_____
Jarrett Wilson	_____

I. PUBLIC HEARING

- A. Approval of February 18, 2026, Meeting Minutes**
- B. Approval of March 11, 2026, Special Called Meeting Minutes**
- C. Translation Cases**

1. BAR-26-010 **Variance** to the One-Family ("A-5") district development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum Required Lot Width	50 feet
Requested Lot Width	41 feet

Address: 2615 Mount Horum Way
Property Legal Description: Lot 6A, Block 4, Sunrise Addition
Property Owner: Javier Olvera
Applicant: Javier Olvera
Zoning: A-5 – One-Family Residential District
Overlay District: Stop Six Zoning Overlay District

D. Continued Cases

2. BAC-25-068 **d. Variance** to the maximum height allowed by special exception for stealth telecommunication towers in a Community Facilities zoning district, to allow a stealth telecommunication tower to exceed the maximum height permitted by special exception. (Zoning Ordinance Section 4.201(c) – Community Facilities "CF" District Property Development Standards).

Maximum height allowed by Special Exception	50 feet
Requested height	120 feet

Address: 3095 Hulen Street/ 4501 West Freeway
Property Legal Description: Lot 1, Block 1, Arlington Heights High School Addition
Property Owner: Fort Worth ISD
Applicant: SBA 2012 TC Assets, LLC
Zoning: "CF" – Community Facilities
Overlay: NASJRB Airport Height Review Zone

3. BAR-25-095

- a. **Variance** to the requirement that no more than one garage per residential unit on a single residential lot shall be permitted on lots less than one-half acre, to allow construction of a second detached garage on a lot less than one-half acre (Zoning Ordinance Section 5.301(b)(2)(b) – Accessory Uses on Residential Lots).
- b. **Variance** to the One-Family (“A-10”) 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 eastern property line (Zoning Ordinance Section 4.703– “A-10” One Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	3 feet

- c. **Variance** the One-Family (“A-10”) district development standard of a minimum 10-foot rear yard setback, to allow construction of a non-habitable accessory structure (detached garage) to encroach into the required rear yard setback along the western property line (Zoning Ordinance Section 4.703 – “A-10” One Family District Development Standards)

Minimum required rear yard setback:	10 feet
Requested rear yard setback:	8 feet

Address: 5112 Barnett
 Property Legal Description: Lot 3, Tierney, C R Subdivision
 Property Owner: Kelly Tran & Corrie Maguire
 Applicant: Kelly Tran
 Zoning: “A-10” – One-Family District

4. BAC-25-067

Variance to the requirement that attached on-premise signs shall not exceed the maximum allowable area of exposure, to allow an attached sign that exceeds the permitted sign area (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts)

Maximum sign area of exposure:	115.5 square feet
Maximum sign area of exposure previously approved (BAC-18-087):	186 square feet
Requested total sign area of exposure:	290.36 square feet

Address: 3880 Hulen Street
 Property Legal Description: Lot 1 Block 1 Hulen Towers Addition
 Property Owner: Series 3880 Hulen Building Series of FTW Investment Group, LLC
 Applicant: Barnett Signs
 Zoning: “E” – Neighborhood Commercial District

5. 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, 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, where screening fences are normally required to be constructed of wood, brick, stone, or reinforced concrete products (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

6. BAR-26-003

- a. **Special Exception** to allow a carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(b)(2)(d)(3) Accessory Uses on Residential Lots).
- b. **Variance** to the One-Family ("A-5") district development standard requiring two of the three required parking spaces for a 4-bedroom dwelling to 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: 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 Residential

7. BAR-25-111

- a. **Variance** to the One-Family ("A-5") district development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum Required Lot Width	50 feet
Requested Lot Width	40 feet

- b. **Variance** to the One-Family ("A-5") district development standard of minimum required lot area, to allow less than the required 5,000 square foot lot area (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum Required Lot Area	5,000 square feet
Requested Lot Area	4,050 square feet

- c. **Variance** to the minimum required projected front yard setback standard, to permit construction of a new single-family home with a reduced northern projected front yard setback along Sunshine Drive (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum Projected Front Yard Setback	33 feet
Requested Projected Front Yard Setback	6 feet 1 inch

Address: 2700 Marlin Street
 Property Legal Description: A portion of Lot 4, Block 1, Hollis Subdivision
 Property Owner: NewPad Building Company
 Applicant: NewPad Building Company
 Zoning: "A-5" One-Family Residential District within the Stop Six Zoning Overlay District

E. New Cases

8. BAC-26-001

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

Address: 9300 Silver Creek Road
 Property Legal Description: Lot 3 Block 3 Majestic Silver Creek Addition
 Property Owner: STOCKYARDS SOUTH LLC
 Applicant: Ben Williams
 Zoning: "I" Light Industrial within NASJRB Airport Overlay

9. BAC-26-007

- a. **Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the southern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).
- b. **Special Exception** for a freeway sign with electronic changeable copy in commercial zoning district located on the eastern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 1081 Oak Grove Rd
 Property Legal Description: Lot 2, Block 1 Woodmont Apartments
 Property Owner: QT South, LLC
 Applicant: Corey Vaughan on behalf of QT South, LLC
 Zoning: "G" Intensive Commercial District

10. BAC-26-009

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

Address: 4536 and 4550 Heritage Trace Pkwy
 Property Legal Description: Block 170, Lot 1 Heritage Addition-Fort Worth
 Property Owner: Wal-Mart Real Est Bus Trust
 Applicant: Amanda Conway
 Zoning: "E" Neighborhood Commercial

11. BAC-26-008

- a. **Variance** to the landscaping requirement that require landscape areas be planted with either one shrub per 50 sf or a cluster of native shrubs and /or grasses per 75 sf of the required front yard landscape area, to allow fewer than the minimum required shrubs or plant groupings to be installed (Zoning Ordinance Section 6.301(h)(2)(a)(1) & (2)).

Minimum Required Landscaping Shrubs in the Front Yard	1,955 shrubs, 5 gal
Requested Landscaping Shrubs	758 shrubs, 5 gal

- b. **Variance** to the landscaping requirement that a minimum of 75% of the required landscape area be located in the front yard between the building line and the front property line, to allow less landscape area than required to be located within the front yard (Zoning Ordinance Section 6.301(h)(2)(c)).

Minimum Required Landscaping in Front Yard	97,749 sf (75%)
Requested Landscaping in Front Yard	55,393 sf (42.5%)

Address: 2401 Eagle Parkway
 Property Legal Description: LOT 1R3 BLK 1 TRAMMELL CROW 35 EAGLE
 Property Owner: PR III/CROW 3001 EAGLE PARKWAY LAND LP
 Applicant: Belle Firma
 Zoning: "K" Heavy Industrial

12. BAC-26-010

- Variance** to the Off-Street Parking Requirements to permit fewer than the minimum required number of parking spaces in a Commercial District within 250 feet of one or two-family zoning district (Zoning Ordinance Section 6.201(b)(1) – Minimum parking requirements).

Minimum Required Parking Spaces:	10 parking spaces
Requested Parking Spaces:	6 parking spaces

Address: 204 West Central Avenue
 Property Legal Description: Lot 1R Block 79 NORTH FORT WORTH
 Property Owner: 204 W. CENTRAL AVENUE, LLC
 Applicant: The Law Office of Bryan Fagan, PLLC
 Zoning: "E/DD" Neighborhood Commercial with Demolition Delay Overlay

13. BAR-26-012

- Variance** to the One-Family ("A-5") district development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum Required Lot Width:	50 Feet
Requested Lot Width:	43.05 Feet

Address: 1910 Amanda Ave
 Property Legal Description: Lot 1 & N1 ¼'2, Block 2, Brackeen Subdivision
 Property Owner: Jack Teeler
 Applicant: Tiffany Becerra
 Zoning: "A-5" One-Family District

14. BAR-26-013

- Variance** to the One-Family ("A-5") district development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum Required Lot Width:	50 Feet
Requested Lot Width:	47.85 Feet

Address: 5059 Willie Street
 Property Legal Description: Abstract 411 Tract 28C Daniel Dulaney Survey
 Property Owner: Hope Outlook Foundation
 Applicant: Tiffany Becerra
 Zoning: "A-5" One-Family District
 Overlay District: Stop Six Zoning Overlay District

15. BAR-26-007

Variance to the requirement that the front yard setback in residential districts shall be the setback of the nearest building on either side that is closest to the street, to allow a reduced front yard setback where a 35-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum Required established front yard setback:	35 Feet
Requested front yard setback:	20 Feet

Address: 812 Roaring Springs
 Property Legal Description: Lot 6R, Block 3, Shady Oaks Addition- Fort Worth
 Property Owner: Exempt Trust F/B/O Inglan Poland
 Applicant: Michael Dike & Carole Myer
 Zoning: "C" – Medium Density Multifamily District

16. BAR-26-014

Variance to the One-Family ("A-43") district development standards requiring a minimum 25-foot side yard setback, to allow an addition of non-habitable space (storage and carport) to encroach into the required side yard setback along the western property line (Zoning Ordinance Section 4.701 (c)(1) – Property Development Standards).

Minimum Required side yard setback:	25 Feet
Requested side yard setback:	10 Feet

Address: 1533 Western Willows Drive
 Property Legal Description: Lot 19, Block 3, Willows Springs Ranch
 Property Owner: Phillip Elvie and Rebecca A Pickett
 Applicant: Mary Nell Poole on behalf of Townsite
 Zoning: "A-43" – One-Family District

17. BAR-26-009

Variance to the One-Family ("A-5") district development standard requiring a minimum side yard setback of 10 feet minimum adjacent to a side street, to allow a one-family dwelling to encroach into the required side yard setback along the eastern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Minimum Required side yard setback:	10 Feet minimum adjacent to side street
Requested side yard setback:	5 Feet 7 inches

Address: 3900 Birchman Avenue
 Property Legal Description: Lot 10, Block 57, Factory Place Addition
 Property Owner: Jamir Nungshisosang Kika & Aier Kilennungia
 Applicant: Gary Chasteen on behalf of Crestmont Custom Homes
 Zoning: "A-5" – One-Family District

18. BAR-26-011

Variance to the Two-Family ("B") District development standard that the required 4 parking spaces for a duplex with 3 bedrooms in each unit be located behind the front building wall, to allow 2 of the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.707(d)(2) – "B" Two-Family District Development Standards).

Address: 5806 and 5608 Dallas Avenue
 Property Legal Description: Lot 8FR, Ramseys Addition-Fort Worth
 Property Owner: Erick Martinez
 Applicant: Jose Martinez
 Zoning: "B" – Two Family District

II. ADJOURN THE PUBLIC HEARING

ASSISTANCE AT THE PUBLIC MEETINGS:

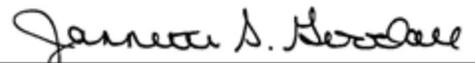
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Wednesday, March 11, 2026 at 3:00 P. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas