



REVISED MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, April 15, 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>

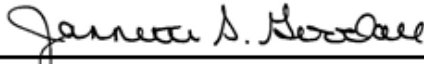
To view this meeting's docket, visit:

<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.

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 Friday, April 03, 2026 at 2:45 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

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 March 18, 2026, Meeting Minutes**
- B. Announcements Concerning Pending Litigation**
- 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 District
Overlay District: Stop Six Zoning Overlay District

D. Continued Cases

2. 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

3. 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 5808 Dallas Avenue
Property Legal Description: Lot 8FR, RAMSEYS ADDITION-FORT WORTH
Property Owner: Erick Martinez
Applicant: Jose Martinez
Zoning: "B" – Two-Family District

E. New Cases

4. BAC-26-005

Special Exception for a monument 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: 4401 Basswood Blvd
Property Legal Description: Lot 1, Block 1 BEACH STREET MARKET
Property Owner: Bank OZK
Applicant: Signart
Zoning: "G" Intensive Commercial District

5. BAC-26-006

a. Variance to the requirement that accessory structures shall not be constructed or placed on a lot without a primary use, to allow a 7-foot metal fence on a lot without a primary use (Zoning Ordinance Section 5.300(d) – Accessory Uses).

b. Variance to the requirement that no fence or wall shall be erected within the minimum required projected front yard, to allow a 7-foot metal fence within the projected front yard (Zoning Ordinance Section 5.305(b)(1) – Fences).

Address: 5700 E Lancaster Avenue
Property Legal Description: Lot 3, D.J WILKINSON ADDITION
Property Owner: Javier Pedraza
Applicant: Javier Pedraza
Zoning: "E" – Neighborhood Commercial

6. BAC-26-011

Variance to the General Commercial "F" District development standards that requires a minimum 10-foot side yard setback for a corner through lot, to allow construction of a non-habitable accessory structure (dumpster enclosure) to encroach into the required side yard setback along the eastern property line on Neville Street (Zoning Ordinance Section 4.903(c) – General Commercial "F" District).

Required side yard setback:	10 feet
Requested side yard setback:	1.4 feet

Address: 5101 Camp Bowie Boulevard
Property Legal Description: Lot 34 S PT, Lots 34 Thru 40, Block 75 CHAMBERLAIN ARLINGTON HTS 1ST
Property Owner: 5101 Camp Bowie JV LLC
Applicant: Ritchie Chairez, PE
Zoning: "F" General Commercial District

7. BAC-26-012

Variance to the requirement for separate marked entrances and exits for a driveway less than 20 feet in width, to allow a single entrance/exit serving two-way traffic (Zoning Ordinance Section 6.202(c)(1) – Driveways).

Address: 1009 Mayfield Street
Property Legal Description: Lot 1, Block B, SAMUELS ADDITION
Property Owner: Mayfield Townhomes LLC
Applicant: Vikram Nandyala
Zoning: "D" – High Density Multifamily District
Overlay District: DT Samuels Overlay District

8. BAR-26-021

a. Variance to the minimum 3-foot side yard setbacks for a detached garage, to allow encroachment into the side yard setback (Zoning Ordinance Section 4.705(d)(8)– "A-5" One-Family District Development Standards).

Required side yard setback	3 feet
Requested side yard setback	2 feet

b. Variance to the minimum 3-foot rear yard setbacks for a detached garage and covered patio, to allow encroachment into the rear yard setback (Zoning Ordinance Section 4.705(c)(1)– "A-5" One-Family District Development Standards).

Required rear yard setback	3 feet
Requested rear yard setback	2 feet

Address: 1921 Patton Court
Property Legal Description: Lot 13, Block 7, CHELTENHAM
Property Owner: Jason K Lawson
Applicant: Seth Fowler
Zoning: "A-5" One-Family District
Overlay District: TCU Overlay District

9. BAR-26-016

Variance to the required 20-foot front yard setback for a through lot where the rear yard is subject to front yard requirements, to allow a non-habitable accessory structure (swimming pool and detached garage) to encroach (Zoning Ordinance Section 6.101(d)(1)(b) and 6.101(e) – Yards).

Required front yard setback:	20 feet
Requested front yard setback:	0 feet

Address: 837 Edgefield Road
Property Legal Description: Lot 10, Block 21 Crestwood Addition
Property Owner: Tisha Celine Marinella
Applicant: Tisha Celine Marinella
Zoning: "A-7.5" – One-family district

10. BAR-26-025

Variance to the front yard setback requirement, to allow an addition to an existing single-family dwelling that would result in an encroachment into the platted building line of the front yard (Zoning Ordinance Section 6.101(d) Front Yard Setbacks).

Minimum front yard setback:	40 feet
Requested front yard setback:	36 feet

Address: 3845 Arundel Avenue
 Property Legal Description: Lot 2, Block, 12, WESTCLIFF ADDITION
 Property Owner: Jeremy Slay
 Applicant: Grant Engineering, Inc.
 Zoning: "A-5" – One-family district
 Overlay District: TCU Overlay

11. BAR-26-018

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-5") District development standard of total lot coverage of 50%, to allow a proposed garage that would result in exceeding the maximum lot coverage allowed (Zoning Ordinance Section 4.705(c)(1) – "A-5" One Family District Development Standards).

Maximum lot coverage permitted:	50 Percent
Requested Lot coverage:	51.52 Percent

Address: 321 Chateau Drive
 Property Legal Description: Lot 6, Block 40 HALLMARK ADDITION
 Property Owner: Eric L Dancer SR
 Applicant: Eric Dancer
 Zoning: "A-5" One-Family District

12. BAR-26-020

a. Variance to the maximum non-habitable accessory structure size of 200 sf for a lot between 5,000 and 9,999 sf, to allow a non-habitable accessory structure (pergola) to exceed the maximum size allowed (Zoning Ordinance Section 5.301(b)(1)(a)(1) - Accessory Uses on Residential Lots)

Maximum Size Allowed:	200 sf
Requested Size:	375 sf

b. Variance to the "A-5" One Family District development standards of a maximum lot coverage of 50%, to allow a non-habitable accessory structure (covered pergola) that would result in exceeding the maximum lot coverage allowed (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District).

Maximum lot coverage permitted:	50 Percent
Requested Lot coverage:	52.44 Percent

Address: 10728 Stanhope Drive
 Property Legal Description: Lot 44, Block 24, HULEN TRAILS (PH1)
 Property Owner: David and Dana Phillips
 Applicant: David and Dana Phillips
 Zoning: "A-5" One-Family District

13. BAR-26-022

- a. **Variance** to the maximum non-habitable accessory structure size of 200 sf for a lot between 5,000 and 9,999 sf, to allow a non-habitable accessory structure (shed) to exceed the maximum size allowed (Zoning Ordinance Section 5.301(b)(1)(a)(1) - Accessory Uses on Residential Lots).

Maximum Size Allowed:	200 sf
Requested Size:	240 sf

- b. **Variance** to the Two-Family (“B”) District development standard that the required 2 parking spaces for a 2-bedroom home be located behind the front building wall, to allow 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: 4324 Lisbon Street
 Property Legal Description: Lot 4, Block 21, FACTORY PLACE ADDITION
 Property Owner: Ruben and Lilia Acosta Loya
 Applicant: Ruben Loya
 Zoning: “B” – Two Family Residential District

14. BAR-26-023

- Variance** to the One-Family (“A-7.5”) District development standard of minimum required lot width, to allow less than the required 55-foot lot width (Zoning Ordinance Section 4.704(c)(1) – One-Family “A-7.5” District).

Minimum Required Lot Width:	55 Feet
Requested Lot Width:	50 Feet

Address: 5215 Turner Street
 Property Legal Description: East 20 Feet of the South 250 Feet of Lot 7 and the West 30 Feet of the South 250 Feet of Lot 8, Block 9, SUNRISE ADDITION
 Property Owner: Rafael Rodriguez Fuentes
 Applicant: Grant Engineering, Inc
 Zoning: “A-7.5” – One-Family Residential District within the Stop Six Overlay District

15. BAR-26-017

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

Minimum Required Lot Width:	50 Feet
Requested Lot Width:	44 Feet

Address: 1513 Belzise Terrace
 Property Legal Description: Lot X, Block 73, HIGHLANDS TO GLENWOOD ADDITION
 Property Owner: Fort Worth Group Investments LLC
 Applicant: Adrian Ramirez
 Zoning: “A-5” One-Family District

16. BAR-26-024

- a. **Variance** to the minimum required projected front yard setback standard, to allow construction of an addition (garage extension) to an existing single-family dwelling with a reduced projected front yard setback along the southern property line on Arroyo Road (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum Projected Front Yard	31 Feet 6 inches
Requested Projected Front Yard:	15 Feet 3 inches

- b. **Special Exception** to allow a solid fence up to 4 feet in height within the projected front yard along the southern property line on Arroyo Road (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).

- c. **Variance** to the maximum fence height of 4 feet, to allow a solid wood fence up to 5 feet 8½ inches in height within the projected front yard along the southern property line on Arroyo Road (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).
- d. **Variance** to the maximum column height of 5 feet 6 inches, to allow fence columns (brick) up to 6 feet 1 inch in height within the projected front yard along the southern property line on Arroyo Road (Zoning Ordinance Section 5.305(b)(2)(d) - Fences).

Address: 3816 Trails Edge Road
 Property Legal Description: Lot 1, Block 10, OVERTON PARK ADDITION
 Property Owner: Tyler and Genevie Mobley
 Applicant: Tracy Dignum
 Zoning: "A-10" One-Family District

17. BAR-26-026

- a. **Variance** to the front yard setback requirement, to allow the construction of a single-family dwelling that encroaches into the front yard setback (Zoning Ordinance Section 6.101(d) – Front Yard Setbacks).

Minimum Front Yard Setback (based on platted building line):	25 feet
Requested Front Yard Setback:	15 feet

- b. **Variance** to the requirement that an attached garage may not project more than 8-feet in front of the front wall of the house, to allow a greater projection (Zoning Ordinance Section 6.507(c) – Attached Garages).

Maximum Garage Projection:	8 feet
Requested Garage Projection:	16 feet

Address: 7832 Skylake Drive
 Property Legal Description: Lot 9, Block 4, LAKE COUNTRY ESTATES ADDISION
 Property Owner: Tyler and Lily Brenneman
 Applicant: Brigati, PLLC
 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.