



**MEETING AGENDA**  
**BOARD OF ADJUSTMENT**

**Wednesday, May 20, 2026**

Work Sessions: 9:00 A.M.

Public Hearing: 10:00 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](mailto: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](http://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	_____
Mateson Gutierrez	_____

**I. WORK SESSION**

- A. Zoning Ordinance Text Amendments**
- B. Training**

**II. PUBLIC HEARING**

- A. Approval of April 15, 2026, Meeting Minutes**
- B. Administrative Withdrawals**

- 1. BAR-26-034**
  - a. Special Exception** to allow a carport within the projected front yard setback along the western property line on Fair Park Boulevard (Zoning Ordinance Section 5.301(b)(2)(d)(3) – Accessory Uses on Residential Lots).
  - b. Special Exception** to allow a solid fence up to 4 feet in height within the projected front yard along the western property line on Fair Park Boulevard (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 6 feet in height within the projected front yard along the western property line on Fair Park Boulevard (Zoning Ordinance Section 5.305(b)(2) – Fences).

Address: 4445 Berke Road  
Property Legal Description: Lot 12, Block 2, Oakridge Terrace  
Property Owner: Salazar Castro, Luis  
Applicant: Selene Gone  
Zoning: "A-5" One-Family District

**C. Continued Cases**

- 2. 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

**3. BAR-26-009**

**Variance** to the One-Family (“A-5”) district development standard requiring a minimum side yard setback of 10 feet 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 the 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

**4. 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 (shop, 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 minimum
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 & Rebecca A Pickett  
Applicant: Mary Nell Poole on behalf of Townsite  
Zoning: “A-43” – One-Family District

**D. New Cases**

**5. BAC-26-013**

**a. Variance** to the requirement that pylon signs shall not exceed the maximum width of twelve feet, to allow a pylon sign that exceeds the permitted sign width (Zoning Ordinance Section 6.409(c)(2) – Regulations Governing On-Premise Detached Signs in Commercial and Industrial Districts).

Maximum sign width:	12 feet
Requested sign width:	20 feet 7 inches

**b. Variance** to the requirement that pylon signs shall not exceed the maximum advertised message area, to allow a pylon sign that exceeds the permitted advertised message sign area (Zoning Ordinance Section 6.409(c)(3) – Regulations Governing On-Premise Detached Signs in Commercial and Industrial Districts).

Maximum advertised message area:	200 square feet
Requested total advertised message area:	258.81 square feet

**c. Variance** to the requirement that a minimum of 25% of the sign face, excluding the base, shall contain non-advertised message area, to allow a pylon sign that provides less than the required minimum non-advertised message area (Zoning Ordinance Section 6.409(g) – Regulations Governing On-Premise Detached Signs in Commercial and Industrial Districts)

Minimum non-advertised message area:	64.70 square feet
Requested non-advertised message area:	30.1 square feet

Address: 5900 Retail Way a.k.a. 9607 Old Granbury Road

Property Legal Description: Lot 1, Block 7, Chisholm Trail Ranch (FP-24-049)  
a.k.a.  
ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 5A03A1  
Property Owner: Target Corporation  
Applicant: UCD Chisholm Trail LP  
Zoning: "G" Intensive Commercial District

**6. BAC-26-014** **Special Exception** to allow a freeway sign with electronic changeable copy in commercial zoning district located near the northwest corner of the property (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 5400 Brentwood Stair Road  
Property Legal Description: Lot 1, Block A, Parwanah Addition  
Property Owner: NNP Trading Inc  
Applicant: Shamim Mohammad-Naem  
Zoning: "E" Neighborhood Commercial District

**7. BAR-26-031** **a. Variance** to the One-Family ("A-5") district development standard requiring a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the southern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Required Minimum Side Yard Setback:	5 feet
Requested Side Yard Setback:	0 feet

Address: 1406 Thomas Place  
Property Legal Description: Lot 9R, Block 4, Crestmont Addition  
Property Owner: Dietrich & Madison Davis  
Applicant: Wade G. Chappell  
Zoning: "A-5" – One-Family district

**8. BAR-26-027** **Variance** to the One-Family ("A-5") district development standard of a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the southern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Required side yard setback	5 feet
Requested side yard setback	8 inches

Address: 2103 N Houston  
Property Legal Description: Lot 2, Block 148, North Fort Worth  
Property Owner: Victor & Anita Garay  
Applicant: Anita Garay  
Zoning: "A-5" One-Family District

**9. BAR-26-032**

- a. Variance** to the One-Family (“A-43”) district development standard of a minimum 25-foot rear yard setback, to allow construction of a non-habitable accessory structure (Pergola Pavillion) to encroach into the required rear yard setback along the southern property line (Zoning Ordinance Section 4.701 – “A-43” One-Family District Development Standards)

Required Rear Yard Setback:	25 feet
Requested Side Yard Setback:	16 feet

- b. Variance** to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a non-habitable accessory structure (Pergola Pavillion) that exceeds the maximum height allowed (Zoning Ordinance Section 5.301(b)(1)(d) – Accessory Uses on Residential Lots).

Maximum height allowed:	10 feet
Requested height:	15 feet 2 inches

Address: 6021 Park Drive  
 Property Legal Description: Lot 18, Block 15, Pioneer Point  
 Property Owner: Stephen & Jenna Cortez  
 Applicant: Stephen Cortez  
 Zoning: “A-43” – One-Family District

**10. BAR-26-035**

- a. Variance** to the maximum non-habitable accessory structure size of 400 square feet for a lot between 10,000 to 21,779 square feet to allow the construction of a non-habitable accessory structure (Storage shed) to exceed the maximum cumulative square feet allowed. (Zoning Ordinance Section 5.301(b)(1)(a)(1) - Accessory Uses on Residential Lots).

Maximum permitted non-habitable accessory structure:	400 square feet
Requested non-habitable accessory structure:	500 square feet

- b. Variance** to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a non-habitable accessory structure (Storage shed) that exceeds the maximum height allowed (Zoning Ordinance Section 5.301(b)(1)(d) – Accessory Uses on Residential Lots).

Maximum height allowed:	10 feet
Requested height:	12 feet

Address: 6214 Greenfield Road  
 Property Legal Description: Lot 8C, Block 4, Greenfield Acres Addition  
 Property Owner: Jordan Cole & Hillary Anne Stringer  
 Applicant: Cole Stringer  
 Zoning: “A-5” – One-Family District

- 11. BAR-26-033** a. **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 44-foot front yard setback applies in the proposed Lot 1, Block 8, Vance Guy E Subdivision (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required established front yard setback:	44 feet
Requested front yard setback	25 feet

- b. **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 44-foot front yard setback applies in the proposed Lot 2, Block 8, Vance Guy E Subdivision (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required established front yard setback:	44 feet
Requested front yard setback	25 feet

Address: 3904 Miller Avenue  
 Property Legal Description: Lot 1 & 2, Block 8, Vance, Guy E Subdivision  
 Property Owner: TEXAS4 LAND LLC  
 Applicant: TEXAS4 LAND LLC  
 Zoning: "R2" Townhouse/cluster District

- 12. BAR-26-030** a. **Special Exception** to allow an open design fence up to 5 feet in height within the required front yard along the southern property line on Crestline Road (Zoning Ordinance Section 5.305(b)(2)(c) - Fences).
- b. **Variance** to the requirement that no fence or wall shall be erected within the minimum required front yard, to allow a 7-foot open design (iron) fence within the required front yard along the southern property line on Crestline Road (Zoning Ordinance Section 5.305(b)(1) – Fences).
- c. **Special Exception** to allow a solid fence up to 4 feet in height within the required front yard along the western property line (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).
- d. **Variance** to maximum fence height of 4 feet, to allow a solid (brick) fence up to 7 feet 2 inches in height within the required front yard along the western property line (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).
- e. **Variance** to the maximum column height of 5 feet 6 inches, to allow fence columns (brick) up to 8 feet in height within the required front yard along the western property line and along the southern property line on Crestline Road (Zoning Ordinance Section 5.305(b)(2)(d) - Fences).

Address: 5120 Crestline Road  
 Property Legal Description: Lot B, Block 1, Northcrest Addition  
 Property Owner: DSE Living Trust (Settlers: David & Susan Edicott)  
 Applicant: Hull Homes, LLC (Brent Hull)  
 Zoning: "A-5" One-Family District

**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

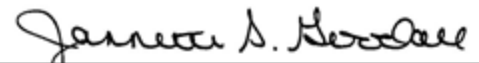
contact the City's ADA Coordinator at (817) 392-7525 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will 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) 392-7525; o por correo electrónico a [ADA@FortWorthTexas.gov](mailto: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, May 14, 2026 at 3:30 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