



MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, August 19, 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
Sergio Garza
Micheal Johnston
Bob Riley
James Hook
Sandra King

Whitley "Whit" Wolman
Lucretia Powell
Kathryn "Kay" Duffy
Janna Herrera
Juan Manuel Acosta

BOARD ALTERNATES:

Deborah Freed
Eric Arteaga
Jarrett Wilson
Mateson Gutierrez

I. PUBLIC HEARING**A. Approval of July 15, 2026, Meeting Minutes****B. Translation cases****1. BAR-26-072**

- a. **Variance** to the One-family ("A-5") district development standard requiring a minimum side yard setback of 5 feet, to allow a storage shed to encroach into the side yard setback along the northern 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:	4 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

- c. **Variance** to the One-Family ("A-5") district development standard requiring a minimum side yard setback of 5 feet, to allow construction of a storage shed to encroach into the side yard setback 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:	2 feet

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

Maximum permitted non-habitable accessory structure:	200 square feet
Requested non-habitable accessory structure:	402 Square feet

Address: 3513 South Jones Street
 Property Legal Description: Lot 4, Block 8, Worth Heights Addition
 Property Owner: Jesus and Teresa Ramirez
 Applicant: Jesus and Teresa Ramirez
 Zoning: "A-5" One-Family District

C. Continued Cases

- 2. BAR-26-060** **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).

Address: 5512 Bonnell Avenue
 Property Legal Description: Lot 33 & 34, Block 60, Chamberlain Arlington HTS 2nd
 Property Owner: Mena Jabeen
 Applicant: Mena Jabeen
 Zoning: "A-5" One-Family District

D. New Cases

- 3. BAC-26-021** **Variance** to the requirement that a freeway sign may not exceed the maximum height of twenty-five feet. (Zoning Ordinance Section 6.409(d) – Freeway Signs).

Maximum sign height:	25 feet
Requested sign height:	45 feet

Address: 1081 and 1021 Oak Grove Road
 Property Legal Description: Lot 2, Block 1, Woodmont Apartments
 Property Owner: QuikTrip South, LLC
 Applicant: Ben Williams
 Zoning: "G" Intensive Industrial

- 4. BAC-26-019** **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).

Address: 6013 Retail Way
 Property Legal Description: Lot 9R, Block 7, Chisholm Trail Ranch
 Property Owner: Chisholm Trail Center LP
 Applicant: Sandra Pauline Wright
 Zoning: "G"- Intensive Commercial

5. BAC-26-022

Variance to the maximum height allowed for telecommunication towers in a Light Industrial zoning district, to permit a 106-foot tall telecommunication tower that exceeds the maximum allowed. (Zoning Ordinance Section 4.1000(c) – Light Industrial “I” District Property Development Standards).

Maximum height allowed	75 feet
Maximum height previously approved	95 feet
Requested height	106 feet

Address: 197 Barnwood Drive (also known as 151 Barnwood/14100 John Day Road)
 Property Legal Description: Abstract NO. 972, City of Fort Worth, Denton County
 Property Owner: SBA Towers X, LLC
 Applicant: Sterling Massey
 Zoning: “I” – Light Industrial

6. BAR-26-073

a. Variance to the Two-Family (“B”) District development standard of minimum required lot area, to allow less than the required 5,000 square feet (Zoning Ordinance Section 4.707(d) – Two-Family “B” District).

Minimum Required Lot Area:	5,000 square feet
Requested Lot Area:	3,562.5 square feet

b. Variance to the Two-Family (“B”) District development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.707(d) – Two-Family “B” District).

Minimum Required Lot Width	50 feet
Requested Lot Width	37.5 feet

Address: 1311 N Jones Street
 Property Legal Description: Lot 21, Block 53, North Fort Worth
 Property Owner: HACK INC
 Applicant: Victor Cortez
 Zoning: “B” – Two-Family District

7. BAR-26-077

Variance to the requirement that accessory structures shall not be greater in square footage than the primary structure, to allow a detached garage/shop to exceed the square footage of the primary structure. (Zoning Ordinance Section 5.300(c) Accessory Uses)

Maximum allowed square footage:	2,073 square feet
Requested square footage:	2,400 square feet

Address: 808 Oak Grove Road
 Property Legal Description: Lot 6, Edwards, W B Garden Acres Addition
 Property Owner: Norman L and Cynthia Taff
 Applicant: Matt Kelly
 Zoning: “A-5” – One-Family district

- 8. BAR-26-070** **Variance** to the One-Family ("A-43") district development standard requiring a minimum side yard setback of 25 feet, to allow construction of a detached garage with a shop to encroach into the side yard setback along the western property line (Zoning Ordinance Section 4.701(c)(1) – "A-43" One-Family District Development Standards).

Required side yard setback:	25 feet
Requested side yard setback:	15 feet

Address: 1701 Velda Kay Lane
Property Legal Description: Lot 2, Block 6, Willow Springs Ranch
Property Owner: Ferreiro Mariamme
Applicant: Ferreiro Mariamme
Zoning: "A-43" One-Family District

- 9. BAR-26-076** **Variance** to the One-family ("A-10") district development standard of a minimum 10-foot rear yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required rear yard along the southeastern property line (Zoning Ordinance Section 4.703(c)(1) – "A-10" One-Family District Development Standards).

Required Minimum Rear Yard Setback:	10 feet
Requested Rear Yard Setback:	5 feet

Address: 4209 Inman Court
Property Legal Description: Lot 20, Block 79, Westcliff Addition
Property Owner: Audrey and Kevin Morrison
Applicant: Kevin Morrison
Zoning: "A-10" – One-family district

- 10. BAR-26-074** **Special Exception** to allow carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(b)(2)(d)(3) Accessory Uses on Residential Lots).

Address: 3705 Slade Boulevard
Property Legal Description: Lot 20, Block 5, Waverly Park Addition
Property Owner: Zulma Quintanilla
Applicant: Ivan Alonso
Zoning: "A-5" One-Family District

- 11. BAR-26-075** **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-7.5") 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 western property line (Zoning Ordinance Section 4.704(c)(1) – "A-7.5" One-Family District Development Standards)

Minimum required side yard setback:	5 feet
Requested side yard setback	6 inches

Address: 6470 Camp Bowie Boulevard
Property Legal Description: Lot 6, Block 33, Ridglea North Addition
Property Owner: Valarie Matlock
Applicant: Garrison Kidd
Zoning: "A-7.5" One-Family District

- 12. BAR-26-071**
- 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. **Special Exception** to allow an open design fence up to 5 feet in height within the required front yard (Zoning Ordinance Section 5.305(b)(2)(c) - Fences).
 - c. **Variance** to the maximum fence height to allow a combination masonry and iron fence with a maximum height of 5 feet 9 inches at its highest point within the required front yard (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 (masonry) up to 7 feet in height within the required front yard (Zoning Ordinance Section 5.305(b)(2)(d) - Fences).
 - e. **Variance** to the requirement that driveway coverage for one- and two-family uses shall not exceed 50% of the front yard as measured between the front property line and the closest location on the structure, to allow 98.24% of driveway coverage in the front yard (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Address:	2705 Burchill Road
Property Legal Description:	Lot 8, Block 2, Wesleyan Heights Addition
Property Owner:	Rafael and Juanita Juarez
Applicant:	Rafael and Juanita Juarez
Zoning:	"A-5" One-Family District

E. Administratively Withdrawn

- 13. BAC-26-023** **Appeal** from interpretation of the City's Zoning Administrator that Applicant has not shown that multifamily uses in a "A-5" One-family District is a legal nonconforming use.

Address:	2826 Scott Avenue
Property Legal Description:	Lot 7, Block 19, Sycamore Heights
Property Owner:	Alexander Lipari
Applicant:	Alexander Lipari
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 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.

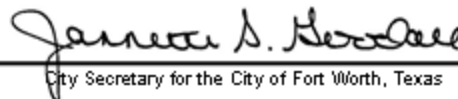
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-7525; o por correo electrónico a ADA@FortWorthTexas.gov 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, August 13, 2026 at 10:20 A.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