



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**December 21, 2022**

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

**In Person**

City Council Conference Room 2020 (Work Session)

City Council Chamber (Public Hearing)

2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e0009e84bdd36478df367728c6c378152>

**Meeting/ Access Code:** 2553 610 2696, Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2553 610 2696

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwty>

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>**

**To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>**

**The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.**

**\*\*Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on December 19, 2022. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at [Karen.Moreno@fortworthtexas.gov](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. Please note the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

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**BOARD MEMBERS:**

Lauren Melton \_\_\_\_\_  
Tony Perez, \_\_\_\_\_  
Chair Residential Board \_\_\_\_\_  
Kenneth Jones \_\_\_\_\_  
Joey Dixson, \_\_\_\_\_  
Vice Chair Residential Board \_\_\_\_\_

Torchy White \_\_\_\_\_  
Tony DiNicola \_\_\_\_\_  
Courtney Holt \_\_\_\_\_  
Lucretia Powell \_\_\_\_\_  
Kay Duffy \_\_\_\_\_

**I. WORK SESSION 12:00 P.M.**

**A. Election of Chair and Vice-Chair**

**B. Discussion of Today's Cases**

**II. PUBLIC HEARING 1:00 P.M.**

**A. Approval of Minutes of the November 16, 2022 Hearings \_\_\_\_\_**

**B. ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 18, 2023.**

**C. Continued Translation Residential Case**

1. **BAR-22-078** Address: 4001 Village Creek Road  
Owner: Alejandro Lemus  
Zoning: "A-21" One-Family

a. **Special Exception:** Permit an existing solid fence up to four feet in height in a front yard

b. **Variance:** Permit a solid front yard fence taller than allowed by special exception

Allowed fence by special exception: 4 feet  
Requested fence height: 8 feet

c. **Variance:** Permit a second-floor addition that encroaches into the side yard setback

Minimum side yard setback: 10 feet  
Requested setback: 5 feet

d. **Variance:** Permit an existing garage/barn that encroaches into the side yard setback

Minimum side yard setback: 10 feet  
Requested setback: 4 feet

e. **Variance:** Permit an existing garage/barn that encroaches into the rear yard setback

Minimum rear yard setback: 10 feet  
Requested setback: 3 feet

f. **Variance:** Permit an existing patio cover taller than allowed

Maximum height allowed: 12 feet

Requested height: 15 feet

- g. **Variance:** Permit accessory structures that exceed the maximum allowed square footage for the lot

Maximum square footage allowed: 1,014 square feet

Requested square footage: 7,004 square feet

- h. **Variance:** Permit existing accessory structures to exceed the square footage of the main residence

Maximum square footage allowed: 4,304 square feet

Requested square footage: 7,004 square feet

- i. **Variance:** Permit a large animal to be closer to a regulated structure than allowed

Minimum distance required from a regulated structure: 50 feet

Requested distance: 0 feet

#### **D. Continued Residential Case**

2. **BAR-22-102** Address: 2616 Janice Lane  
Owner: Kenneth Stanley  
Zoning: "A-5" One-Family

- a. **Variance:** Permit three accessory structures to exceed the square footage of the main residence

Maximum square footage allowed: 3,488 square feet

Requested square footage: 3,632 square feet

#### **E. New Residential Cases**

3. **BAR-22-105** Address: 4936 Rector Avenue  
Owner: Russell Lowry  
Zoning: "A-5" One-Family

- a. **Variance:** Permit fewer parking spaces than required behind the front building wall

Required parking spaces: 2 spaces

Requested parking spaces: 1 space

4. **BAR-22-106** Address: 2800 McGee Street  
Owner: Gerardo Chavez Reyes  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the continued construction of a new garage addition with second story habitable space that encroaches into the side yard setback

Minimum setback required: 5 feet

Requested setback: 3 feet

- b. Variance:** Permit the continued construction of a new garage addition with second story habitable space and front yard porch conversion that encroaches into front yard setback

Minimum setback required: 30 feet  
Requested setback: 25 feet

- c. Variance:** Permit existing front yard driveway coverage that exceeds the maximum allowed

Maximum percentage allowed by right: 50 percent  
Requested percentage: 77 percent

5. **BAR-22-108** Address: 2701 Merida Avenue  
Owner: Castle Peak Homes GP, LLC  
Zoning: "B" Two Family within the TCU Overlay

- a. Variance:** Permit the construction of a 2-story duplex in the established front yard setback

Minimum setback required: 30 feet  
Requested setback: 20 feet

6. **BAR-22-110** Address: 3601 Dryden Road  
Owner: Holly Fain by David Slaughter  
Zoning: "A-5" One-Family

- a. Special Exception:** Permit a solid fence up to four feet in height in the projected front yard

- b. Variance:** Permit a solid front yard fence taller than allowed by Special Exception

Allowed fence by Special Exception: 4 feet  
Requested height: 8 feet

7. **BAR-22-111** Address: 1220 Thomas Place  
Owner: Gordon Roberts  
Zoning: "A-5" One-Family

- a. Variance:** Permit an addition to a detached garage that encroaches into the rear yard setback

Minimum setback required: 5 feet  
Requested setback: 2 feet

- b. Variance:** Permit an existing pool cabana that encroaches into the rear yard setback

Minimum setback required: 5 feet  
Requested setback: Zero (0) feet

**II. ADJOURNMENT:**

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**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. If the City does not receive notification at least 48 hours prior to the meeting, the City will 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 Discapitados (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 Boards of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

<p>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 posted on the following date and time <u>Thursday, December 15, 2022 at 3:30 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 <p>City Secretary for the City of Fort Worth, Texas</p>
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