



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

February 21, 2024

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)

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

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r0c795675aa1738f88b4d0f8c00a7779a>

Meeting/ Access Code: 2559 266 7852 (Registration Required)

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

Viewing Only

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

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

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 February 19, 2024. 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 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.**

BOARD MEMBERS:

Adrienne Holland _____
Tony Perez, _____
Chair Residential Board _____
Kenneth Jones _____
Joey Dixon, _____
Vice Chair Residential Board _____

Debra Brown Sturns _____
Myra Mills _____
Whit Wolman _____
Lucretia Powell _____
Jennifer Glass Renta _____
Janna Herrera _____
Melondy Doddy-Munoz _____

I. WORK SESSION 12:00 P.M.

A. Discussion of Today's Cases

B. Obtain Board member's signature on letter to City Council

I. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the January 17, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO MARCH 20, 2024.

C. Continued Translation Residential Case

1. **BAR-23-075** Address: 4325 Lisbon Street
Owner: Javier Sanchez
Zoning: "B" Two-Family under the "A-5" One-Family standards

a. **Variance:** Permit an existing carport encroaching in the side yard setback

Required setback: 5 feet

Requested setback: 2 feet 5 inches

D. Continued Residential Case

2. **BAR-23-074** Address: 3208 Avondale Avenue
Owner: Michael and Angelique De Luca
Zoning: "A-5" One-Family within the TCU Overlay

a. **Special Exception:** Permit 5-foot open-design gates in the front yard where 4 feet is allowed by right

E. New Residential Cases

3. **BAR-24-002** Address: 1925 Dartmoor Court
Owner: Guadalupe & Ayesha de la Fuente by Brandon Scuderi
Zoning: "A-5" One-Family within the TCU Overlay

a. **Variance:** Permit the continued construction of a porte cochere with an covered patio on top that encroaches into the side yard setback

Required setback: 5 feet

Requested setback: 0 feet

4. BAR-24-003 Address: 2215 Warner Road
Owner: Bryan & Carolyn Lingle
Zoning: "A-5" One-Family within the TCU Overlay

a. Variance: Permit a remodel of a detached garage with habitable space that encroaches into the rear yard setback

Minimum setback required: 5 feet
Requested setback: 3 feet

b. Variance: Permit a remodel of a detached garage with habitable space that encroaches into the side yard setback

Minimum setback required: 5 feet
Requested setback: 1-foot 5 inches

5. BAR-24-004 Address: 2745 Ryan Place Drive
Owner: Claire Lawrence by Michael Clark
Zoning: "A-7.5" One-Family

a. Variance: Permit a remodel of a detached garage with habitable space that encroaches into the side yard setback

Minimum setback required: 5 feet
Requested setback: 3 feet

b. Variance: Permit the encroachment of the front wall of the home into the established front yard setback

Established front yard: 38 feet
Requested setback: 32 feet 5 inches

6. BAR-24-005 Address: 1300 Illinois Avenue
Owner: Tonia Robinson by Cooper Conger
Zoning: "A-5" One-Family

a. Variance: Permit a residence on a lot with less width than required

Minimum lot width required: 50 feet
Requested lot coverage percentage: 33 feet

b. Variance: Permit a residence on a lot with less lot area than required

Minimum lot area required: 5,000 square feet
Requested lot area: 3,300 square feet

7. BAR-24-009 Address: 406 Grand Avenue
Owner: Javier & Danette Morales by Cooper Conger
Zoning: "A-5" One-Family

a. Variance: Permit a residence on a lot with less width than required

Minimum lot width required: 50 feet
Requested lot coverage percentage: 35 feet

b. Variance: Permit a residence on a lot with less lot area than required

Minimum lot area required: 5,000 square feet
Requested lot area: 3,307 square feet

III. ADJOURNMENT:

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 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 posted on the following date and time Thursday, February 15, 2024 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas