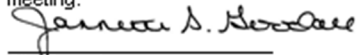


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, January 11, 2024 at 3:45 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
\_\_\_\_\_  
City Secretary  
City of Fort Worth, Texas



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

**January 17, 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)  
2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/weblink/register/r32bde6eb4122fd0dfe1faadfe30f5c27>

**Meeting/ Access Code: 2553 585 0768 (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 January 15, 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](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:**

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 Case**

**B. Parliamentary Procedure Training**

**C. Discussion of Enforcement of Board of Adjustment Decisions**

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

**A. Approval of Minutes of the December 20, 2023 Hearings** \_\_\_\_\_

**B. ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 21, 2024.**

**C. New Translation Residential Cases**

**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

**2. BAR-23-080** Address: 4425 Hardeman Street  
Owner: Ernesto Dominguez Sotelo  
Zoning: “A-5” One-Family within the Stop Six Overlay

**a. Variance:** Permit a second garage on a lot less than ½ acre

Maximum garages allowed: 1 garage  
Garages Requested: 2 garages

**b. Variance:** Permit a second garage to not have a hard-surface, dust-free driveway

**D. New Residential Cases**

**3. 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

**4. BAR-23-076** Address: 4937 Bryce Avenue  
Owner: Mark and Brittany Steffe  
Zoning: "B" Two-Family under the "A-5" One-Family standards

- a. **Variance:** Permit the construction of an accessory structure (in-ground pool) that is not 75 feet from the front property line or behind the rear wall of the primary residential structure

Minimum setback required: 75 feet  
Requested setback: 51 feet

**5. BAR-23-077** Address: 2441 Glen Garden Avenue  
Owner: OMRI Enterprises by Jacqueline Cooper  
Zoning: "A-7.5" One-Family

- a. **Variance:** Permit an attached garage to project more than eight (8) feet from the front wall

Maximum garage projection: 8 feet  
Requested garage projection: 15 feet

**6. BAR-23-078** Address: 9857 Yellow Cup Drive  
Owner: Himesh Patel  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the lot coverage to exceed the maximum lot coverage allowed

Maximum lot coverage allowed by right: 50 percent  
Requested lot coverage percentage: 59.2 percent

**7. BAR-23-079** Address: 2820 Harlanwood Drive  
Owner: Stonegate Metro Properties LLC by Sid Henggeler  
Zoning: "A-10" One-Family within the TCU Overlay

- a. **Variance:** Permit the construction of a new single-family residence that would encroach in the established front yard setback

Minimum established setback required: 40 feet  
Requested front yard setback: 30 feet

## **E. Enforcement of Board of Adjustment Decisions**

### **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](mailto: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](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.