



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

April 16, 2025

12:30 p.m.

In Person

City Council Chamber
100 Fort Worth Trail, Fort Worth, TX 76102

Videoconference:

<https://fortworthtexas.webex.com/weblink/register/r55e60dddde6fc9892b09915e159d3284>

Meeting/ Access Code: 2550 915 9432 (Registration Required)

Teleconference

+1-469-210-7159

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.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

1. **Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on April 14, 2025 using the following link:**
<https://fortworthtexas.webex.com/weblink/register/r55e60dddde6fc9892b09915e159d3284h>
2. **In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

****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 April 14, 2025.**

For questions or assistance with registration, please 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 | _____ | Myra Mills | _____ |
| Sergio Garza | _____ | Whit Wolman | _____ |
| Kenneth Jones, | _____ | | |
| Vice Chair Residential Board | _____ | Lucretia Powell | _____ |
| Joey Dixon, | _____ | Jennifer Glass Renta | _____ |
| Chair Residential Board | _____ | Janna Herrera | _____ |
| Debra Brown Sturns | _____ | Juan Manuel Acosta | _____ |

I. PUBLIC HEARING 12:30 P.M.

A. Approval of the Minutes of March 19, 2025, Meeting

B. ANY CASES NOT HEARD WILL BE MOVED TO May 21, 2025

C. Translation Cases

1. BAR-25-024 Address: 3908 Collin Street
 Owner: Leobardo Munoz
 Zoning: "C" – Medium Density Multifamily District

- a. Variance:** To permit construction of a non-habitable accessory structure (pool house), to exceed the maximum height permitted.

Maximum height permitted: 10 feet
Requested height: 13 feet 6 inches

D. Continued Cases

1. BAR-25-010 Address: 510 Paradise Street
 Owner: Felix Wong on behalf of Trinity Phoenix LLC
 Zoning: "A-5" – One-Family District

- b. Variance:** To permit the construction of a one-family dwelling on a lot that is less than the minimum size required.

Minimum lot size required: 5,000 square feet
Requested lot size: 4,750 square feet

2. BAR-25-015 Address: 1201 Belle Place
 Owner: Richard Sykup
 Zoning: "A-5" – One-Family District

- a. Special Exception:** To permit the construction of a non-habitable accessory structure (carport) in the front yard.

Minimum required projected front yard setback: 20 feet
Proposed projected front yard setback: 2 feet

3. BAR-25-016 Address: 3556 Hedrick Street
 Owner: Jodie Robnett
 Zoning: "B" – Two-Family District

- a. Special Exception:** To permit an existing non-habitable accessory structure (carport) be located in the front yard.

E. New Cases

1. BAR-25-013 Address: 5136 Lovell Avenue
 Owner: Michiel Williams
 Zoning: "A-5" – One-Family District

- a. Variance:** To permit an existing non-habitable accessory structure (covered porch) encroach into the projected front yard setback.

Minimum projected front yard setback: 8 feet
Requested setback: Zero feet

- b. Variance:** To permit less parking spaces than required for a one-family dwelling with 2 bedrooms.

Minimum parking spaces required: 2 spaces
Proposed number of parking spaces: 1 space

2. BAR-25-022 Address: 713 Ridgewater Trl
 Owner: Ruben Rodriguez on behalf of Andre Purifoy
 Zoning: "A-5" – One-Family District

- a. Variance:** To permit the construction of a non-habitable accessory structure (swimming pool), to be in front of the rear wall of the primary structure and located less than 75-feet from the front property line.

Required distance from property line: 75 feet
Requested distance from property line: Approximately 55 feet

3. BAR-25-025 Address: 5104 Curzon Ave
 Owner: Jose Cruz on behalf of TX Reign Homes LLC
 Zoning: "A-5" – One-Family District

- a. Variance:** To permit the construction of a one-family dwelling on a lot with less than the minimum required width at the building line.

Minimum required width at build line: 50 feet
Requested width at build line: 44 feet

4. BAR-25-027

Address: 5319 Quail Run St
Owner: Nancy Grogan on behalf of James and Eden Delaune
Zoning: "A-5" – One-Family District

- a. **Variance:** To permit an existing non-habitable accessory structure (open air-pavilion) to be converted to a habitable accessory structure that would encroach into the required front yard setback.

Minimum required front-yard setback : 21 feet
Requested front-yard setback: 10 feet

- b. **Variance:** To permit an existing non-habitable accessory structure (open air-pavilion) to be converted to a habitable accessory structure that would be in front of the rear wall of the primary structure and located less than 75-feet from the front property line.

Required distance from front property line: 75 feet
Requested distance from front property line: 10 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. 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) 392-8552; 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 **Friday, April 11, 2025 at 11:15 a.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