



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**June 18, 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/r3d82a10cf2adcdb194fd6ba39e5c7dcd>

Meeting/ Access Code: 2553 963 9226 (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/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/departments/citysecretary/events/boa-commercial-and-residential-2025>

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 June 16, 2025 using the following link:  
<https://fortworthtexas.webex.com/weblink/register/r3dfe941da7494189d230c59efddee170>
2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.

For questions or assistance with registration, please 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:**

Adrianne Holland	_____	Whit Wolman	_____
Sergio Garza	_____	Lucretia Powell	_____
Kenneth Jones, Vice Chair	_____	Jennifer Glass Renta	_____
Joey Dixon, Chair	_____	Janna Herrera	_____
Debra Brown Sturns	_____	Juan Manuel Acosta	_____
James Hook, Alternate	_____		

#### **I. PUBLIC HEARING 12:30 P.M.**

- A. Approval of the Minutes of March 19, 2025, Meeting**
- B. Approval of the Minutes of April 16, 2025, Meeting**
- C. Approval of the Minutes of May 21, 2025, Meeting**
- D. Continued Cases**

- 1. BAR-25-032**      **Variance** to the One-Family ("A-5") district development standard of total lot coverage of 50%, to allow the extension of a covered patio that would result in exceeding the maximum lot coverage allowed.

Address:                      1033 Kirkham Way  
Property Owner:          Jeffrey Wink  
Applicant:                  Josh Schoonover  
Zoning:                      "A-5" – One-Family District

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

- 2. BAR-25-034**
- a. **Variance Request** to the minimum required 5-foot rear yard setback, to allow a 3-foot, 6-inch rear yard setback along the east side property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards),
  - b. **Variance Request** to the minimum required 5-foot side yard setback, to allow a 1 foot, 7-inch side yard setback along the south property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

Address:                      2601 S. University Drive  
Property Legal Description: Lot 1, Block 42 University Place Addition  
Property Owner:          Joseph Freeman  
Applicant:                  Texas Builders Inc.  
Zoning:                      "A-5" – One-Family District within the TCU Residential Overlay

**3. BAR-25-042**

**Variance Request** to the minimum required 25-foot side yard setback to allow a 5-foot side yard setback along the eastern property line (Zoning Ordinance Section 4.701(c)(1) Property Development Standards).

Address: 1625 Weeping Willow Drive  
Property Legal Description: Lot 15, Block 8, Willow Springs Ranch Addition  
Property Owner: Colon Family Revocable Trust  
Applicant: Carlos Colon  
Zoning: "A-43" One-Family District

**4. BAR-25-044**

**Variance Request** to the minimum required 75 feet from the front property line, to allow a non-habitable accessory structure to be located 50-feet, 4-inches from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 4700 and 4704 Washburn Avenue  
Property Legal Description: Lots 37, 38, 39, and 40, Block 3, Chamberlin Arlington Heights First Filing Addition  
Property Owner: Stewart & Kristen Henderson  
Applicant: Karl Hahnfeld  
Zoning: "B" Two-Family District

**5. BAR-25-046**

**Variance Request** to the required 5-foot minimum setback of a structure from a projected side yard line to allow a boat dock to be located zero-feet from projected side yard line along the projected eastern property line (Zoning Ordinance Section 5.308(b)(3) Size and Setback Limitations).

Address: 8309 Lupine Circle S  
Property Legal Description: Lot 16R, Block 17, Lake Worth Leases Addition  
Property Owner: Merch Property LLC  
Applicant: David Bodden  
Zoning: "A-5" One-Family District

**6. BAR-25-049**

**Variance Request** to the minimum required 75 feet from the front property line to allow a non-habitable accessory structure to be located 48-feet, 9-inches, from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 5009 Ranch View Road  
Property Legal Description: Lot 4, Block 2, Overton Woods Addition  
Property Owner/Applicant: Allen Crumley  
Zoning: "A-10" One-Family District

**7. BAR-25-053**

**Variance Request** to the required corner lot setback, to allow a 10-foot projected front yard setback along the southern property line (Zoning Ordinance Section 6.101(f)(1)(a) Projected Front Yard Setbacks).

Address:	2613 Walker
Property Legal Description:	Lot 4, Block 6, Park View Addition
Property Owner	Jaime Aguilar
Applicant:	UP DFW Properties LLC
Zoning:	"A-5" One-Family District in the Stop Six Overlay District

### III. ADJOURNMENT:

#### ASSISTANCE AT THE PUBLIC MEETINGS:

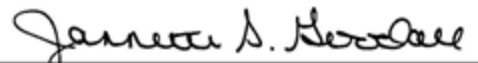
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. 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](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.

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, June 13, 2025 at 10:20: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