

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 **Wednesday, July 09, 2025 at 3:15 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Janet D. Howell*

City Secretary  
City of Fort Worth, Texas



**MEETING AGENDA**  
**COMMERCIAL BOARD OF ADJUSTMENT**

**Wednesday, July 16, 2025**

**10:00 A.M.**

**In Person**

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

**Videoconference:**

<https://fortworthtexas.webex.com/weblink/register/r3dfe941da7494189d230c59efddee170>

Meeting/ Access Code: 2551 057 8884 (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/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 Commercial 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 July 14, 2025 using the following link:**  
<https://fortworthtexas.webex.com/weblink/register/racda29a5be7598c758504c9f6b370a6c>
- 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 5:00 PM on July 14, 2025.**

**For questions or assistance with registration, please contact Stacy Jones at [stacy.jones@fortworthtexas.gov](mailto:stacy.jones@fortworthtexas.gov) or 817-392-2733.**

**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:**

Vacant	_____	Sabrina Conner	_____
Tony Perez, Vice- Chair	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	Darin Hoppe	_____
Bob Riley	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

**I. PUBLIC HEARING**

- A. **Approval of Minutes of June 18, 2025, Meeting**
- B. **New Commercial Cases**

**1. BAC-25-022**

**Special Exception** for a monument sign with electronic changeable copy in commercial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	4665 Bryant Irvin Rd
Property Legal Description:	Lot 3R1, Block 2, City View Addition
Property Owner:	Tselev Hotel Group LLC
Applicant:	Giant Sign
Zoning:	"G" – Intensive Commercial

**2. BAC-25-029**

**a. Variance** to allow a single-use commercial building (Building B) that does not meet the minimum height requirement of two stories with a minimum of 18 feet of occupiable space, as measured from the top of the finished slab at grade level to the top of the highest wall plate (Zoning Ordinance Section 4.1302(d)(3) – Minimum Height Requirement for Single-Use Buildings).

**b. Variance** to allow a single-use commercial building (Building C) that does not meet the minimum height requirement of two stories with a minimum of 18 feet of occupiable space, as measured from the top of the finished slab at grade level to the top of the highest wall plate (Zoning Ordinance Section 4.1302(d)(3) – Minimum Height Requirement for Single-Use Buildings).

**c. Variance** to allow a single-use commercial building (Building D) that does not meet the

minimum height requirement of two stories with a minimum of 18 feet of occupiable space, as measured from the top of the finished slab at grade level to the top of the highest wall plate (Zoning Ordinance Section 4.1302(d)(3) – Minimum Height Requirement for Single-Use Buildings).

**d. Variance** to allow a single-use commercial building (Building E) that does not meet the minimum height requirement of two stories with a minimum of 18 feet of occupiable space, as measured from the top of the finished slab at grade level to the top of the highest wall plate (Zoning Ordinance Section 4.1302(d)(3) – Minimum Height Requirement for Single-Use Buildings).

Address: 1501, 1525, 1533, 1541, and 1555 Merrimac Circle, 1551 and 1561 University Drive  
Property Legal Description: Lots 1, part of Lot 2, 3B, 3-A-1-A, Block 1, River Plaza Complex, and Block A, Trinity 5 River Plaza  
Property Owner: Carriage House Development, LLC  
Applicant: Transwestern Development Company  
Zoning: “MU-2” – High Intensity Mixed-Use District

### 3. BAC-25-032

**Special Exception** for a freeway sign with electronic changeable copy in commercial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 3301 E. Berry St  
Property Legal Description: Lots 7-12, Block 2, Meadow Lawn Addition  
Property Owner: 3301 E. Berry St LLC  
Applicant: Empire Sign & Canopy  
Zoning: “E” – Neighborhood Commercial District

### 4. BAC-25-033

**Special Exception** for a monument sign with electronic changeable copy in commercial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 8100 Comanche Springs Dr.  
Property Legal Description: Lot 1, Block A, Eagle Mountain-Saginaw Middle School Addition  
Property Owner: Eagle Mountain-Saginaw ISD  
Applicant: Bryce McCarthy, VLK Architect  
Zoning: PD 514/ “E” – Neighborhood Commercial District

### 5. BAC-25-034

**a. Variance** to allow a monument sign located across the street from a one- or two-family residential district to be illuminated (Zoning Ordinance Section 4.201(d)(2)(e) - Community Facilities (“CF”) District – Signs).

**b. Special Exception** for a monument sign with electronic changeable copy in community facilities zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 6129 Texas Shiner Dr.  
Property Legal Description: Lot 1, Block 1, Eagle Mountain-Saginaw Middle School No. 5

Addition  
Property Owner: Eagle Mountain-Saginaw ISD  
Applicant: Bryce McCarthy, VLK Architect  
Zoning: "CF" – Community Facilities District

**6. BAC-25-036**

**Variance** to allow two monument signs to be separated by a distance of 293 feet, where a minimum separation of 300 feet is required, on a property subject to a unified sign agreement (Zoning Ordinance Section 6.409(e)(3) – Regulations Governing On-Premise Detached Signs in Commercial and Industrial Districts).

Address: 5901 & 5949 Retail Way  
Property Legal Description: Lots 3 & 4, Block 7, Chisholm Trail Ranch  
Property Owner: Chisholm Trail Center LP  
Applicant: Pattison ID  
Zoning: "G" – Intensive Commercial District

**7. BAC-25-037**

**Variance** to allow a 158.41 square foot attached sign that would exceed the maximum allowable area of exposure based on the façade length by approximately 70.66 square feet (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Address: 4675 Railhead Rd  
Property Legal Description: Lot 1, Block A, Railhead Fort Worth Addition  
Property Owner: James Campbell Company LLC  
Applicant: Anderson Levingston  
Zoning: "K" – Heavy Industrial District

**8. BAC-25-038**

**Variance** to allow the use of metal paneling, a material not allowed, on an existing screening fence to remain (Zoning Ordinance Section 5.305(c)(1) – Fences).

Address: 928 E. Berry Street  
Property Legal Description: Lots 5-9, Block B, Morningside Park Addition  
Property Owner: Shahla N LLC  
Applicant: Mohammed Neak & Farooque Neak  
Zoning: "E" – Neighborhood Commercial District

**9. BAC-25-039**

**Variance** to permit 16 parking spaces where 25 are required based on use and square footage (Zoning Ordinance Section 6.201(b) - Off-Street Parking Requirements).

Address: 4310 W. Vickery Blvd  
Property Legal Description: Lots 6-7, Block 10, Factory Place Addition  
Property Owner: Security State Bank & Trust  
Applicant: David Sirois, Schwarz-Hanson Architects  
Zoning: "E" – Neighborhood Commercial District

**II. 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.