



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, August 20, 2025
9:00 A.M.

In Person

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

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m7e914dc935d3134ea182d5758f930334>

Meeting/ Access Code: 2552 435 4234 (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 August 18, 2025 using the following link:**
<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m7e914dc935d3134ea182d5758f930334>
- 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 August 18, 2025.**

For questions or assistance with registration, please contact Stacy Jones at 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.

BOARD MEMBERS:

VACANT	_____	VACANT	_____
Tony Perez, Vice- Chair	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	VACANT	_____
Bob Riley	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

I. PUBLIC HEARING

- A. **Approval of Minutes of July 16, 2025, Meeting**
- B. **Approval of Minutes of July 30, 2025, Special Called Meeting**
- C. **Translation Case**

1. BAC-25-018

a. Variance to the requirement that no automotive repairs may be conducted on any premises that adjoin any residential district boundary, to permit the construction of a new automotive repair structure on a premise that adjoins a residential district boundary (Zoning Ordinance Section 5.104(c) – Automotive Repair; Paint and Body Shop).

b. Variance to the requirement that no automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district, to permit the construction of a new automotive repair structure with bay doors facing a one-family district (Zoning Ordinance Section 5.104(d) – Automotive Repair; Paint and Body Shop).

c. Variance to the supplemental building setback requirement along the rear property line, to permit the construction of a new automotive repair structure that would encroach 30-feet into the supplemental setback, resulting in a 20-foot supplemental setback where a 50-foot supplemental setback is required due to residential district adjacency (Zoning Ordinance Section 6.300(c)(1) – Bufferyard and Supplemental Building Setback).

d. Variance to the requirement that screening fences shall be constructed of wood, brick, stone, or reinforced concrete products, to allow an existing metal panel screening fence to remain.(Zoning Ordinance Section 5.305(c)(1) – Fences).

Address:	1725 S. Riverside Drive
Property Legal Description:	Lots 20 – 23, Block 1, Graham Park
Property Owner:	Raul Santibanez & Martha Sarabia
Applicant:	Robert Gonzales
Zoning:	"I" – Light Industrial District

D. Cases Continued from July 16, 2025 Meeting

- 2. 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

- 3. 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 Road
Property Legal Description:	Lot 1, Block A, Railhead Fort Worth Addition
Property Owner:	James Campbell Company LLC
Applicant:	Anderson Livingston
Zoning:	"K" – Heavy Industrial District

E. New Cases

- 4. BAC-25-035** **a. Variance** to the requirement that nonresidential activity may not take place in a front yard for a corner lot in a non-residential district that abuts the front yard of a lot with residential zoning, to allow non-residential activity to take place in a residential projected front yard (Zoning Ordinance 6.101(b)(1) – Yards).

b. Variance to the 25-foot supplemental building setback requirement to allow a dumpster to be located 13 feet 4 inches from the northern property line within the 25-foot supplemental building setback (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

c. Variance to the requirement that parking located within the 25-foot supplemental building setback located along the northern and western boundaries of the property be limited to daylight hours, to allow parking within the 25-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

Address: 1901 NE 28th Street
Property Legal Description: Lot A, Block 6, JM Moody Addition
Property Owner: Metroplex Homes LLC
Applicant: ANA Consultants LLC - Alex Srur
Zoning: "FR" – General Commercial Restricted District

5. BAC-25-042

Variance to the requirement that no parking or driveways shall be provided between a building and a public or private street, to allow parking between a building and public street (Zoning Ordinance Section 4.711(d)(2)(c)(i)) - Medium Density MultiFamily "C" District Development Standards).

Address: 2709 Hemphill
Property Legal Description: Lot 3, Block 4, South Hemphill Heights Addition
Property Owner: Shadi Mansour
Applicant: Mohammed Yass Hossain
Zoning: "C" – Medium Density Multifamily District

6. BAC-25-043

Variance to the I-35 North Overlay requirements that requires a 25-foot paving surface setback for properties located adjacent to the I-35 North Frontage to allow a zero-foot paving surface setback (Zoning Ordinance Section 4.404 Exhibit A – I-35W Corridor Design Overlay District Design Standards).

Address: 14009 N Freeway
Property Legal Description: Being a 11.0337-acre (480,630 square foot) tract of land situated in the Rufus King Survey, Abstract No. 723, Jonathan Evans Survey, Abstract No. 396, Rufus King Survey, Abstract No. 905, and the Jonathan Evans Survey, Abstract No. 470, City of Roanoke, Denton County and Tarrant County, Texas
Property Owner: Samuel Toliver
Applicant: Jared Earney
Zoning: "I" – Light Industrial within the I-35W North Overlay

7. BAC-25-041

Variance to the requirement that a building initially permitted as a single-family residence and converted to a model home must be at least 300 feet from any occupied residence, to allow a model home to be located 285 feet away from a residence (Zoning Ordinance Section 5.403(c) – Temporary Uses Model Home).

Address: 7412 Wayward Wind
Property Legal Description: Lot 3, Block H, Talon Hill Addition
Property Owner: Perry Homes
Applicant: Andrew Charles
Zoning: "A-5" – One Family District

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

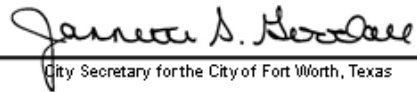
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Tuesday, August 12, 2025 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