



REVISED MEETING AGENDA

RESIDENTIAL BOARD OF ADJUSTMENT

Wednesday, September 17, 2025

Public Hearing: 12:30 P.M.

Work Session: Immediately following the Public Hearing

In Person

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

Viewing Only

Television: Charter 190; One Source: 7; Verizon: 5; AT&T Uverse 99; Youtube
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

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. If you would like to provide written comments in support or opposition, please send them to boardofadjustment@fortworthtexas.gov. Comments received by 12:00 p.m. on the business day prior to the meeting will be provided to the Board. Board of Adjustment meetings are available on Fort Worth Television via Live Stream at fortworthtexas.gov, on YouTube, and through the following Fort Worth cable providers – Charter 190, One Source: 7, Verizon: 5, and AT&T Uverse: 99*.
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 Stacy Jones at stacy.jones@fortworthtexas.gov or 817-392-2733.

BOARD MEMBERS:

| | | | |
|---------------------------|-------|----------------------|-------|
| Joey Dixon, Chair | _____ | Vacant | _____ |
| Kenneth Jones, Vice Chair | _____ | Whitley Wolman | _____ |
| Adrianne Holland | _____ | Lucretia Powell | _____ |
| Sergio Garza | _____ | Jennifer Glass Renta | _____ |
| Vacant | _____ | Janna Herrera | _____ |
| | | Juan Manuel Acosta | _____ |

I. PUBLIC HEARING

- A. **Approval of July 16, 2025, Meeting Minutes**
- B. **Approval of August 20, 2025, Meeting Minutes**
- C. **Continued cases from August 20, 2025 Meeting**

1. BAR-25-077

a. Variance to the One-Family (“A-5”) District development standard of a minimum 50-foot lot width requirement to allow a 40-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family “A-5” District).

b. Variance to the One-Family (“A-5”) District development standard of a minimum 5,000 square foot lot area requirement to allow a 4,400 square foot lot (Zoning Ordinance Section 4.705(c)(1) – One-Family “A-5” District).

Address: 1517 Ave D
Property Legal Description: East 40 feet of Lot 8, Block 1, Lakeview Addition
Property Owner: Brablio Sifuentes
Applicant: Jerry Tello
Zoning: “A-5” – One Family District

2. BAR-25-080

Special Exception to permit a carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

Address: 5600 Wentworth Street
Property Legal Description: Lot 4, Block 17, Westwood Addition
Property Owner: Eduardo Guardado Jr.
Applicant: Eduardo Guardado Jr.
Zoning: “A-5” – One Family District

3. BAR-25-081

a. Variance to the One-Family (“A-10”) District development standard of a minimum required 10-foot rear yard setback to allow construction of a non-habitable accessory structure (pool cabana) to be located 6 feet 6 inches from the rear property line. (Zoning Ordinance Section 4.702(c)(1) – One-Family “A-10” District).

b. Variance to the requirement that non-habitable accessory structures shall not exceed a maximum area of 400 square feet, to allow construction of a 552 square foot non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

c. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a 17-foot-tall non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 105 Westview Avenue
Property Legal Description: Lot2R1, Block 30, Monticello Addition
Property Owner: David and Jennifer Nickels
Applicant: Restoration Homes
Zoning: "A-10" – One-Family District

4. BAR-25-082

a. Variance to the One-Family Restricted ("AR") District development standard of a minimum required 10-foot side yard setback, to allow construction of a single-family home with a side yard setback of 8 feet 4 inches along the southern property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

b. Variance to the One-Family Restricted ("AR") district development standard of a zero-foot side yard setback, to allow construction of a single-family home with a side yard setback of 2 feet along the northern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

Address: 9004 Creek Run Road
Property Legal Description: Lot 7, Block 2, Academy at Waterchase
Property Owner: Jaafari Investments LLC
Applicant: Khal Jaafari
Zoning: "AR" – One-Family Restricted District

5. BAR-25-058

a. Special Exception to allow a solid fence up to 4 feet in height in the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to allow a solid fence that is 6 feet in height the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address: 2217 Chelsea Road
Property Legal Description: Block 7 Lot 1 & 2 Stratford Addition
Property Owner: James and Fanta Shytlers
Applicant: James Shytlers
Zoning: "A-7.5" – One-Family District

D. New Cases

6. BAR-25-041

a. Special exception to allow a solid wood fence up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the requirement that a solid fence located in a required front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow a 6-foot solid wood fence in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address: 3403 Penticost Street
Lot 3, Block 19R, Chamberlain Arlington Heights Addition
Property Legal Description: 2nd
Property Owner: 3400 Penticost Properties LLC
Applicant: Ron Carter
Zoning: "A-5" – One Family Residential

7. BAR-25-056

a. Variance to the One-Family ("A-7.5") District development standard of a minimum 5-foot side yard setback, to allow a 3-foot side yard setback for construction of a habitable accessory structure (Zoning Ordinance Section 4.704(c)(1) – One-Family (A-7.5") District).

b. Variance to the requirement that habitable accessory structures may not exceed the height of the primary, to allow construction of a 28-foot tall two-story habitable accessory structure that would exceed the height of the 21-foot tall primary structure (Zoning Ordinance Section 5.301(c)(2) – Accessory Uses on Residential Lots).

Address: 3808 Lenox Drive
Property Legal Description: Lot 14, Block 21, Monticello Addition
Property Owner: Christopher & Dixie Baker
Applicant: Christopher Baker
Zoning: "A-7.5" One-Family Residential

8. BAR-25-083

Variance to the One-Family ("A-10") District development standards of a minimum required 10-foot rear yard setback, to permit construction of a non-habitable accessory structure (shed) to be located 2 feet from the rear property line (Zoning Ordinance Section 4.703(c)(1) Property Development Standards).

Address: 2800 Harlanwood Drive
Property Legal Description: Lot 31, Block 4, Mockingbird Lane Addition
Property Owner: Eric & Lauren Wessinger
Applicant: Eric Wessinger
Zoning: "A-10" – One Family Residential within the TCU Residential Overlay

Variance to the minimum required 5-foot rear yard setback standard to permit a non-habitable accessory structure (carport) to be located 18 inches from the western property line (Zoning Ordinance Section 4.705(c)(1) Property Development Standards).

Address: 6137 Whitman Avenue
Property Legal Description: Lot 5, Block 95, Wedgwood Addition
Property Owner: Lynn Jones
Applicant: Lynn Jones
Zoning: "A-5" One Family District

Special Exception to permit a carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

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|-----------------------------|--|
| Address: | 2312 Timberline Drive |
| Property Legal Description: | Lot 7, Block 5, Glencrest West Subdivision |
| Property Owner: | Anabel Hernandez & Eden Zapata |
| Applicant: | Anabel Garcia |
| Zoning: | "A-10" One Family District |

Variance to the 40-foot minimum platted front yard setback, to permit construction of an addition to a single-family dwelling that would result in a 33 foot 6 inch front yard setback (Zoning Ordinance Section 6.101(d)(1) – Yards).

Address: 3200 & 3204 Bellaire Drive West
 Property Legal Description: Lots 12, 13, Portion of 14, Block 14, Bellaire Addition
 Property Owner: Lindsay & Tyler Bloomer
 Applicant: Lindsay & Tyler Bloomer
 Zoning: "A-5" One Family District within the TCU Residential Overlay

Variance to the Two-Family (“B”) District development standard that the required 2 parking spaces for a 3 bedroom home be located behind the front building wall, to permit the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.707(d)(2) – “B” Two Family District Development Standards).

Address: 4521 Geddes Avenue

Property Legal Description: Lots 10 – 12, Block 14, Chamberlain Arlington Heights 2nd Addition

Property Owner: Ivan Rocha

Applicant: Ivan Rocha

Zoning: “B” – Two Family District

Variance to the One-Family (“A-5”) District development standard that the required 4 parking spaces for a 5 bedroom home be located behind the front building wall, to permit the required parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) – “A-5” One Family District Development Standards).

Address: 2705 Gordon Avenue
Property Legal Description: Lot 19, Block 2, Frisco Heights Addition
Property Owner: Residential Design Company LLC
Applicant: J.E. Brothers LLC – Tommy Skoog
Zoning: “A-5” – One-Family District within the TCU Residential Overlay

II. WORK SESSION

E. Discussion of Proposed Changes to Board of Adjustment

III. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

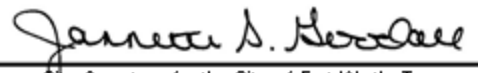
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Thursday, September 11, 2025 at 3:20 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