



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, October 15, 2025

Public Hearing 10:00 A.M.

Work Session to Begin Immediately Following the Conclusion of the Public Hearing

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>

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.



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 September 17, 2025, Meeting Minutes

B. Continued Cases

- 1. BAC-25-046**

Variance to allow a 141.8 square foot attached sign that would exceed the maximum allowable area of exposure based on the façade length by approximately 50.93 square feet (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Address: 3932 Benbrook Highway

Property Legal Description: Lot 1, Block 18, Ridgecrest Addition

Property Owner: GLH Properties 1, LLC

Applicant: Cowtown Graphics and Signs

Zoning: “E” – Neighborhood Commercial within the NASJRB Airport Overlay

C. New Cases

- 2. BAC-25-047**

Variance to the requirement that a bufferyard is provided and maintained along the entire length of the boundary line between any one- or two-family district and adjacent non-residential districts, to allow the southern bufferyard to be located 65 feet north of the southern property line (Zoning Ordinance Section 6.300(a) – Bufferyard and Supplemental Building Setback).

Address: 5592, 5840, and 5850 Marine Creek Pkwy

Property Legal Description: Being a 29.8436 acre (1,299,987 square foot) tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas; and being all of that tract of land described as Tract 1 in the Special Warranty Deed to MCP18, LLC recorded in Instrument No. D218284427, Official Public Records, Tarrant County, Texas.

Property Owner: MCP18 LLC

Applicant: Grant Decker – Kimley Horn

Zoning: “J” – Medium Industrial District



II. ADJOURN THE PUBLIC HEARING

III. WORK SESSION

- A. Discussion of proposed items for administrative approval authority

ASSISTANCE AT THE PUBLIC MEETINGS:

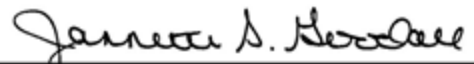
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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, October 09, 2025 at 3:45 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