FORT WORTH

MEETING AGENDA

BOARD OF ADJUSTMENT

Wednesday, October 21, 2026

Public Hearing: 9:00 A.M.

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

Viewing Only

Television: Charter Cable Channel 190, City of Fort Worth YouTube Page, and 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-board-of-adjustments-2026

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 Fort Worth cable provider – Charter Cable Channel 190.

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:

James "Jim" Whitton	_____	Lucretia Powell	_____
Sergio Garza	_____	Janna Herrera	_____
Micheal Johnston	_____	Juan Manuel Acosta	_____
Bob Riley	_____		_____
Sandra King	_____		
Whitley "Whit" Wolman	_____		

BOARD ALTERNATES:

Deborah Freed	_____
Eric Arteaga	_____
Jarrett Wilson	_____
Mateson Gutierrez	_____

PUBLIC HEARING

A. Elections for Chair and Vice-Chair
B. Approval of September 16, 2026, Meeting Minutes
C. Continued Cases

1. BAR-26-071

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

e. Variance to the requirement that driveway coverage for one- and two-family uses shall not exceed 50% of the front yard as measured between the front property line and the closest location on the structure, to allow 98.24% of driveway coverage in the front yard (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Address:	2705 Burchill Road South
Property Legal Description:	Lot 8, Block 2, Wesleyan Heights Addition
Property Owner:	Rafael and Juanita Juarez
Applicant:	Rafael and Juanita Juarez
Zoning:	"A-5" One-Family District

2. BAR-26-084

a. Variance to the Two-family ("B") district development standard of a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the northern property line (Zoning Ordinance Section 4.707(c)(1) – "B" Two-Family District Development Standards)

Minimum required side yard setback:	5 feet
Requested side yard setback:	1 foot

Address:	421 Little Fox Lane
Property Legal Description:	Lot 18, Block 39, Westpoint Addition
Property Owner:	Steven Singleton
Applicant:	Steven Singleton
Zoning:	"B" Two-Family District

D. New Cases

3. BAC-26-033 **Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the northwestern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	1300 E Long Avenue
Property Legal Description:	Lot 8-AR-1R, Block 1, JJ Jarvis Subdivision
Property Owner:	Shri Manomay Inc.
Applicant:	Image Solutions
Zoning:	"E" – Neighborhood Commercial

4. BAC-26-024 **Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the southwest property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	7401 John T White Road
Property Legal Description:	Lot 1, Block 1, Lynn, William Addition
Property Owner:	N2PR INC
Applicant:	Monica Vidal (Imaging Contractors of USA)
Zoning:	"E" Neighborhood Commercial

5. BAC-26-025 **Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the northeastern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	3100 Las Vegas Trail
Property Legal Description:	Lot 3A, Block 89, Western Hills Add Sec III-VI
Property Owner:	3100 Las Vegas Trail LLC
Applicant:	Monica Vidal, Imaging Contractors of USA
Zoning:	"E" Neighborhood Commercial

6. BAC-26-035 **Variance** to the maximum allowable attached sign area based on the length of the building façade, to allow an attached sign that exceeds the allowable sign area (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts)

Maximum square footage:	357 sf
Requested sign square footage:	582 sf

Address:	1540 Mall Circle
Property Legal Description:	Lot 5R Block 5, Ridgmar Mall Addition
Property Owner:	Texas Ballet Theater, INC
Applicant:	Environmental Signage Solutions, Inc. dba ASI Signage Innovations
Zoning:	"G" – Intensive Commercial with NASJRB Overlay

7. BAC-26-034 **Variance** to the requirement that all non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street, to allow a non-habitable accessory structure (dumpster enclosure) to be located in front of the front wall of the primary

structure (Zoning Ordinance Section 5.302(b)(1) – Accessory Uses on Non-Residential Lots).

Address:	9816 White Settlement Road
Property Legal Description:	Lot 1R, Block G, Oxenfree at West Oak
Property Owner:	SP Capstone Group, LLC- Smit Shah
Applicant:	Blazing Hospitality LLC- Smit Shah
Zoning:	"E" Neighborhood Commercial District

8. BAR-26-092 **Special Exception** to allow carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(b)(2)(d)(3) Accessory Uses on Residential Lots).

Address:	4312 Diaz Avenue
Property Legal Description:	Lot 33, Block 40, West Fort Worth Land CO
Property Owner:	Aidan Deering-Frank
Applicant:	Aidan Deering-Frank
Zoning:	"A-5" One-family District

9. BAR-26-098 **Variance** to the One-family ("A-7.5") district development standard requiring a minimum side yard setback of 5 feet, to allow a carport to encroach into the side yard setback along the northern property line (Zoning Ordinance Section 4.704(c)(1) – "A-7.5" One-Family District Development Standards).

Required side yard setback:	5 feet
Requested side yard setback:	.7 feet (8.4 inches)

Address:	2913 Fairfield Avenue
Property Legal Description:	Lot 12, Block 7, Ridglea North Additon
Property Owner:	Kimberly D'Avignon
Applicant:	Kimberly D'Avignon
Zoning:	"A-7.5" One-Family District

10. BAR-26-090

a. **Variance** to the One-Family ("A-7.5") District development standard of minimum required lot width, to allow less than the required 55-foot lot width (Zoning Ordinance Section 4.704(c) – One-Family "A-7.5" District).

Minimum Required Lot Width	55 feet
Requested Lot (2R1) Width	50 feet

b. **Variance** to the One-Family ("A-7.5") District development standard of minimum required lot width, to allow less than the required 55-foot lot width (Zoning Ordinance Section 4.704(c) – One-Family "A-7.5" District).

Minimum Required Lot Width	55 feet
Requested Lot (2R2) Width	50.69 feet

Address:	3508 Grayson Street
Property Legal Description:	Lot 2, Block 6, Masonic Home Addition
Property Owner:	Texas 4 Land LLC

Applicant: NewPad Building Company
Zoning: "A-7.5" – One-Family District

11. BAR-26-091

a. Variance to the minimum required projected front yard setback standard for a corner lot, to allow construction of a non-habitable accessory structure (garage) with a reduced eastern projected front yard setback along Alton Road (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum Projected Front Yard Setback	17 feet 1 inch
Requested Projected Front Yard Setback	2 feet

b. Variance to the requirement that the front yard setback in residential districts shall be the setback of the nearest building on either side that is closest to the street to allow a reduced front yard setback where a 48-foot 1 inch front yard setback applies along the southern property line on Bellaire Dr North (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required front yard setback:	48 feet 1 inch
Requested front yard setback	40 feet

Address: 3600 Bellaire Drive North
Property Legal Description: Lot 17, Block 20, Bellaire Addition Fort-Worth
Property Owner: Daniel and Breanna Downes
Applicant: Karl Hahnfeld
Zoning: "A-5" One-family District
Overlay District: TCU Overlay District

12. BAR-26-093

a. Special Exception to allow a solid fence up to 4 feet in height within the projected front yard along the northern property line on Brancher Road (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the maximum fence height of 4 feet, to allow a solid wood fence up to 6 feet in height within the projected front yard along the northern property line on Brancher Road (Zoning Ordinance Section 5.305(b)(2) – Fences).

c. Variance to the minimum required projected front yard setback standard for a corner lot, to allow construction of a pool cabana with a reduced northern projected front yard setback along Brancher Road (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum Projected Front Yard Setback	35 feet
Requested Projected Front Yard Setback	8 feet 1 inch

d. Variance to the maximum non-habitable accessory structure size of 400 square feet for a lot between 10,000 to 21,779 square feet, to allow a non-habitable accessory structure (Pool Cabana) to exceed the maximum allowed cumulative square feet of non-habitable accessory structures (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

Maximum non-habitable accessory structure:	400 square feet
Requested non-habitable accessory structure:	529 Square feet

e. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a non-habitable accessory structure (Pool Cabana) that exceeds the maximum height allowed (Zoning Ordinance Section

5.301(b)(1)(d) – Accessory Uses on Residential Lots).

Maximum height allowed:	10 feet
Requested height:	17 feet 9 inches

Address: 7116 Mantle Ridge Drive
Property Legal Description: Lot 8, Block Q, Talon Hill Addition
Property Owner: Spencer & Brytni Elliott
Applicant: Spencer Elliott
Zoning: "A-5" One-Family District

13. BAR-26-097

a. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a non-habitable accessory structure (Golf Course Barrier Netting) that exceeds the maximum height allowed (5.301(b)(1)(d) – Accessory Uses on Residential Lots).

Maximum Height:	10 feet
Requested Height:	20 feet

b. Variance to the One-Family ("A-5") district development standard requiring a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (Golf Course Barrier Netting) to encroach into the required side yard along the northern property line (Zoning Ordinance Section 4.705 – "A-5" One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	3 feet

Address: 869 Bandon Dunes Drive (also known as 865 Bandon Dunes Drive)
Property Legal Description: Lot 33R Block 8, Thomas Crossing Addition
Property Owner: Kraig and Karen Kroner
Applicant: Tim Hudson
Zoning: "A-5" One-Family District

14. BAR-26-096

a. Special Exception to allow a solid fence up to 4 feet in height within the projected front yard along the northern property line on Skytop Drive (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the maximum fence height of 4 feet, to allow a solid wood fence up to 8 feet in height within the projected front yard along the northern property line on Skytop Drive (Zoning Ordinance Section 5.305(b)(2) – Fences).

Address: 14725 Little Water Drive
Property Legal Description: Lot 1, Block 78, Sendera Ranch East Phase
Property Owner: Frank V Tuttle & Kailie Walker
Applicant: Frank Tuttle
Zoning: "A-7.5" One-Family District

15. BAR-26-099

a. Variance to the requirement that driveway coverage for one- and two-family uses shall not exceed 50% of the front yard as measured between the front property line and the closest location on the structure, to allow driveway coverage in the front yard to exceed maximum allowed (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Maximum allowed driveway coverage	50%
Requested driveway coverage	87.5%

b. **Variance** to the One-Family ("A-5") district development standard requiring a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (carport) to encroach into the required side yard along the southern property line (Zoning Ordinance Section 4.705 – "A-5" One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	1 foot

c. **Variance** to the maximum non-habitable accessory structure size of 200 square feet for a lot between 5,000 to 9,999 square feet, to allow non-habitable accessory structures (storage sheds) to exceed the maximum allowed cumulative square feet of non-habitable accessory structures (Zoning Ordinance Section 5.301 (b) (1)- Accessory Uses on Residential Lots)

Maximum Square Footage:	200 square feet
Requested Square Footage:	740 square feet

Address: 1453 Edney Street
Property Legal Description: Lot 5, Block 4, Greenbriar Addition-Ft Worth
Property Owner: Angelina Luna
Applicant: Angelina Rodriguez
Zoning: "A-5" One-Family District

16. BAR-26-095 **Variance** to the maximum non-habitable accessory structure size of 200 square feet for a lot between 5,000 to 9,999 square feet, to allow non-habitable accessory structures (storage shed and gazebo) to exceed the maximum allowed cumulative square feet of non-habitable accessory structures (Zoning Ordinance Section 5.301(b)(1) - Accessory Uses)

Maximum allowed square footage:	200 square feet
Requested square footage:	364.44 square feet

Address: 8704 Heartland Drive
Property Legal Description: Lot 119 Block 25, Primrose Crossing
Property Owner: Bernado and Adriana Lacoste
Applicant: Bernado Lacoste
Zoning: "C" Medium Density Multifamily

17. BAR-26-069 **Variance** to the One-Family ("A-5") district development standard that the required 2 parking spaces for a 3-bedroom home be located behind the front building wall, to allow all 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: 3950 Marks Place
Property Legal Description: Lot 10, Block 9, Ridglea West Addition
Property Owner: TYCHE Homes LLC
Applicant: Inri Gallardo

Zoning: “A-5” – One Family District

ADJOURN THE PUBLIC HEARING

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) 392-7525 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) 392-7525; 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 stamped on the following date and time **Wednesday, October 14, 2026 at 10:20 A.M.** and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

Jannett S. Goodall

City Secretary for the City of Fort Worth, Texas