



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, April 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/r55e60dddde6fc9892b09915e159d3284>

Meeting/ Access Code: 2550 915 9432(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/calendar/boards-commission>

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 April 14, 2025 using the following link:
<https://fortworthtexas.webex.com/weblink/register/r55e60dddde6fc9892b09915e159d3284>**
- 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 April 14, 2025.**

For questions or assistance with registration, please contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026.

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:

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

I. PUBLIC HEARING

A. Approval of Minutes of the March 19, 2025 Meeting

B. ANY CASES NOT HEARD WILL BE MOVED TO May 21, 2025

C. New Commercial Cases

1. BAC-25-011 Address: 3504 E. Lancaster Ave
 Owner: Jose Rojero on behalf of Alexandra Rojero
 Zoning: "E" – Neighborhood Commercial District

- a. **Variance:** Permit an existing non-habitable accessory structure (fence) to remain without a primary structure.

2. BAC-25-013 Address: 5013 El Campo Ave
 Owner: Jason Eggenburger on behalf of BARD 5013 El Campo Ave LLC
 Zoning: "FR" - General Commercial Restricted

- a. **Variance:** Permit less parking spaces than required.

Required number of parking spaces: 11 spaces

Proposed number of parking spaces: 5 spaces

3. BAC-25-017 Address: 121 Verna Trail N
 Owner: Ray Oujesky on behalf of Solid Rock Baptist Church of Fort Worth
 Zoning: "A-21" - One-Family District

- a. **Special Exception:** To permit the construction and design of a 75-foot non-monopole stealth tower in a residential district.

D. Withdrawn Case

4. BAC-25-014 Address: 14900 Block of Sendera Ranch Blvd
 Owner: Maria Bonilla on behalf of Kroger Texas L.P.
 Zoning: "F" - General Commercial

- a. **Variance:** Permit the removal of a screening wall where one would otherwise be required.

II. ADJOURNMENT:

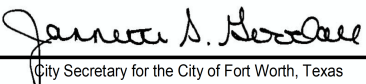
ASSISTANCE AT THE PUBLIC MEETINGS:

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 reunion 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.

<p>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 Friday, April 11, 2025 at 11:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> <p>_____</p> <p style="text-align: right;"> City Secretary for the City of Fort Worth, Texas</p>
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