



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, May 21, 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/r3dfe941da7494189d230c59efddee170>

Meeting/ Access Code: 2552 653 7401(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 May 19, 2025 using the following link:**
<https://fortworthtexas.webex.com/weblink/register/r3dfe941da7494189d230c59efddee170>
- 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 May 19, 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, Vice- Chair	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	Darin Hoppe	_____
Bob Riley	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

I. PUBLIC HEARING

- A. Approval of Minutes of the April 16, 2025 Meeting**
- B. ANY CASES NOT HEARD WILL BE MOVED TO June 18, 2025**
- C. New Commercial Cases**

- 1. BAC-25-020**
 - a. Special Exception** to permit electronic changeable copy on monument sign at northwest corner of property located at 14900 Sendera Ranch Blvd.
 - b. Special Exception** to permit electronic changeable copy on monument sign at southwest corner of property located at 14900 Sendera Ranch Blvd.

Address: 14900 Sendera Ranch Blvd.
Property Owner: Sendera Rancho LLC
Applicant: Edwards Sign Service, LLC
Zoning: "E" – Neighborhood Commercial

- 2. BAC-25-025**

Variance to the requirement that all non-habitable accessory uses (in this case, a refuse dumpster) must be located behind the front wall of the primary structure that is furthest from the street.

Address: 6730 NW Loop 820
Property Owner: Landmark Fort Worth Lodging
Applicant: Dayne Ram
Zoning: "G" – Intensive Commercial District

3. BAC-25-021

Variance to permit a sign that exceeds the maximum allowable square footage, which is calculated at one and one-half square feet per linear foot of building façade.

Address: 2900 South Hulen Street
Property Owner: Stonegate Commons JV
Applicant: John Wilkinson
Zoning: "F" – General Commercial

D. Appeal Cases

4. BAC-25-024

Appeal from interpretation of the City's zoning administrator that Applicant has not shown that multifamily use in a "B" Two-Family Residential District is a legal nonconforming use

Address: 5317 Purington Avenue
Owner: Michael Ellington
Zoning: "B" – Two-Family District

II. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

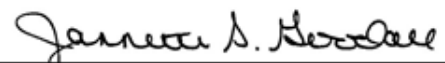
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 Friday, May 09, 2025 at 3:35 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