



## **REVISED MEETING AGENDA**

### **COMMERCIAL BOARD OF ADJUSTMENT**

**Wednesday, September 17, 2025**

Public Hearing 9:00 A.M.

**Work Session: Immediately following 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>

**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](mailto: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](http://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.
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## **BOARD MEMBERS:**

VACANT

Tony Perez, Vice- Chair

Deborah Freed, Chair

Bob Riley

James Hook

VACANT

Jarrett Wilson

VACANT

Kay Duffy

Andrea Payne Shields

Virginia Murillo

## **I. PUBLIC HEARING**

### **A. Approval of August 20, 2025, Meeting Minutes**

### **B. Continued Cases**

#### **1. BAC-25-035**

**a. Variance** to the requirement that nonresidential activity may not take place in a front yard for a corner lot in a non-residential district that abuts the front yard of a lot with residential zoning, to allow non-residential activity (drive-thru) to take place in a residential projected front yard (Zoning Ordinance Section 6.101(b)(2) – Yards).

**b. Variance** to the 25-foot supplemental building setback requirement to allow a dumpster to be located 13 feet 4 inches from the northern property line within the 25-foot supplemental building setback (Zoning Ordinance Section 6.300(b) and (c)(1) – Bufferyard and Supplemental Building Setback).

**c. Variance** to the requirement that parking located within the 25-foot supplemental building setback located along the northern and western boundaries of the property be limited to daylight hours, to allow parking within the 25-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

Address: 1901 NE 28<sup>th</sup> Street

Property Legal Description: Lot A, Block 6, JM Moody Addition

Property Owner: Metroplex Homes LLC

Applicant: ANA Consultants LLC - Alex Srur

Zoning: "FR" – General Commercial Restricted District

#### **2. BAC-25-043**

**Variance** to the I-35 North Overlay requirements that a 25-foot paving surface setback for properties located adjacent to the I-35 North Frontage to allow a zero-foot paving surface setback (Zoning Ordinance Section 4.404, Exhibit A – I-35W Corridor Design Overlay District Design Standards).

Address: 14009 N Freeway

Property Legal Description: Being a 11.0337-acre (480,630 square foot) tract of land situated in the Rufus King Survey, Abstract No. 723, Jonathan Evans Survey, Abstract No. 396, Rufus King Survey, Abstract No. 905, and the Jonathan Evans Survey, Abstract No. 470, City of Roanoke, Denton County and

	Tarrant County, Texas
Property Owner:	Samuel Toliver
Applicant:	Jared Earney
Zoning:	"I" – Light Industrial within the I-35W North Overlay

## C. New Cases

**3. BAC-25-044**      **Special Exception** for a monument sign with electronic changeable copy in industrial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	15239 and 15151 FAA Blvd
Property Legal Description:	Lot 1R, Block 313C, Centreport Addition
Property Owner:	Sabit Investment Inc.
Applicant:	Stephanie Banayat
Zoning:	PD1031/J – All uses in "J" Medium Industrial plus game room within the DFW Airport Overlay

**4. 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

## II. WORK SESSION

### D. 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](mailto: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.

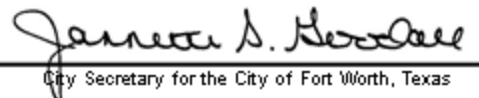
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a [ADA@FortWorthTexas.gov](mailto: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