

MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

Wednesday, October 15, 2025

Public Hearing: 12:30 P.M.

Work Session to Immediately Follow the Conclusion of the Public Hearing

In Person

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.

For questions or assistance with registration, please contact Stacy Jones at stacy.jones@fortworthtexas.gov or 817-392-2733.

5.301(c)(2) – Accessory Uses on Residential Lots).

Address: 3229 Sweetbriar Lane
Property Legal Description: Lot 2, Block 4, Tanglewood Addition- Fort Worth
Property Owner: David & Sarah Peterson
Applicant: Chad Glasglow
Zoning: “A-10” One Family District within the TCU Overlay

4. BAR-25-098

Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line, to allow a non-habitable accessory structure (in-ground swimming pool), to be located 59-feet from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 420 Virginia Place
Property Legal Description: Lot 6, Block 12, Monticello Addition-Fort Worth
Property Owner: CJ & Lucy Semple
Applicant: Baron Purselley
Zoning: “A-5” One Family District

5. BAR-25-099

a. Variance to the Two-Family (“B”) District development standard that the required 4 parking spaces for a duplex with 3 bedrooms in each unit be located behind the front building wall, to allow 2 of the required spaces to be located in front of the front building wall (Zoning Ordinance Section 4.707(d)(2) – “B” Two-Family District Development Standards).

b. 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 64% of driveway coverage in the front yard (Zoning Ordinance Section 6.202 (e)(7) – Parking Lot Design Standards).

Address: 853 River Road (6200 Big Bend Street)
Property Legal Description: Lot 10R3, Block 1, Trinity Acres Addition
Property Owner: 3R’s Custom Homes LLC
Applicant: New Pad Building Company
Zoning: “B” – Two Family District

6. BAR-25-100

a. Variance to the Two-Family (“B”) District development standard that the required 4 parking spaces for a duplex with 3 bedrooms in each unit be located behind the front building wall, to allow 2 of the required spaces to be located in front of the front building wall (Zoning Ordinance Section 4.707(d)(2) – “B” Two-Family District Development Standards).

b. 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 64% of driveway coverage in the front yard (Zoning Ordinance Section 6.202 (e)(7) – Parking Lot Design Standards).

Address: 901 River Road
Property Legal Description: Lot 10R4, Block 1, Trinity Acres Addition
Property Owner: 3R's Custom Homes LLC
Applicant: New Pad Building Company
Zoning: "B" – Two Family District

7. BAR-25-101

Variance to the requirement that accessory structures that connect to utilities such as water, electric, and gas must receive service from meters serving the primary structure, to allow installation of a separate electrical meter to a non-habitable accessory structure (workshop) Zoning Ordinance Section 5.300 (b) - General).

Address: 509 Green River Trail
Property Legal Description: Lot 82, Block 7, White Lake Hills Unit No. 2 Addition
Property Owner: Rod Sanders Jr.
Applicant: Rod Sanders Jr.
Zoning: "A-10" Single Family Residential

8. BAR-25-102

a. Variance to the One-Family ("A-43") District development standards of a minimum required 25-foot rear yard setback, to allow construction of a habitable accessory structure (personal gym/sauna) to be located 16.3 feet from the northern (rear) property line (Zoning Ordinance Section 4.701(c)(1) "A-43" One-Family District Property Development Standards).

b. Variance to the One-Family ("A-43") District development standards of a minimum required 25-foot side yard setback, to allow construction of a single-family home to be located 16.4 feet from the western property line (Zoning Ordinance Section 4.701(c)(1) "A-43" One-Family District Property Development Standards).

c. Variance to the One-Family ("A-43") District development standards of a minimum required 25-foot side yard setback, to allow construction of a single-family home to be located 19.7 feet from the eastern property line (Zoning Ordinance Section 4.701(c)(1) "A-43" One-Family District Property Development Standards).

Address: 9300 Bella Terra Drive
Property Legal Description: Lot 1, Block 2, Montserrat Addition
Property Owner: Stacy & Ben Leonard
Applicant: Michael Constantino
Zoning: "A-43" One-Family District

II. ADJOUR 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



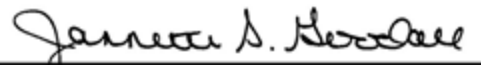
contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still make a reasonable attempt 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