

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, November 13, 2025 at 3:15 P.M. and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Janet A. Howell

City Secretary
City of Fort Worth, Texas



MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, November 19, 2025
Work Session 9:15 A.M.
Public Hearing 11:00 A.M.

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.

BOARD MEMBERS:

Position 1	_____	Position 6	_____
Position 2	_____	Position 7	_____
Position 3	_____	Position 8	_____
Position 4	_____	Position 9	_____
Position 5	_____	Position 10	_____
		Position 11	_____

BOARD ALTERNATES:

Alternate 1	_____
Alternate 2	_____
Alternate 3	_____
Alternate 4	_____

I. WORK SESSION

- A. **Training – Roles and Responsibilities**
- B. **Elections of Chair and Vice Chair**

II. PUBLIC HEARING

- A. **Call to Order**
- B. **Approval of October 15, 2025, Commercial Meeting Minutes**
- C. **Approval of October 15, 2025, Residential Meeting Minutes**
- D. **Cases**

1. BAR-25-096

b. 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:	23 feet, 4¼-inch

Address: 3724 Cresthaven Terrace
Property Legal Description: Lot 3, Block 12, Crestwood Addition
Property Owner: Daniel K & Holly McCarty
Applicant: Baron Purselley
Zoning: "A-10" - One Family District

2. BAR-25-097

Variance to the requirement that habitable accessory structures may not exceed the height of the primary structure, to allow construction of a habitable accessory structure that would exceed the height of the primary structure. (Zoning Ordinance Section 5.301(c)(2) – Accessory Uses on Residential Lots).

Maximum Height Allowed:	14 feet, 6 inches
Requested Height:	18 feet, 4 inches

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

3. BAR-25-080

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

Address: 5600 Wentworth Street
 Property Legal Description: Lot 4, Block 17, Westwood Addition
 Property Owner: Eduardo Guardado Jr.
 Applicant: Eduardo Guardado Jr.
 Zoning: "A-5" – One Family District

4. BAR-25-093

a. Variance to the requirement that no more than one garage per residential unit on a single residential lot shall be permitted on lots less than one-half acre, to allow construction of a second detached garage on a lot less than one-half acre (Zoning Ordinance Section 5.301(b)(2)(b) – Accessory Uses on Residential Lots).

b. Variance to the requirement that driveway coverage for one- and two-family dwellings shall not exceed 50% of the front yard area, as measured between the front property line and the nearest portion of the structure, to allow driveway coverage exceeding the maximum allowed. (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Maximum Driveway Coverage Allowed:	50%
Requested Driveway Coverage:	59%

Address: 6521 Cahoba Dr
 Property Legal Description: Lot 20R, Block 2, Lake Worth Leases
 Property Owner: Nicolas and Amy Dear
 Applicant: Nicolas Dear
 Zoning: "A-5" – One Family District

5. BAR-25-110

a. Variance to the requirement that no more than one garage per residential unit on a single residential lot shall be permitted on lots less than one-half acre, to allow construction of a second detached garage on a lot less than one-half acre (Zoning Ordinance Section 5.301(b)(2)(b) – Accessory Uses on Residential Lots).

b. Variance to the requirement that non-habitable accessory structures shall not exceed the maximum area of 400 square feet, to allow construction of a non-habitable accessory structure that exceeds the allowable area (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

Maximum Area Permitted:	400 square feet
Requested Area:	800 square feet

Address: 3312 View St
 Property Legal Description: Lot 10, Meadowview Addition
 Property Owner: Christen & Dawn Dominguez
 Applicant: Christen Dominguez
 Zoning: "A-7.5" – Single Family Residential

6. BAR-25-109

Variance to the One-Family ("A-5") District development standard requiring that 2 of the 3 required parking spaces for a four-bedroom dwelling 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: 3804 Clotell Drive
 Property Legal Description: Lot 28, Block 12, Eastwood 4th and 5th Filing Addition

Property Owner: DeJarian Dickson Graham
Applicant: DeJarian Dickson Graham
Zoning: "A-5" – One-Family District

7. BAR-25-107

a. Variance to the one-family ("A-5") district development standard of the minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Minimum required lot width:	50 feet
Requested lot width:	45 feet

Address: 4229 S. Henderson Street
Property Legal Description: Lot 17, Block 7, Walkers Addition
Property Owner: Mayra Estrada
Applicant: Mayra Estrada
Zoning: "A-5" – One-Family District

8. BAR-25-112

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 40-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required front yard:	40 feet
Requested front yard:	20 feet

Address: 817 House Street
Property Legal Description: Lot 3-A, Block 3, W.E. Christian Subdivision
Property Owner: Brenda M. Ayala
Applicant: Brenda M. Ayala
Zoning: "B" – Two-Family District

9. BAR-25-113

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 40-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required front yard:	40 feet
Requested front yard:	20 feet

Address: 825 House Street
Property Legal Description: Lot 2-A, Block 3, W.E. Christian Subdivision
Property Owner: Brenda M. Ayala
Applicant: Brenda M. Ayala
Zoning: "B" – Two-Family District

10. BAR-25-114

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 39-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required front yard:	39 feet
Requested front yard:	20 feet

Address: 900 Roaring Springs
Property Legal Description: Lot 5, Block 3, Shady Oaks Addition-Fort Worth
Property Owner: Jana Poland Family LTD PTRNSHP
Applicant: Michael Dike and Carole Myer
Zoning: "C" – Medium density multifamily district

11. BAR-25-115

a. Special Exception to allow a solid fence up to four feet in height within the required front yard along the northern property line on E. Maddox Street (Lot 1230, Block 44) (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).

b. Variance to allow a 7 feet solid metal fence within the required front yard along the northern property line on E. Maddox Ave (Lots 1226 – 1229 and 1230 Block 44) (Zoning Ordinance Section 5.305– Fences).

c. Special Exception to allow a solid fence up to four feet in height within the required front yard along the eastern property line on Beverly Ave (Lot 1230, Block 44) (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).

d. Variance to allow a 7 feet solid metal fence within the required front yard along the eastern property line on Beverly Ave (1230 Block 44) (Zoning Ordinance Section 5.305(b)(2)(b) - Fences).

Address: 1252, 1246, 1248, 1252, 1254, 1256, and 1264 E. Maddox Ave
Property Legal Description: Lots 1226, 1227, 1228, 1229, and 1230 Block 44, Hyde Park Addition.
Property Owner: Emily Alexis Velasquez
Applicant: Jose Octavio Velasquez
Zoning: "A-5" – One Family District

12. BAC-25-048

Variance to the "D" High Density Multifamily District development standard that requires all multifamily developments with (three or more units) to provide a minimum of 35% open space, to allow construction of a multifamily development with reduced open space. (Zoning Ordinance Section 4.713(c)(2)(a) – "D" High Density Multifamily District Development Standards.)

Minimum Open Space:	35%
Requested Open Space:	0%

Address: 2500 W. Seminary
Property Legal Description: Lot 1, Block 2, Newton-Carb Addition
Property Owner: A3G Real Estate LLC
Applicant: Ashok Kumar
Zoning: "D" – High Density Multi-Family District

13. BAC-25-051

a. Variance to the requirement that automotive repairs may not be conducted on premises adjoining a residential district boundary, to allow automotive repair activity on a property adjoining a residential district boundary (Zoning Ordinance Section 5.104(c) – Automotive Repair; Paint and Body Shop.)

b. Variance to the requirement that a 50-foot supplemental building setback be provided for nonresidential uses adjoining a one- or two-family district, to allow construction of a warehouse with an automotive repair facility with a reduced setback along the eastern property boundary (Zoning Ordinance Section 6.300(c)(1) – Bufferyard and Supplemental Building Setback).

Minimum Required Supplemental Building Setback:	50 feet
Requested Supplemental Building Setback:	29 feet, 11 inches

Address: 2929 Alta Mere Drive

Property Legal Description: Lot 11R, Block 6, Alta Mere Addition
 Property Owner: 2D Partners LP
 Applicant: Jon Evans
 Zoning: "I" – Light Industrial District within the NASJRB Airport Overlay Compatible Use Zone I

14. BAC-25-053

Variance to the "I" – Light Industrial district development standard permitting telecommunication towers to a maximum height of 75 feet, to allow construction of a telecommunication tower to exceed the allowed height (Zoning Ordinance Section 4.100(c) – Light Industrial District).

Maximum Height Allowed:	75 feet
Requested Height:	105 feet

Address: 12799 Private Road 4716
 Property Legal Description: Being a 6.749 acre tract or parcel of land situated in the JAMES SMITH SURVEY, A-1149, Denton County, Texas, and being a portion of a 115.29 acre tract as conveyed to Jack Erickson, et al., by Deed recorded in Bol. 907, Page 630, Deed Records, Denton County, Texas.
 Property Owner: Liang Vilaiwan and Oudone Siharath
 Applicant: Kimley-Horn
 Zoning: "I" – Light Industrial District located within the Alliance Airport Height Review Zone

15. BAC-25-054

Variance to the screening requirement that a solid masonry wall or wood fence at least six feet in height be provided along property lines adjacent to a one- or two-family district, to allow the property not to provide the required screening fence along the western boundary adjacent to a one-family district (Zoning Ordinance Section 6.300(d) – Bufferyard and Supplemental Building Setback).

Address: 5000 Westport Parkway
 Property Legal Description: Lot 1R2 SCHOOL BOUNDARY SPLIT Block 4 ALLIANCE GATEWAY SOUTH ADDN
 Property Owner: ALLIANCE GATEWAY NO 34 LTD
 Applicant: Tom Davies
 Zoning: "K" – Heavy Industrial District

16. BAC-25-055

Special Exception to allow a monument sign with electronic changeable copy in an Industrial District (Zoning Ordinance Section 6.411(a) – Electronic Changeable Copy Signs).

Address: 9600 South Freeway
 Property Legal Description: Lot 1, Block 1, Racetrac Risinger
 Property Owner: RaceTrac Inc
 Applicant: RaceTrac Inc
 Zoning: "I" – Light Industrial District

III. 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) 392-8552 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.