



MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, January 21, 2026
Public Hearing 9:00 A.M.

City Council Chambers
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:

James “Jim” Whitton
Sergio Garza
Micheal Johnston
Bob Riley
James Hook
Sandra King

Whitley “Whit” Wolman
Lucretia Powell
Kathryn “Kay” Duffy
Janna Herrera
Juan Manuel Acosta

BOARD ALTERNATES:

Deborah Freed
Eric Arteaga
Logan Primm
Jarrett Wilson

I. PUBLIC HEARING

- A. **Approval of December 17, 2025, Meeting Minutes**
- B. **Approval of Rules of Procedure Adopted by City Council, November 11, 2025**
- C. **Continued Cases**

1. BAR-25-122

Variance to the one-family (“A-5”) district development standard requiring a minimum 5-foot side yard setback, to allow non-habitable accessory structures (detached garage) to encroach into the required side yard along the southern property line (Zoning Ordinance Section 4.705 – “A-5” One-Family District Development Standards).

Minimum Required Side Yard:	5 feet
Requested Side Yard:	0 feet

Address: 2525 Stadium Drive
Property Legal Description: Lot 7 S40' Lot 7 N17, Portion of Lot 8, Block 47, University Place Addition
Property Owner: Grant & Sydney McCurdy
Applicant: Tom Bates on behalf of Glendarroch Homes
Zoning: “A-5” – One Family District

2. BAR-25-111

- a. **Variance** to the one-family (“A-5”) district development standard of 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:	40 feet

- b. **Variance** to the one-family (“A-5”) district development standard of minimum required lot area, to allow less than the required 5,000 square foot lot area (Zoning Ordinance Section 4.705(c)(1) – One-Family “A-5” District).

Minimum Required Lot Area:	5,000 square feet
Requested Lot Area:	4,050 square feet

- c. **Variance** to the minimum required projected front yard setback standard, to allow construction of a new single-family home with a reduced northern projected front yard setback along Sunshine Drive (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum Projected Front Yard Setback:	33 feet
Requested Projected Front Yard Setback:	5 feet

Address: 2700 Marlin Street
Property Legal Description: A portion of Lot 4, Block 1, Hollis Subdivision
Property Owner: NewPad Building Company
Applicant: NewPad Building Company
Zoning: "A-5" – One Family District
Overlay: Stop-Six Overlay District

D. New Cases

3. BAC-25-045

a. **Variance** to the screening fence material requirements to allow a chain link fence with attached opaque tarp screening with three strands of barbed wire, where screening fences are required to be constructed of wood, brick, stone, or reinforced concrete products, limited to and along the boundary of the area historically occupied by the legal nonconforming automotive repair and sales use on Lot 8, Block 1, and automotive repair use on Lot 7, Block 1, as shown on the site plan (Zoning Ordinance Section 5.305(c)(1) – Fences).

Address: 5151 & 5159 Greenlee St.
Property Legal Description: Lots 7 & 8, Block 1, Eastland Addition
Property Owner: 5151 Greenlee LLC
Applicant: Julian Armendariz
Zoning: "E" – Neighborhood Commercial District

4. BAC-25-067

Variance to the requirement that attached on-premise signs shall not exceed the maximum allowable area of exposure based on the façade length, to allow an attached sign that exceeds the permitted sign area (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Maximum sign area of exposure:	115.5 square feet
Requested sign area of exposure:	332.36 square feet

Address: 3880 Hulen Street
Property Legal Description: Lot 1 Block 1 Hulen Towers Addition
Property Owner: Series 3880 Hulen Building Series of FTW Investment Group, LLC
Applicant: Barnett Signs
Zoning: "E" – Neighborhood Commercial District

5. BAC-25-065

a. **Variance** to the requirement that non-habitable accessory structures on non-residential lots that are adjacent to a residential district are limited to a maximum height of 10-feet, to allow a non-habitable accessory structure to exceed the allowed height (Zoning Ordinance Section 5.302(b)(2) – Accessory Uses on Non-Residential Lots).

Maximum Height Allowed:	10 feet
Requested Height:	17 feet

b. **Variance** to the minimum 50-foot supplemental building setback required for lots zoned "I" – Light Industrial, to allow a non-habitable accessory structure to encroach into the required supplemental building setback along the northern (rear) property line (Zoning Ordinance Section 6.300(c)(1) – Bufferyard and Supplemental Building Setback).

Minimum supplemental building setback required:	50 feet
Requested supplemental building setback:	10 feet

Address: 1509 & 1513 Bessie Street
Property Legal Description: Lots 16 and 17, Block 25, Glenwood Addition
Property Owner: BFMC69, INC
Applicant: Daniel Finer
Zoning: "I" – Light Industrial District

6. BAC-25-066

a. Variance to the requirement that accessory structures shall not be constructed or placed on a lot without a primary use, to allow a wall to remain on a lot without a primary use (Zoning Ordinance Section 5.300(d) – Accessory Uses).

b. Variance to the requirement that no fence or wall shall be erected within the minimum required projected front yard, to allow an 8-foot metal wall to be located within the projected front yard (Zoning Ordinance Section 5.305(b)(1) – Fences).

c. Variance to the requirement that screening fences shall be constructed of wood, brick or reinforced concrete products, to allow a metal screening wall. (Zoning Ordinance Section 5.305(c)(1) – Fences).

Address: 11212 and 11240 Mosier Valley Road
Property Legal Description: Lot 1, Block 1, Big Tex Addition
Property Owner: Linda Abshire
Applicant: Winston Smith
Zoning: "I" – Light Industrial

7. BAC-25-068

a. Special Exception to allow a stealth telecommunication tower in a "CF" – Community Facilities Zoning District. (Zoning Ordinance Section 5.137(b)(1)(b) – Telecommunications Tower and Stealth Telecommunication Tower).

b. Special Exception to allow a stealth telecommunication tower design plan that does not meet the design and appearance requirements. (Zoning Ordinance Section 5.137(b)(4)(a) – Telecommunications Tower and Stealth Telecommunication Tower).

c. Special Exception to allow a 50-foot tall stealth telecommunications tower (Zoning Ordinance Section 4.201(c) – Community Facilities "CF" District Property Development Standards).

d. Variance to the maximum height allowed by special exception for stealth telecommunication towers in a Community Facilities zoning district, to allow a 130-foot tall stealth telecommunication tower. (Zoning Ordinance Section 4.201(c) – Community Facilities "CF" District Property Development Standards).

Maximum height allowed by Special Exception	50 feet
Requested height	130 feet

e. Variance to the requirement that all stealth telecommunication towers shall have screening shrubs installed around a fence and screen from view a stealth telecommunications tower, to allow a stealth telecommunication tower to not be screened by the required screening shrubs (Zoning Ordinance Section 5.137(b)(5)(a) – Telecommunications Tower and Stealth Telecommunication Tower).

Address: 3095 Hulen Street/ 4501 West Freeway
 Property Legal Description: Lot 1, Block 1, Arlington Heights High School Addition
 Property Owner: Fort Worth ISD
 Applicant: SBA 2012 TC Assets, LLC
 Zoning: "CF" – Community Facilities
 Overlay: NASJRB Airport Height Review Zone

8. BAR-25-130

Variance to the minimum projected front yard setback standards, to allow the construction of an addition with a reduced southern property line projected front yard along Locke Avenue, where a 28-foot 6-inch projected front yard setback is required (Zoning Ordinance Section 6.101(f)(1) – Yards).

Minimum projected front yard setback	28 feet 6 inches
Proposed projected front yard setback	8 feet 11 inches

Address: 6036 Locke Avenue
 Property Legal Description: Lots 21-32, Block 18, Chamberlain Arlington Heights Addition
 Property Owner: Protestant Episcopal Church Council of the Diocese of Texas
 Applicant: RPGA Design Group, Inc.
 Zoning: "B" – Two Family District

9. BAR-25-125

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).

Address: 601 Parkdale Ave
 Property Legal Description: Lot 37- 40, SA Conner Addition
 Property Owner: Bertha and Roberto Nerio
 Applicant: Roberto Nerio
 Zoning: "A-5" – One Family District

10. BAR-25-095

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 one-family ("A-10") district development standard of a minimum 5-foot side yard setback, to allow construction of a non-habitable accessory structure (detached garage) to encroach into the required side yard setback along the eastern property line (Zoning Ordinance Section 4.703– "A-10" One Family District Development Standards).

Required side yard setback:	5 feet
Requested side yard setback:	3 feet

c. Variance to the one-family ("A-10") district development standard of a minimum 10-foot rear yard setback, to allow construction of a non-habitable accessory structure (detached garage) to encroach into the required rear yard setback along the western property line (Zoning Ordinance Section 4.703 – "A-10" One Family District Development Standards)

Required rear yard setback:	10 feet
Requested rear yard setback:	8 feet

Address: 5112 Barnett St.
Property Legal Description: Lot 3, Tierney, C R Subdivision
Property Owner: Kelly Tran and Corrie Maguire
Applicant: Kelly Tran
Zoning: "A-10" – One Family District

11. BAR-25-127

Variance to the One-Family Restricted ("AR") District development standard that the required 2 parking spaces per dwelling unit be located behind the established front building line of 25 feet 6 inches, to allow the required parking spaces to be located in front of the front building line (Zoning Ordinance Section 4.706(d)(2) – "AR" One Family Restricted Development Standards).

Address: 12645 Chittamwood Trl
Property Legal Description: Lot 6, Block G, Stone Wood Addition
Property Owner: Colin and Adrienne Pelletier
Applicant: Peter Donegan and Danielle Moore
Zoning: "AR" – One-Family Restricted

12. BAR-25-129

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

Maximum permitted non-habitable accessory structure:	400 Feet
Requested non-habitable accessory structure:	552 Feet

b. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height and may be increased to a maximum height of 12 feet, 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:	12 feet
Requested Height:	26 feet 2 inches

Address: 6524 Spyglass Hill Ct
Property Legal Description: Lot 18R, Block 11, Mira Vista Addition
Property Owner: Allan and Jeanne Rodger
Applicant: David Reaves on behalf of Grant Engineering inc.
Zoning: "A-5" – One-Family District

13. BAR-25-128

Variance to the one-family ("A-5") district development standard, to allow construction of a new single-family home with a reduced front yard setback (Zoning Ordinance Section 6.101(d) – Yards).

Minimum Required Front Yard Setback:	47 Feet
Requested Front Yard Setback:	31 feet 10 inches

Address: 1412 Mistletoe Drive
Property Legal Description: Lot 12, Block 23, Mistletoe Heights
Property Owner: Carrie & Thomas Reilly
Applicant: Carrie & Thomas Reilly
Zoning: "A-5" – One-Family Residential District

14. BAR-25-131

Variance to the Stop Six Overlay District Development standards requiring a two-car garage be constructed for all new development, to allow construction of a new single-family home without a two-car garage. (Zoning Ordinance Section 4.408(e)(2) – Stop Six Overlay District.)

Address: 4929 Fitzhugh Avenue
Property Legal Description: Lot 24, Block 1, Douglas Park Addition
Property Owner: Minnie F. Stein
Applicant: Sharon Douglas
Zoning: "A-5" – One-Family Residential District
Overlay: Stop Six Overlay District

II. ADJOURN THE PUBLIC HEARING**ASSISTANCE AT THE PUBLIC MEETINGS:**

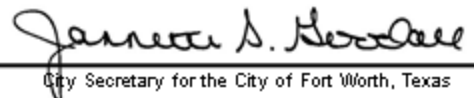
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov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

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 stamped on the following date and time Wednesday, January 14, 2026 at 11:00 A. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas