

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 **Thursday, June 11, 2026 at 5:40 P.M.** and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

Jametta S. Reed

City Secretary
City of Fort Worth, Texas



MEETING AGENDA
BOARD OF ADJUSTMENT

Wednesday, June 17, 2026

Public Hearing: 9:00 A.M.

City Council Chambers
100 Fort Worth Trail
Fort Worth, Texas 76102

Viewing Only

Television: Charter Cable Channel 190, City of Fort Worth YouTube Page, and
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-board-of-adjustments-2026>

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 Fort Worth cable provider – Charter Cable Channel 190.
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
Jarrett Wilson
Mateson Gutierrez

PUBLIC HEARING

- A. Approval of May 20, 2026, Meeting Minutes
- B. Translation cases

1. BAR-26-040

a. Variance to the One-Family ("A-5") District Development Standards to permit fewer parking spaces than required for a one-family dwelling with four bedrooms (Zoning Ordinance Section 4.705 – "A-5" One-Family District Development Standards).

Minimum required parking spaces:	3 spaces
Requested parking spaces:	2 spaces

b. Variance to the One-Family ("A-5") district development standards requiring 2 of the 3 required parking spaces for a 4 bedroom dwelling to 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: 7325 Mohawk Avenue
Property Legal Description: Lot 3, Block 25, Ridglea West Addition
Property Owner: Navemir Etal Rodriguez
Applicant: Montoya Construction
Zoning: "A-5" One-Family District
Overlay District: NASJRB Overlay District

2. BAR-26-053

- a. Special Exception** to allow a solid wood fence up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).
- b. Variance** to the One-Family (“A-5”) district development standard requiring a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (storage shed) 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 setback:	5 feet
Requested side yard setback:	2 feet 6 inches

Address: 3201 Mitchell Boulevard
 Property Legal Description: Lot 11, Block 8A, WESLEYAN HILLS
 Property Owner: Frank Hernandez Saucedo
 Applicant: Yesenia Diaz
 Zoning: “A-5” One-Family District

C. Continued Cases**3. BAR-26-031**

- Variance** to the One-Family (“A-5”) district development standard requiring a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the southern property line (Zoning Ordinance Section 4.705(c)(1) – “A-5” One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	0 feet

Address: 1406 Thomas Place
 Property Legal Description: Lot 9R, Block 4, Crestmont Addition
 Property Owner: Dietrich & Madison Davis
 Applicant: Wade G. Chappell
 Zoning: “A-5” – One-Family district

4. BAR-26-033

- a. 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 44-foot front yard setback applies along the eastern property line on Miller Avenue (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required established front yard setback:	44 feet
Requested front yard setback	16 feet 7 inches

- b. Variance** to the requirement that no parking for one- and two-family uses shall be permitted within the front yard, to allow two parking spaces within the projected front yard (Zoning Ordinance Section 6.202(e)(7) - Parking Standards).

Address: 3904 Miller Avenue
 Property Legal Description: Lot 1 & 2, Block 8, Vance, Guy E Subdivision
 Property Owner: TEXAS4 LAND LLC

Applicant: TEXAS4 LAND LLC
Zoning: "R2" Townhouse/cluster District

D. New Cases

- 5. BAR-26-036** **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	38 feet

Address: 1821 Langston Street
Property Legal Description: Coonrod, George W Survey Abstract 291 Tract 34A
Property Owner: NewPad Building Company LLC
Applicant: Cooper Conger- NewPad Building Company
Zoning: "A-5"- One-family District
Overlay District: Stop Six Overlay District

- 6. BAC-26-015** **Variance** to the requirement that a monument sign may not exceed the maximum height of eight feet, to allow a monument sign that exceeds the maximum height allowed (Zoning Ordinance Section 6.409(b)(1) – Monument Signs).

Maximum sign height:	8 feet
Requested sign height:	15 feet

Address: 251 E. McAlister Rd
Property Legal Description: Lot 4-1 Block 1 Southgate Market
Property Owner: Dave & Busters INC
Applicant: Scott Duffner and Miranda Yacono
Zoning: "J"- Medium Industrial

- 7. BAC-26-017**
- Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the northern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).
 - Special Exception** for a monument sign with electronic changeable copy in Commercial zoning district located on the eastern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 9301 Blue Mound Rd
Property Legal Description: Lot 1 Block 1 Darwood Heritage
Property Owner: Darwood Blue Partners, LP
Applicant: Edwards Sign Service
Zoning: "E"- Neighborhood Commercial

- 8. BAC-26-016** **Special Exception** for a freeway sign with electronic changeable copy in Commercial zoning district located on the northwestern property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 3300 E Berry St
Property Legal Description: Lot 7R Block 3 Meadow Lawn Addition
Property Owner: Zavian Venture LLC
Applicant: Hina Bhamani (Zavian Venture LLC)
Zoning: "E"- Neighborhood Commercial

9. BAR-26-042

Variance to the maximum fence height of 8 feet surrounding residential property, to allow a fence that exceeds the maximum height allowed behind the front building setback line along the eastern property line. (Zoning Ordinance Section 5.305(b)(7) – Fences).

Maximum allowed height:	8 feet
Requested height:	12 feet

Address: 3900 Potomac Avenue
 Property Legal Description: Lot 6 & W5' LT, Block 23, Monticello Addition-Fort Worth
 Property Owner: Douglas & Maria Mills
 Applicant: Douglas Mills
 Zoning: "A-7.5"- One-family District

10. BAR-26-041

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

Minimum required established front yard setback:	36 feet
Requested front yard setback	30 feet 1 inch

Address: 4137 Anita Avenue
 Property Legal Description: Lot 17, Block 28, Westcliff Addition
 Property Owner: Megan Rene Wills
 Applicant: Megan Rene Wills
 Zoning: "A-5" - One-family District
 Overlay District: TCU Overlay District

11.BAR-26-048

Variance to the minimum required projected front yard setback standard, to permit construction of a new single-family home with a reduced southern projected front yard setback along McPherson Road (Zoning Ordinance Section 6.101(f)(1) - Yards).

Minimum projected front yard setback:	50 feet
Requested projected front yard setback:	5 feet

Address: 10401 Kingspoint Boulevard
 Property Legal Description: Lot 25X and 26X, Block 9, Kingspoint Subdivision
 Property Owner: The Development Corporation of Tarrant County
 Applicant: Shield Engineering Group
 Zoning: "A-5" – One-Family district

12.BAR-26-047

a. 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 29-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum required front yard setback	29 feet
Requested front yard setback	20 feet

- b. **Variance** to the Two-Family (“B”) district development standard requiring a minimum side yard setback of 10 feet adjacent to a side street, to allow a one-family dwelling to encroach into the required side yard setback along the eastern property line (Zoning Ordinance Section 4.707 – “B” Two-Family District Development Standards)

Minimum Required side yard setback	10 feet minimum adjacent to the side street
Requested side yard setback:	8 feet 3 inches

Address: 3800 Bryce Avenue
 Property Legal Description: Portion of lot 8 and all of Lot 9, Block 26, Queensborough Addition
 Property Owner: Kyle McDaniel
 Applicant: Eddie Cervantes
 Zoning: “B” Two-Family District

- 13.BAR-26-037 a. **Variance** to the One-Family (“A-10”) district development standard of a minimum front yard setback in the “A-10” One-family district shall be 25 feet, to allow a reduced front yard setback (Zoning Ordinance 4.703(c)(1) – “A-10” One-Family District Development Standards).

Minimum required front yard setback	25 feet
Requested front yard setback	21 feet 1 inch

- 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 (garage) to encroach into the required side yard setback (Zoning Ordinance Section 4.703(c)(1) – “A-10” One-Family District Development Standards).

Minimum required side yard setback	5 feet
Requested side yard setback	1 foot 6 inches

Address: 633 Westwood Avenue
 Property Legal Description: Lot 9, Block 13, Crestwood Addition
 Property Owner: Corinna Bennett
 Applicant: Corinna Bennett
 Zoning: “A-10” – One-Family district

- 14.BAR-26-045 **Variance** to the One-family (“A-10”) district development standard of a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the northern property line (Zoning Ordinance Section 4.703 – “A-10” One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	1 foot

Address: 209 Williamsburg Lane
 Property Legal Description: Lot 14, Block 31, Monticello Addition-Fort Worth
 Property Owner: CR Mitchell family Limited Partnership
 Applicant: Sarah Garner
 Zoning: “A-10” – One-Family District

15. BAR-26-044 a. **Special Exception** to allow carport within the required front yard of a residential dwelling (Zoning Ordinance 5.301(b)(2)(d)(3) Accessory Uses on Residential Lots).

- b. **Variance** to the One-family ("A-5") district development standard of a minimum 5-foot side yard setback, to allow a non-habitable accessory structure (detached carport) to encroach into the required side yard along the western property line (Zoning Ordinance Section 4.705 – "A-5" One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback	1 foot

Address: 7805 Pensacola Avenue
Property Legal Description: Lot 21, Block 3, Ridgecrest Addition- Fort Worth
Property Owner: Leticia & Daniel Salinas
Applicant: Jennifer Salinas
Zoning: "A-5" One-Family District

16. BAR-26-052

- Variance** to the One-family ("A-10") district development standard requiring a minimum 10-foot rear yard setback, to allow an addition to an existing single-family dwelling that would encroach into the rear yard setback along the southeastern property line. (Zoning Ordinance Section 4.703 – "A-10" One-Family District Development Standards).

Minimum required rear yard setback:	10 feet
Requested rear yard setback	5 feet

Address: 3412 Rustwood CT
Property Legal Description: Lot 24, Block 4, Overton Woods Addition
Property Owner: THE STOVESAND FAMILY TRUST
Applicant: Alan Stovesand
Zoning: "A-10" One-Family District

17. BAR-26-049

- Variance** to the One-Family ("A-5") district development standard requiring a minimum side yard setback of 10 feet minimum adjacent to a side street, to permit construction of an addition to a single-family dwelling to encroach into the required side yard setback along the eastern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Minimum required side yard setback:	10 feet
Requested side yard setback:	7 feet

Address: 4500 Calmont Avenue
Property Legal Description: Lot 39 & 40, Block 5, Chamberlain Arlington HTS 4th
Property Owner: Richard Hardcopf
Applicant: Richard Hardcopf
Zoning: "A-5" One-Family District

18. BAR-26-028

- a. **Variance** to the One-Family ("A-5") District development standard requiring a minimum side yard setback of 5 feet, to allow a non-habitable accessory structure (deck) to encroach into the side yard along the eastern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	1 foot 6 inches

- 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 (deck) 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:	14 feet

Address: 2210 Weatherbee Street
Property Legal Description: Lot 10 R, Block 6, Forest Place Subdivision
Property Owner: Kristin and Kris Gililland
Applicant: Seth Fowler
Zoning: "A-5" One-Family District

19. BAR-26-038

- a. **Variance** to the requirement that accessory structures are not permitted in front yards, to allow the construction of a habitable accessory structure (pool house) within the required front yard setback (Zoning Ordinance Section 5.300(f) – Accessory Uses).
- b. **Variance** to the requirement that the front yard setback in residential districts shall be the platted building line, to allow the construction of a habitable accessory structure with a reduced front yard setback where a 25 foot platted building line applies along the northern property line (Zoning Ordinance Section 6.101(d)(1)(a) – Yards).

Minimum platted front yard setback:	25 feet
Requested front yard setback:	10 feet

Address: 5319 Quail Run
Property Legal Description: Lot 6-R-1, Quail Run Addition
Property Owner: James and Eden Delaune
Applicant: Danielle Moore
Zoning: "A-5" One-Family District

20. BAR-26-050

- a. **Variance** to the One-Family ("A-43") District development standard requiring a minimum side yard setback of 25 feet, to allow a non-habitable accessory structure (covered patio) to encroach into the side yard along the northwestern property line (Zoning Ordinance Section 4.701(c)(1) – "A-43" One-Family District Development Standards).

Minimum required side yard setback:	25 feet
Requested side yard setback:	9 feet

- 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 (covered patio) 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:	20 feet 4 inches

Address: 3623 Encanto Drive
Property Legal Description: Lot 19, Block 11, Westcliff Addition
Property Owner: Robert and Ellen Rogers
Applicant: Robert Rogers

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) 392-7525 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) 392-7525; 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.