



MEETING AGENDA
BOARD OF ADJUSTMENT
Wednesday, September 16, 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
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

I. PUBLIC HEARING**A. Approval of August 19, 2026, Meeting Minutes****B. Translation cases****1. BAR-26-072**

- a. **Variance** to the One-family ("A-5") district development standard requiring a minimum side yard setback of 5 feet, to allow a storage shed to encroach into the side yard setback along the northern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Required side yard setback:	5 feet
Requested side yard setback:	4 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 (storage shed) 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:	12 feet

- c. **Variance** to the One-Family ("A-5") district development standard requiring a minimum side yard setback of 5 feet, to allow construction of a storage shed to encroach into the side yard setback along the southern property line (Zoning Ordinance Section 4.705(c)(1) – "A-5" One-Family District Development Standards).

Required side yard setback:	5 feet
Requested side yard setback:	2 feet

- d. **Variance** to the maximum non-habitable accessory structure size of 200 square feet for a lot between 5,000 to 9,999 square feet, to allow a non-habitable accessory structure (storage shed) to exceed 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:	200 square feet
Requested non-habitable accessory structure:	402 Square feet

Address: 3513 South Jones Street
Property Legal Description: Lot 4, Block 8, Worth Heights Addition
Property Owner: Jesus and Teresa Ramirez
Applicant: Jesus and Teresa Ramirez
Zoning: "A-5" One-Family District

2. BAR-26-066

- a. **Variance** to the maximum non-habitable accessory structure size of 200 square feet for a lot between 5,000 to 9,999 square feet, to allow the construction of a non-habitable accessory structure (Covered Patio) to exceed the maximum cumulative square feet allowed. (Zoning Ordinance Section 5.301(b)(1)(a)(1) - Accessory Uses on Residential Lots).

Maximum permitted non-habitable accessory structure:	200 square feet
Requested non-habitable accessory structure:	800 square 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:	12 feet

Address: 3908 Townsend Drive
Property Legal Description: Lot 3, Block 33, Homeland Addition
Property Owner: Margarito Galvan & Elvira Rodriguez
Applicant: Margarito Galvan
Zoning: "A-5" One-Family District

3. BAR-26-083

- 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:	4 feet 10 inches

- c. **Variance** to the One-Family ("A-5") District Development Standards to permit fewer parking spaces than required for a one-family dwelling with 4 bedrooms (Zoning Ordinance Section 4.705(d) (2) – "A-5" One-Family District Development Standards).

Minium required parking spaces	3
Requested parking spaces	1

- d. **Variance** to the One-Family ("A-5") district development standard requiring 2 parking spaces for a 4-bedroom home 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: 2628 Daisy Lane

Property Legal Description: Lot 6, JR Vann Subdivision
 Property Owner: Aldolfo and Alma Trevino
 Applicant: Aldolfo and Alma Trevino
 Zoning: "A-5" One Family District

4. BAR-26-079

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 100% of driveway coverage in the front yard (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Maximum allowed driveway coverage	50%
Requested driveway coverage	100%

Address: 1724 Stalcup Road
 Property Legal Description: Block 6 Lot 20, Hollywood Hills Addition
 Property Owner: Maria Aguilar
 Applicant: Maria Aguilar
 Zoning: "A-5" One-Family District
 Overlay District: Stop Six Overlay District

C. Continued Cases

5. BAR-26-067

- a. **Variance** to the Two-Family ("B") District development standard that the required 6 parking spaces for a duplex with 4 bedrooms in each unit be located behind the front building wall, to allow 2 of the 6 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 Two-Family ("B") District development standard of total lot coverage maximum of 50%, to allow the construction of a duplex that exceeds the maximum (Zoning Ordinance Section 4.707– "B" Two-Family District Development Standards).

Maximum lot coverage allowed	50 %
Requested lot coverage	52.7 %

- c. **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 driveway coverage that exceeds the maximum (Zoning Ordinance Section 6.202 (e)(7) – Parking Surface).

Maximum driveway coverage allowed	50 %
Requested driveway coverage	68 %

Address: 3633 Washburn Avenue
 Property Legal Description: Lot 9, Block 6, Queensborough Heights Addition
 Property Owner: Washburn 3633 LLC
 Applicant: Cattlemen Homes
 Zoning: "C" Medium Density Multifamily developing to "B" Two-Family District standards

6. BAR-26-060

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).

Address: 5512 Bonnell Avenue
 Property Legal Description: Lot 33 & 34, Block 60, Chamberlain Arlington HTS 2nd
 Property Owner: Mena Jabeen
 Applicant: Mena Jabeen

Zoning:

"A-5" One-Family District

7. BAR-26-073

- a. Variance** to the Two-Family ("B") District development standard of minimum required lot area, to allow less than the required 5,000 square feet lot area (Zoning Ordinance Section 4.707(d)(7) – Two-Family "B" District).

Minimum Required Lot Area:	5,000 square feet
Requested Lot (21R) Area:	3,562 square feet

- b. Variance** to the Two-Family ("B") District development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.707(c) – Two-Family "B" District).

Minimum Required Lot Width	50 feet
Requested Lot (21R) Width	37.5 feet

- c. Variance** to the Two-Family ("B") District development standard of minimum required lot area, to allow less than the required 5,000 square feet lot area (Zoning Ordinance Section 4.707(d)(7) – Two-Family "B" District).

Minimum Required Lot Area:	5,000 square feet
Requested Lot (22R) Area:	3,562 square feet

- d. Variance** to the Two-Family ("B") District development standard of minimum required lot width, to allow less than the required 50-foot lot width (Zoning Ordinance Section 4.707(c) – Two-Family "B" District).

Minimum Required Lot Width	50 feet
Requested Lot (22R) Width	37.5 feet

Address: 1311 N Jones Street

Property Legal Description: Lot 21 and 22, Block 53, North Fort Worth

Property Owner: HACK INC

Applicant: Victor Cortez

Zoning: "B" – Two-Family District

D. New Cases

8. BAC-26-031

Special Exception for a monument sign with electronic changeable copy in Commercial zoning district located on the western property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 3710 Deen Road

Property Legal Description: Lot 1, Block 1, FWISD Elementary School No. 5

Property Owner: Fort Worth ISD

Applicant: Michael Cato

Zoning: "K" Heavy Industrial

Overlay District: NASJRB and Meacham Height Overlay

9. BAC-26-026

Special Exception for a monument sign with electronic changeable copy in Commercial zoning district located on the southeast property line (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 701 E Bonds Ranch Road (Also known as 311 E Bonds Ranch RD)

Property Legal Description: Lot 3, Block 1, Copper Ranch Addition

Property Owner: CB-Direct Bonds Ranch LP

Applicant: Edwards Sign Service

Zoning:

"F" – General Commercial

- 10. BAC-26-030 Variance** to the maximum height allowed in an Agricultural "AG" zoning district, to allow construction of an electric power substation that exceeds the maximum permitted height of 45 feet (Zoning Ordinance Section 4.200 – Agricultural District "AG").

Maximum height allowed	45 feet
Requested height	65 feet

Address: 5903 Sycamore School Road
Property Legal Description: Abstract NO. 641 Tract 2D04, Heath, John F Survey
Property Owner: Oncor Electric Delivery CO LLC
Applicant: Travis Yanker, P.E.
Zoning: "AG" – Agricultural District

- 11. BAC-26-027 a. Variance** to the requirement that accessory structures shall not be constructed or placed on a lot without a primary use, to allow an non-habitable accessory structure (smokehouse) on a lot without a primary use (Zoning Ordinance Section 5.300(d) – Accessory Uses).
- b. Variance** to the requirement that the minimum projected front yard setback standards, to allow a smokehouse within the projected front yard (Zoning Ordinance Section 4.1003 – Medium Industrial ("J") District; applicable Section 4.705 A-5 District standards).

Minimum Projected Front Yard Setback	20 feet
Requested Projected Front Yard Setback	3 feet

- c. Variance** to the requirement that accessory structures located adjacent to a residential district shall be limited to a maximum height of 10 feet, to allow construction of an accessory structure (smokehouse) that exceeds the maximum height permitted (Zoning Ordinance Section 5.302 – Accessory Uses on Nonresidential Lots).

Maximum height allowed	10 feet
Requested height	24 feet 8 ½ inch

Address: 127 NE 14th Street
Property Legal Description: Lot 3R, Block 216 North Fort Worth
Property Owner: City of Fort Worth
Applicant: Chris Magallanes
Zoning: "J" – Medium Industrial District

- 12. BAC-26-028 Variance** to the requirement that a model home located more than 500 feet from an arterial or wider street must be at least 300 feet from any occupied residence, to allow a model home to be located within 300 feet of an occupied residence (Zoning Ordinance Section 5.403(b) – Temporary Uses Model Home).

Minimum distance from occupied residence	300 feet
Requested Distance	149 feet

Address: 9136 Kansas S Pacific Drive
Property Legal Description: Lot 22, Block 15, Rocky Creek
Property Owner: TSHH LLC
Applicant: TSHH LLC

Zoning: "A-5" One-family District

13. BAC-26-029

- a. **Variance** to the requirement that all non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street, to allow a non-habitable accessory structure (dumpster enclosure) to be located in front of the front wall of the primary structure (Zoning Ordinance Section 5.302(b)(1) – Accessory Uses on Non-Residential Lots).
- b. **Variance** to the requirement that a non-habitable accessory structure adjacent to a residential district shall not exceed 12 feet in height, to allow a non-habitable accessory structure (canopy) to exceed the maximum allowed height of 12 feet (Zoning Ordinance Section 5.302(b)(2) – Accessory Uses on Non-Residential Lots).

Maximum height allowed	12 feet
Requested height	16 feet

- c. **Variance** to the requirement that access and loading or unloading within the required building setback area be limited to daylight hours, to allow an ambulance access and loading/unloading area within the required 20-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Setbacks).

Address: 2511 Mitchell Boulevard
Property Legal Description: Lot 2, YE Old Bellye Addition
Property Owner: Fort Worth Housing Finance Corp
Applicant: John Ainsworth
Zoning: "E" Neighborhood Commercial District

14. BAC-26-032

- a. **Variance** to the requirement that automobile access within the required building setback area be limited to daylight hours, to allow a restaurant drive-through lane within the required 20-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and supplemental building setback).
- b. **Variance** to the requirement that a 20-foot supplemental setback be provided adjacent to property zoned "B" Two-Family District, to allow a drive-through facility to be located within the required supplemental setback (Zoning Ordinance Section 6.300(c)(1) – Bufferyard and Supplemental Building Setback).

Address: 1070 N Beach Street
Property Legal Description: Lot 1, Block 1, Green Acres Addition- Fort Worth
Property Owner: Llano Beach Bros LLC
Applicant: Evolving Texas
Zoning: "E" Neighborhood Commercial

15. BAR-26-078

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 less than 75 feet from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Required distance from property line:	75 feet
Requested distance from property line:	54 feet 2 inches

Address: 205 Lindenwood Drive
Property Legal Description: Lot 19R1, Block 3, Crestwood Addition

Property Owner: Mark and Pam Borer
Applicant: Blue Quail Builders- Josh Mayo, Mark Herman, Aaron Fieldman
Zoning: "A-10" One-Family District

- 16. BAR-26-089** **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 less than 75 feet from the front property line (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Required distance from property line:	75 feet
Requested distance from property line:	17 feet 4 inches

Address: 1013 Hidden Road
Property Legal Description: Lot 5, Block 35, Rivercrest Addition
Property Owner: Knight Living Trust- William B Knight & Amy W Knight, Co Trustees
Applicant: William B. Knight
Zoning: "A-5" One-Family District

- 17. BAR-26-080** **Variance** to the One-Family ("A-5") district development standards requiring 2 parking spaces for a 3-bedroom dwelling to be located behind the front building wall, to allow 1 required parking space 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: 5420 Dennis Avenue
Property Legal Description: Lot 5, Block N, Sunset Acres Addition
Property Owner: Preston Reeves McGuire and Emily M Woods
Applicant: Preston Reeves McGuire and Emily M Woods
Zoning: "A-5" One-Family District

- 18. BAR-26-081**
- 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 all 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 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 50-foot front yard setback applies (Zoning Ordinance Section 6.101(d)(1)(c) – Yards).

Minimum Projected Front Yard Setback	50 feet
Requested Projected Front Yard Setback	25 feet

Address: 4416 Goddard Street
Property Legal Description: Lot 9, Eastview Addition
Property Owner: Conger Group Texas
Applicant: Conger Group Texas
Zoning: "B" – Two Family District

19. BAR-26-082

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 Front Yard Setback	40 feet
Requested Front Yard Setback	20 feet

Address: 5537 Curzon Avenue
 Property Legal Description: Lot 19 & 20, Block 172, Chamberlain Arlington HTS
 Property Owner: Waterloo Holdings & Investments LLC
 Applicant: Jose Cruz
 Zoning: "A-5" One-Family District

20. BAR-26-084

Variance to the Two-family ("B") 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 4.707(c)(1) – "B" Two-Family District Development Standards)

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

Address: 421 Little Fox Lane
 Property Legal Description: Lot 18, Block 39, Westpoint Addition
 Property Owner: Steven Singleton
 Applicant: Steven Singleton
 Zoning: "B" Two-Family District

21. BAR-26-085

Variance to the One-Family ("A-7.5") district development standard requiring a minimum 5-foot side yard setback, to allow an addition to an existing one-family dwelling to encroach into the required side yard along the northern property line (Zoning Ordinance Section 4.704 – "A-7.5" One-Family District Development Standards).

Minimum required side yard setback:	5 feet
Requested side yard setback:	3 feet 10 inches

Address: 3628 Potomac Avenue
 Property Legal Description: Lot 5 Block 15, Monticello Addition- Fort Worth
 Property Owner: The Jana and Stan Elliott Revocable Living Trust
 Applicant: Stan Elliott
 Zoning: "A-7.5" – One-Family District

22. BAR-26-086

a. Variance to the required 20-foot front yard setback for a through lot where the rear yard is subject to front yard requirements, to allow a habitable accessory structure (pool house) to encroach into the required front yard (Zoning Ordinance Section 6.101(d)(1)(b) and 6.101(e) – Yards).

Required front yard setback:	30 feet
Requested front yard setback:	1 foot

- b. **Variance** to the One-family (“A-21”) district development standard of a minimum 10-foot side yard setback, to allow a habitable accessory structure (pool house) to encroach into the required side yard along the eastern property line (Zoning Ordinance Section 4.702(c)(1) – “A-21” One-Family District Development Standards)

Required Minimum Side Yard Setback:	10 feet
Requested Side Yard Setback:	6 feet 1 inch

Address: 2059 W Lotus Avenue
Property Legal Description: Lot 19B and 20B, Block 1 West Oakhurst Addition
Property Owner: Brett and Sarah Bowden
Applicant: Brett Bowden
Zoning: “A-21” – One-family district

23. BAR-26-087

- Variance** to the one-family (“A-5”) district development standard requiring a minimum 5-foot side yard setback, to allow a detached non-habitable accessory structure (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 setback:	5 feet
Requested side yard setback:	0 feet

Address: 2525 Stadium Drive
Property Legal Description: Lot 7R, Block 47 University Place Addition
Property Owner: Grant & Sydney McCurdy
Applicant: Tom Bates on behalf of Glendarroch Homes
Zoning: “A-5” – One-family district

24. BAR-26-088

- 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 (garage) to encroach into the side yard along the western 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:	21 feet

Address: 12825 Whisper Willows Drive
Property Legal Description: Lot 5, Block 5, Willow Springs Ranch
Property Owner: Brian Brooks
Applicant: Brian Brooks
Zoning: “A-43” – One-family district

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.

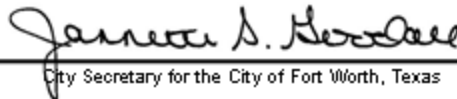
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra

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.

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, September 10, 2026 at 10:20 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