



MEETING AGENDA
COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, March 19, 2025

Public Hearing 10:00 A.M.

In Person

City Council Chamber
200 Texas Street
2nd Floor
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>

Meeting/ Access Code: 2558 954 7492 (Registration Required)

Teleconference

+1-469-210-7159

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

- 1. Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on March 17, 2025 using the following link:
<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>**
- 2. In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on March 17, 2025.**

For questions or assistance with registration, please contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026.

Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.

BOARD MEMBERS:

Josh Lindsay	_____	VACANT	_____
Tony Perez	_____	Jarrett Wilson	_____
Deborah Freed, Chair	_____	Darin Hoppe	_____
Bob Riley, Vice-Chair	_____	Kay Duffy	_____
James Hook	_____	Andrea Payne Shields	_____
		Virginia Murillo	_____

I. PUBLIC HEARING

A. Approval of Minutes of the February 19, 2025 Hearing

B. ANY CASES NOT HEARD WILL BE MOVED TO APRIL 16, 2025

C. New Commercial Cases

1. BAC-24-029 Address: 4901 Bourine Street
 Owner: Teddy Brigham on behalf of West Vickery Church of Christ
 Zoning: "CF" – Community Facilities

- a. **Variance:** Permit an illuminated monument sign where none are allowed.
- b. **Special Exception:** Permit a monument sign with electronic changeable copy.

2. BAC-25-008 Address: 3407 Sycamore School Road
 Owner: 3407 Sycamore School LLC
 Zoning: PD 245

- a. **Special Exception:** Permit a monument sign with electronic changeable copy.

3. BAC-25-013 Address: 5013 El Campo Ave
 Owner: Jason Eggenburger on behalf of 5013 Camp Bowie Ave
 Zoning: “FR” -General Commercial Restricted

- a. **Variance:** Permit less parking spaces than required.

Required number of parking spaces: 11 spaces

Requested number of parking spaces: 5 spaces

4. BAC-25-016 Address: 6801 Hatch Road
 Owner: Anthony Seris on behalf of Elite Development and Construction LLC
 Zoning: “A-5” One – Family Residential

- a. **Variance:** To permit construction of a model home less than 300 feet away from any occupied residence.

Minimum required distance from occupied residence: 300 feet

Proposed distance from occupied residence: Approximately 146 feet

II. ADJOURNMENT:

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 reunion 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 Friday, March 14, 2025 at 11:00 a.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