



REVISED MEETING AGENDA

COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, September 17, 2025

Public Hearing 9:00 A.M.

Work Session: Immediately following the Public Hearing

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>

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 Commercial 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. 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:

VACANT

Tony Perez, Vice- Chair

Deborah Freed, Chair

Bob Riley

James Hook

VACANT

Jarrett Wilson

VACANT

Kay Duffy

Andrea Payne Shields

Virginia Murillo

I. PUBLIC HEARING

A. Approval of August 20, 2025, Meeting Minutes

B. Continued Cases

1. BAC-25-035

a. Variance to the requirement that nonresidential activity may not take place in a front yard for a corner lot in a non-residential district that abuts the front yard of a lot with residential zoning, to allow non-residential activity (drive-thru) to take place in a residential projected front yard (Zoning Ordinance Section 6.101(b)(2) – Yards).

b. Variance to the 25-foot supplemental building setback requirement to allow a dumpster to be located 13 feet 4 inches from the northern property line within the 25-foot supplemental building setback (Zoning Ordinance Section 6.300(b) and (c)(1) – Bufferyard and Supplemental Building Setback).

c. Variance to the requirement that parking located within the 25-foot supplemental building setback located along the northern and western boundaries of the property be limited to daylight hours, to allow parking within the 25-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

Address: 1901 NE 28th Street

Property Legal Description: Lot A, Block 6, JM Moody Addition

Property Owner: Metroplex Homes LLC

Applicant: ANA Consultants LLC - Alex Srur

Zoning: "FR" – General Commercial Restricted District

2. BAC-25-043

Variance to the I-35 North Overlay requirements that a 25-foot paving surface setback for properties located adjacent to the I-35 North Frontage to allow a zero-foot paving surface setback (Zoning Ordinance Section 4.404, Exhibit A – I-35W Corridor Design Overlay District Design Standards).

Address: 14009 N Freeway

Property Legal Description: Being a 11.0337-acre (480,630 square foot) tract of land situated in the Rufus King Survey, Abstract No. 723, Jonathan Evans Survey, Abstract No. 396, Rufus King Survey, Abstract No. 905, and the Jonathan Evans Survey, Abstract No. 470, City of Roanoke, Denton County and

	Tarrant County, Texas
Property Owner:	Samuel Toliver
Applicant:	Jared Earney
Zoning:	"I" – Light Industrial within the I-35W North Overlay

C. New Cases

3. BAC-25-044 **Special Exception** for a monument sign with electronic changeable copy in industrial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address:	15239 and 15151 FAA Blvd
Property Legal Description:	Lot 1R, Block 313C, Centreport Addition
Property Owner:	Sabit Investment Inc.
Applicant:	Stephanie Banayat
Zoning:	PD1031/J – All uses in "J" Medium Industrial plus game room within the DFW Airport Overlay

4. BAC-25-046 **Variance** to allow a 141.8 square foot attached sign that would exceed the maximum allowable area of exposure based on the façade length by approximately 50.93 square feet (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Address:	3932 Benbrook Highway
Property Legal Description:	Lot 1, Block 18, Ridgecrest Addition
Property Owner:	GLH Properties 1, LLC
Applicant:	Cowtown Graphics and Signs
Zoning:	"E" – Neighborhood Commercial within the NASJRB Airport Overlay

II. WORK SESSION

D. Discussion of Proposed Changes to Board of Adjustment

III. 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.

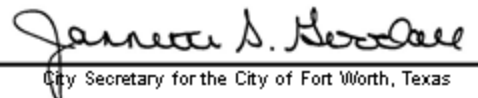
El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de 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 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 posted on the following date and time Thursday, September 11, 2025 at 3:20 P.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



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

Approval of Minutes of the July 16, 2025 Meeting

Motion (Riley) and second (Wilson) to approve.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

MINUTES OF THE JULY 16, 2025 HEARING IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

Approval of Minutes of the July 30, 2025, Special Called Meeting

Motion (Powell) and second (Riley) to approve.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

MINUTES OF THE JULY 30, 2025, SPECIAL CALLED MEETING IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

1. BAC-25-018

a. Variance to the requirement that no automotive repairs may be conducted on any premises that adjoin any residential district boundary, to permit the construction of a new automotive repair structure on a premise that adjoins a residential district boundary (Zoning Ordinance Section 5.104(c) – Automotive Repair; Paint and Body Shop).

b. Variance to the requirement that no automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district, to permit the construction of a new automotive repair structure with bay doors facing a one-family district (Zoning Ordinance Section 5.104(d) – Automotive Repair; Paint and Body Shop).

c. Variance to the supplemental building setback requirement along the rear property line, to permit the construction of a new automotive repair structure that would encroach 30-feet into the supplemental setback, resulting in a 20-foot supplemental setback where a 50-foot supplemental setback is required due to residential district adjacency (Zoning Ordinance Section 6.300(c)(1) – Bufferyard and Supplemental Building Setback).

d. Variance to the requirement that screening fences shall be constructed of wood, brick, stone, or reinforced concrete products, to allow an existing metal panel screening fence to remain. (Zoning Ordinance Section 5.305(c)(1) – Fences).

Address:	1725 S. Riverside Drive
Property Legal Description:	Lots 20 – 23, Block 1, Graham Park
Property Owner:	Raul Santibanez & Martha Sarabia
Applicant:	Robert Gonzales
Zoning:	"I" – Light Industrial District

Motion (Garza) and second (Riley) to approve the request with the stipulation cited.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-018 IS APPROVED, STIPULATING THAT THE 20-FOOT EASTERN BUFFERYARD MUST BE COMPLETELY LANDSCAPED, NO OVERNIGHT OUTDOOR STORAGE OF VEHICLES IS ALLOWED, AND THE HOURS OF OPERATION CAN ONLY BE BETWEEN 8 A.M. AND 6 P.M. MONDAY THROUGH SATURDAY.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

- 2. BAC-25-032** **Special Exception** for a freeway sign with electronic changeable copy in commercial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

Address: 3301 E. Berry St
Property Legal Description: Lots 7-12, Block 2, Meadow Lawn Addition
Property Owner: 3301 E. Berry St LLC
Applicant: Empire Sign & Canopy
Zoning: "E" – Neighborhood Commercial District

Motion (Garza) and second (Riley) to approve the request as cited.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-032 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

- 3. BAC-25-037** **Variance** to allow a 158.41 square foot attached sign that would exceed the maximum allowable area of exposure based on the façade length by approximately 70.66 square feet (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Address: 4675 Railhead Road
Property Legal Description: Lot 1, Block A, Railhead Fort Worth Addition
Property Owner: James Campbell Company LLC
Applicant: Anderson Levingston
Zoning: "K" – Heavy Industrial District

Motion (Garza) and second (Riley) to approve the request with the stipulation cited.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-037 IS APPROVED, STIPULATING THAT THIS TENANT WILL NOT HAVE ANY ADDITIONAL SIGNAGE ON THIS BUILDING.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

4. BAC-25-035

a. Variance to the requirement that nonresidential activity may not take place in a front yard for a corner lot in a non-residential district that abuts the front yard of a lot with residential zoning, to allow non-residential activity to take place in a residential projected front yard (Zoning Ordinance 6.101(b)(1) – Yards).

b. Variance to the 25-foot supplemental building setback requirement to allow a dumpster to be located 13 feet 4 inches from the northern property line within the 25-foot supplemental building setback (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

c. Variance to the requirement that parking located within the 25-foot supplemental building setback located along the northern and western boundaries of the property be limited to daylight hours, to allow parking within the 25-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

Address: 1901 NE 28th Street
Property Legal Description: Lot A, Block 6, JM Moody Addition
Property Owner: Metroplex Homes LLC
Applicant: ANA Consultants LLC - Alex Srur
Zoning: "FR" – General Commercial Restricted District

Motion (Riley) and second (Holland) to continue the case to the next hearing.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-035 IS CONTINUED TO THE HEARING SCHEDULED FOR SEPTEMBER 17, 2025.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

5. BAC-25-042

Variance to the requirement that no parking or driveways shall be provided between a building and a public or private street, to allow parking between a building and public street (Zoning Ordinance Section 4.711(d)(2)(c)(i)) - Medium Density MultiFamily "C" District Development Standards).

Address: 2709 Hemphill
Property Legal Description: Lot 3, Block 4, South Hemphill Heights Addition
Property Owner: Shadi Mansour
Applicant: Mohammed Yass Hossain
Zoning: "C" – Medium Density Multifamily District

Motion (Powell) and second (Duffy) to approve the request as cited.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-042 IS APPROVED.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

6. BAC-25-043

Variance to the I-35 North Overlay requirements that requires a 25-foot paving surface setback for properties located adjacent to the I-35 North Frontage to allow a zero-foot paving surface setback (Zoning Ordinance Section 4.404 Exhibit A – I-35W Corridor Design Overlay District Design Standards).

Address: 14009 N Freeway
Property Legal Description: Being a 11.0337-acre (480,630 square foot) tract of land situated in the Rufus King Survey, Abstract No. 723, Jonathan Evans Survey, Abstract No. 396, Rufus King Survey, Abstract No. 905, and the Jonathan Evans Survey, Abstract No. 470, City of Roanoke, Denton County and Tarrant County, Texas
Property Owner: Samuel Toliver
Applicant: Jared Earney
Zoning: "I" – Light Industrial within the I-35W North Overlay

Motion (Holland) and second (Riley) to continue the case to the next hearing.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Vacant				
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-043 IS CONTINUED TO THE HEARING SCHEDULED FOR SEPTEMBER 17, 2025.

Chair

Executive Secretary



**MINUTES OF THE
BOARD OF ADJUSTMENT – COMMERCIAL
August 20, 2025**

7. BAC-25-041

Variance to the requirement that a building initially permitted as a single-family residence and converted to a model home must be at least 300 feet from any occupied residence, to allow a model home to be located 285 feet away from a residence (Zoning Ordinance Section 5.403(c) – Temporary Uses Model Home).

Address: 7412 Wayward Wind
Property Legal Description: Lot 3, Block H, Talon Hill Addition
Property Owner: Perry Homes
Applicant: Andrew Charles
Zoning: "A-5" – One Family District

Motion (Garza) and second (Powell) to approve the request as cited.

Members	Present (P)/ Absent (A)	Vote on Motion		Recused
		For	Against	
Adrienne Holland, Alternate	P	X		
Sergio Garza, Alternate	P	X		
Tony Perez, Chair	P	X		
Bob Riley	P	X		
James Hook	A			
Juan Manuel Acosta	P	X		
Jarrett Wilson	P	X		
Lucretia Powell, Alternate	P	X		
Kay Duffy	P	X		
Andrea Payne-Shields	P	X		
Virginia Murillo	P	X		

Summary of Action:

BAC-25-041 IS APPROVED.

Chair

Executive Secretary



BOARD OF ADJUSTMENT – COMMERCIAL

Case Manager: Ashlie Tolliver, AICP

BAC-25-035	Address:	1901 NE 28 th Street
	Property Legal Description:	Lot A, Block 6, Moody Addition
	Property Owner:	Metroplex Homes LLC
	Applicant:	Alex Srur
	Council District:	2 – Flores
	Zoning:	“FR” General Commercial Restricted

- a. **Variance** to the requirement that nonresidential activity may not take place in a front yard for a corner lot in a non-residential district that abuts the front yard of a lot with residential zoning, to allow non-residential activity to take place in a residential projected front yard (Zoning Ordinance Section 6.101(b)(1-2) – Yards).
- b. **Variance** to the 25-foot supplemental building setback requirement to allow a dumpster to be located 13 feet 4 inches from the northern property line within the 25-foot supplemental building setback (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).
- c. **Variance** to the requirement that parking located within the 25-foot supplemental building setback located along the northern and western boundaries of the property be limited to daylight hours, to allow parking within the 25-foot supplemental building setback after daylight hours (Zoning Ordinance Section 6.300(b) – Bufferyard and Supplemental Building Setback).

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action – Variances

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that: :

- (1) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in development of the affected property;
- (2) The situation causing the hardship or difficulty is unique to the affected property;
- (3) The situation or hardship is not self-imposed;
- (4) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (5) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

6.101 Yards

(b) *Multifamily/Nonresidential districts adjacent to residential districts.*

- (1) For corner lots in multifamily and nonresidential districts that abut the front yard of a lot with residential zoning, the exterior minimum side yard



requirements shall be the same as the front yard requirements of the adjacent residential lot.

- (2) Structures are not permitted to be located in this yard area, nor can such area be used for signage, garbage collection, loading and/or parking of vehicles, or any non-residential activity.

6.300 Bufferyard and Supplemental Building Setback

(b) Restrictions of the use of bufferyard and/or building setback areas.

These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.

LOT HISTORY:

ZN1999065 – Zoning Change from “E” – Neighborhood Commercial District to “FR” – General Commercial Restricted, Approved, 04/14/1999
NZ25-00155 – NEZ Application, Approved, 04/04/2025
PB25-06997, Commercial New Building Permit, Awaiting Client Reply, 06/03/2025

COMPREHENSIVE PLAN

DESIGNATION:

Neighborhood Commercial

REGISTERED NEIGHBORHOOD NOTIFICATION:

District 6 Alliance, Streams And Valleys Inc, Trinity Habitat for Humanity, Burleson ISD, Crowley ISD

EXISTING CONDITIONS:

The subject property is a vacant corner lot located on the northeast corner of Schwartz Avenue and NE 28th Street. The property is approximately 28,662.48 square feet in size and contains no mature trees, floodplain, or significant environmental constraints. The property is zoned “FR” – General Commercial Restricted District and has approximately 140 feet of frontage at the southern property boundary, along NE 28th Street, a major arterial road. The property has “A-5” one-family residential district adjacency to the northern and eastern property boundaries. The residentially zoned parcel to the north is vacant, with the eastern property boundary abutting to 3 residential parcels.

The applicant is requesting 3 variances for this project.

Variance A

The first variance is to allow non-residential activity to occur in a residential projected front yard located along the western property boundary of the subject lot, with frontage along Schwartz Avenue. The “A-5” one-family residential district zoned lot located at 2808 Schwartz Avenue is currently vacant, but the “A-5” zoning district has



a minimum front yard setback of 20 feet. Zoning Ordinance Section 6.101(b)(1) states that corner lots in nonresidential districts that abut the front yard of a lot with residential zoning, the side yard of the nonresidential lot shall match the front yard setback requirement for the residential lot. Due to this regulation, the minimum side yard setback for the subject property is 20 feet along the western property boundary. Non-residential activity is not permitted to take place in this yard area. The applicant is requesting a variance to this requirement, to allow drive-thru lane activity to take place within the required 20-foot side yard setback.

Variance B

The applicant is requesting a variance to the minimum supplemental building setback requirement of 20 feet, to allow a dumpster to be located within the supplemental setback required along the northern property line. Zoning Ordinance Section 6.300(c)(1) states that when a non-residential use is located on a lot or premises adjacent to a one- or two-family district, a bufferyard and supplemental setback shall be provided and maintained by the owner and/or occupant of the non-residential use. When a lot or premise zoned "FR" is adjacent to a one- or two-family residential district, a minimum supplemental building setback of 25 feet applies. Additionally, Zoning Ordinance Section 6.300(b) states that dumpsters or other garbage containers are not permitted to be located in the supplemental building setback. The applicant is requesting permission to locate a dumpster 13-feet 4-inches from the northern property line. The proposed dumpster would not encroach into the required supplemental building setback located along the eastern property line.

Variance C

The third variance the applicant is requesting is related to parking in the 25-foot supplemental building setback that is required along the northern and eastern property boundaries due. Zoning Ordinance Section 6.300(b) states that parking is permitted within the supplemental building setback during daylight hours. The applicant is requesting that the hour restrictions be waived, to allow parking to take place during the business hours of operation that extend past daylight hours.

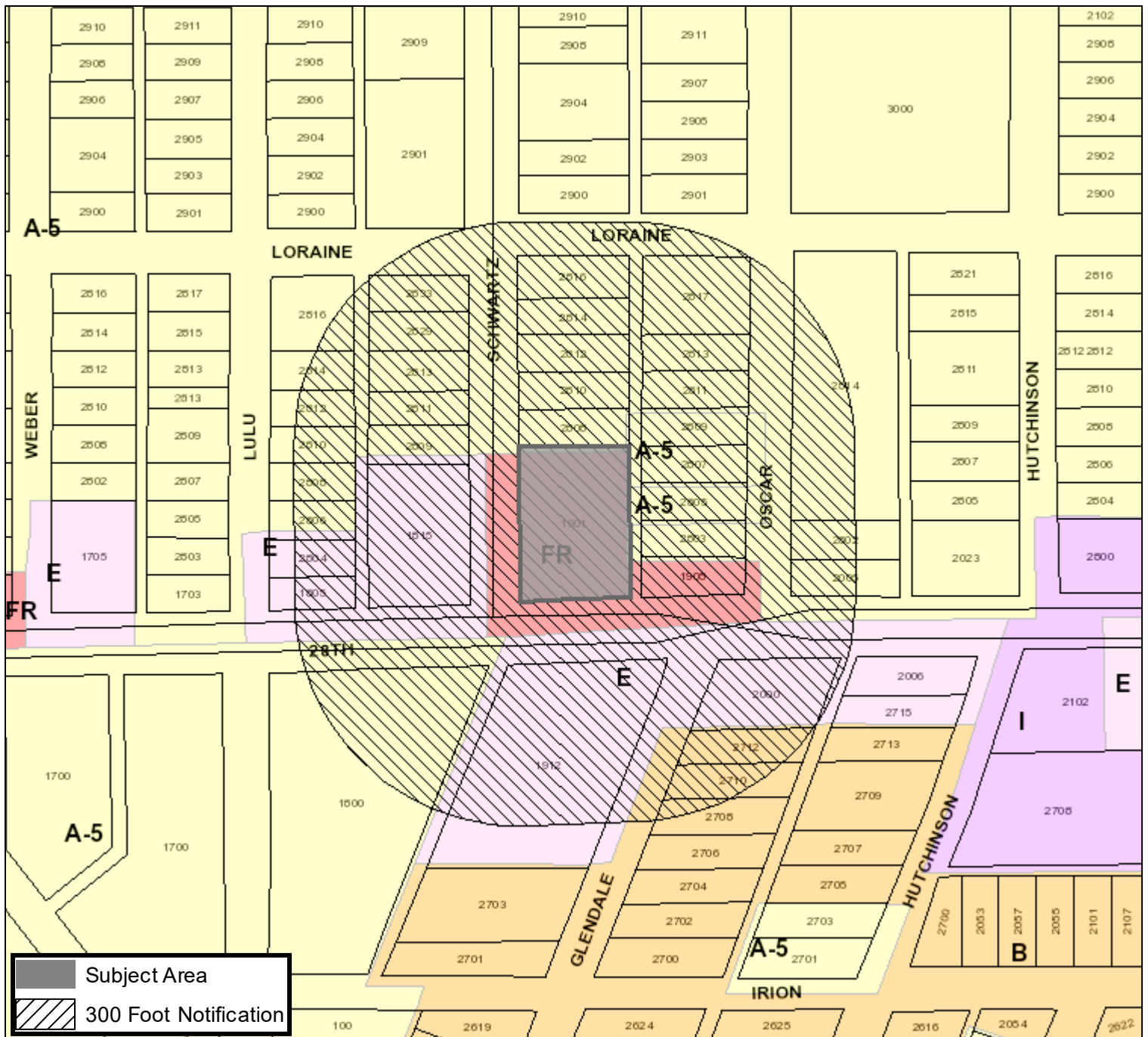
The proposed project would be required to meet all other development standards and requirements.



BAC-25-035

Area Zoning Map

Applicant: Alex Srur for Metroplex Homes LLC
MapSCO: 63F
Commission Date: 8/20/2025



0 95 190 380 Feet

Created: 8/15/2025 8:33:15 AM



BAC-25-035

Aerial Photo Map



0 62.5 125 250 Feet



BAC-25-032
1901 NE 28th Street



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

☐ Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: _____

Lot/Tract: _____ **Block/Abstract:** _____ **Lot Size:** _____

Legal Description: Addition/Survey: _____

Owner's Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Tele: () _____ **E-Mail** _____

Applicant's Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Tele: () _____ **E-Mail** _____

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: ☐ **Existing** ☐ **Under Construction** ☐ **Proposed**

Status of Property: ☐ **Owner Occupied** ☐ **Vacant Land** ☐ **Non-owner Occupied**

Previous Board of Adjustment Case filed on this property: ☐ **Yes** ☐ **No**

Date _____ **Case Number(s)** _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? ☐ **YES** ☐ **NO**

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association ☐ **YES** ☐ **NO** or Neighbors ☐ **YES** ☐ **NO** of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

☐ **Owner Occupied Variance (One and Two Family Homes) for Section** _____

☐ **Special Exception for Section** _____

☐ **Variance for:** _____

☐ **Interpretation of the Regulation \$400**

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
06/17/2025	(NEZ)	3	KM	BAC-25-035

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

4. The variance will not adversely affect the health, safety, or welfare of the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: **HANNA F HANEEN**

Digitally signed by HANNA F
HANEEN
Date: 2025.06.16 23:50:30 -05'00'

Date _____



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to ANA Consultants LLC. - Alex Srur
(Family Member, Friend, Company, etc, to represent you at the hearing)

<u>5000 Thompson Ter.</u>	<u>Colleyville</u>	<u>Texas</u>	<u>76148</u>	<u>817-527-5396</u>
Address	City	State	Zip	(Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property:

(Address) 1901 NE 28th St, Fort Worth, TX 76106

(Legal Description) Moody, J M Subdivision, Block 6, Lot A

The Authority is granted only for the following specific request:

(Nature of Appeal) Applicant representing the owner for a Variance or Special Exception to the Zoning Board of Adjustment.

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature: HANNA F HANEEN Digitally signed by HANNA F HANEEN
Date: 2025.06.17 10:12:24 -05'00'

Owner - Print Name: Hanna F Haneen

Address: 3236 Shoreside Pkwy, Hurst, TX

Telephone: 817-932-3338

(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

SCHWARTZ AVENUE

N.E. 28th STREET
ZONING: FR

TRACASH

These designs, drawings and specifications are the property of PRIZM ARCHITECTS and shall not be copied or reproduced without its previous written consent. These drawings are site specific

**PRIZM ARCHITECTS
INTERNATIONAL LTD., INC.**

ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170
IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

RODNEY C. ST. JOHN
REGISTERED ARCHITECT
TEXAS NO. 14791

REVISIONS

TACO CASA

1901 N.E. 28th STREET
FORT WORTH, TEXAS

A	PROJECT NUMBER:	Project Number
	ISSUED:	7/10/25
	DRAWN BY:	Author
	CHECKED BY:	Checker
	FILENAME:	C:\Users\DELL\OneDrive\Project\Taco Casa\Fr. Worth 20th St. &...

Site Plan

C1



BOARD OF ADJUSTMENT – COMMERCIAL
Case Manager: Ashlie Tolliver, AICP

BAC-25-043 Address: 14009 North Freeway
Property Legal Description: Being a 11.0337-acre (480,630 square foot) tract of land situated in the Rufus King Survey, Abstract No. 723, Jonathan Evans Survey, Abstract No. 396, Rufus King Survey, Abstract No. 905, and the Jonathan Evans Survey, Abstract No. 470, City of Roanoke, Denton County and Tarrant County, Texas
Property Owner: Samuel Toliver
Applicant: Jared Earney – Kimley Horn
Council District: 10 - Blaylock
Zoning: "I" – Light Industrial within the I-35W North Overlay

Variance to the I-35 North Overlay requirements that a 25-foot paving surface setback for properties located adjacent to the I-35 North Frontage to allow a zero-foot paving surface setback (Zoning Ordinance Section 4.404 Exhibit A – I-35W Corridor Design Overlay District Design Standards).

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action – Variances

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that: :

- (1) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in development of the affected property;
- (2) The situation causing the hardship or difficulty is unique to the affected property;
- (3) The situation or hardship is not self-imposed;
- (4) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (5) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

I-35 Design Overlay District Standards and Guidelines

Variances to Zoning Ordinance Property Development Standards

The UDC is authorized to approve appropriate waivers to the vast majority of the *I-35 W Development Standards and Guidelines*, provided that a project complies with applicable development principles. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. However, any waiver of basic property development standards related to building heights or setbacks requires a variance approved by the Board of Adjustment.

I-35 Design Overlay District Standards and Guidelines Central and North Zones Setback Standards			
Roadway Type	Paving Surface	Building Structure	Parking Structure
I-35 W Frontage	25 foot minimum	50 foot minimum	50 foot minimum



Lot History:

UDC-2025-098, 14691 Day Road, Recommendation of approval from UDC to BOA for a waiver to allow a zero-foot paving setback, 06/26/2025

**COMPREHENSIVE
PLAN**

DESIGNATION:

Agricultural

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

North Fort Worth Alliance, Streams And Valleys Inc., Trinity Habitat for Humanity, Northwest ISD

**EXISTING
CONDITIONS:**

The subject property is an 11.04 acre unplatted vacant lot located to the east of North I-35 W, with access to the frontage road. The northeastern portion of the property is partly located within the ETJ. The property does contain floodplain on the southern portion of the proposed lot boundary, and there are several mature trees. The subject property is zoned "I" – Light Industrial but is located within the I-35 North Overlay Zoning District. The North-Zone of the overlay extends from Keller-Hicks Road in the South to Hwy 114 in the north. The intent of the I-35 Overlay district is to provide standards and guidelines and administrative procedures for new construction and certain renovations in the corridor zones to promote and encourage excellence in development through quality site layout, lighting, landscaping, and design while creating a unified and natural landscape along the corridor zones.

The applicant is requesting a variance to the 25-foot minimum paving setback, to allow a zero-foot paving setback. The applicant request went before Urban Design Commission on June 26, 2025, and they recommended the case to Board of Adjustment with a recommendation for approval. The request must be considered as a variance by Board of Adjustment because it relates to a setback requirement.

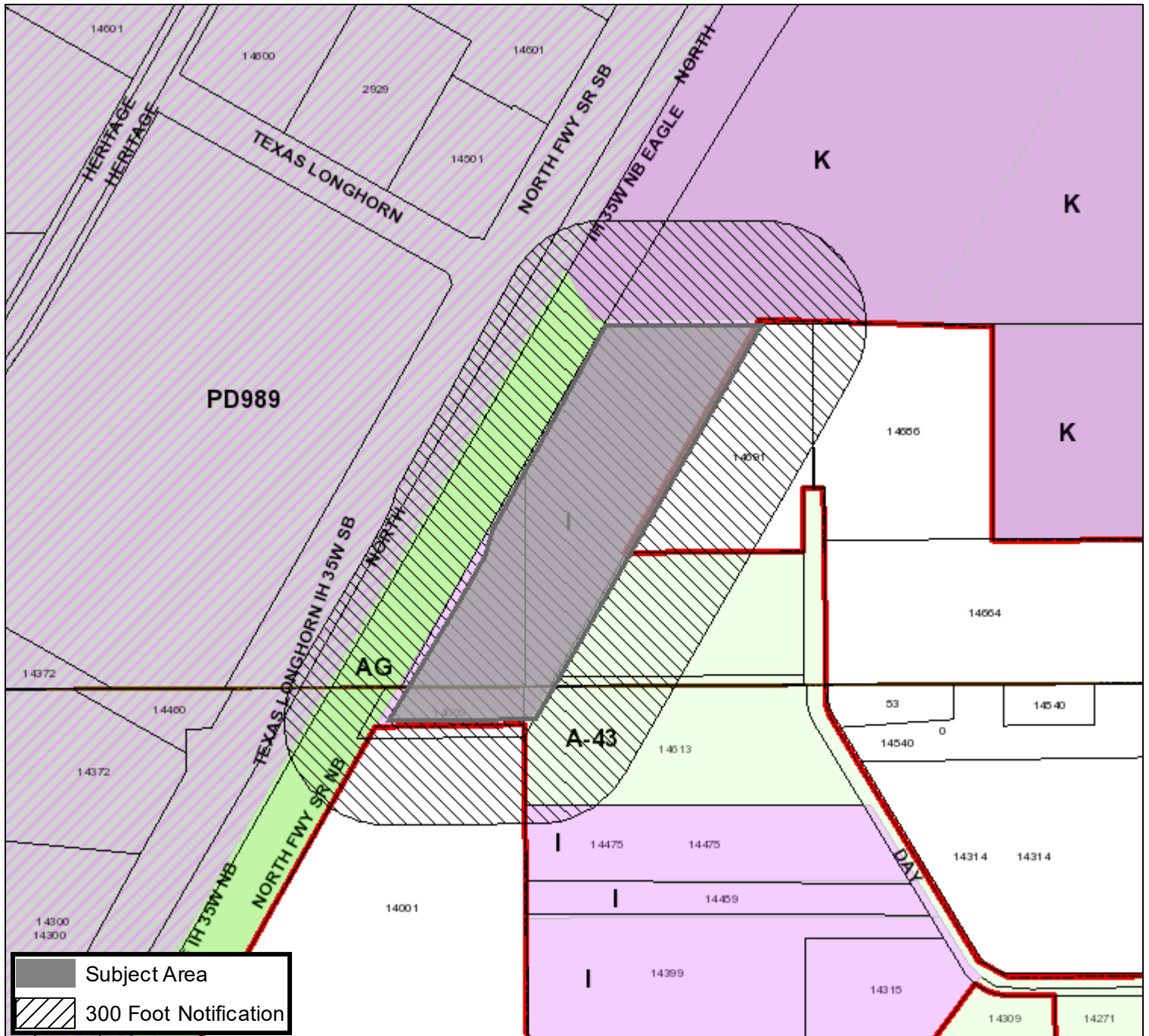
If approved, the applicant would be required to meet all other development standards and regulations, and the property would be required to be platted prior to any permits being issued.



BAC-25-043

Area Zoning Map

Applicant: Jared Earney for Michael Flowers
Mapsc0: 7H
Commission Date: 8/20/2025



0 205 410 820 Feet

Created: 8/15/2025 8:10:43 AM



BAC-25-043

Aerial Photo Map



0 340 680 1,360 Feet



BAC-24-043
14009 N Freeway



APPLICATION TO THE ZONING BOARD OF ADJUSTMENT CITY OF FORT WORTH, TEXAS



Development Services Department

☐ Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 14009 North Freeway, Fort Worth, Texas 76177
Lot/Tract: Lot 2 / Lot 20 **Block/Abstract:** A0396A J. Evans / A0723A R. King **Lot Size:** 11.04 Acres
Legal Description: Addition/Survey: Abstract A0396A J. Evans, Tract 2 & Abstract A0723A R. King, Tract 20, Denton County, Texas
Owner's Name: Sam Toliver
Address: PO Box 1500
City: Stanton **State:** Texas **Zip:** 79782
Tele: () 940-256-2425 **E-Mail:** samt@baileytoliver.com

Applicant's Name: Jared Earney
Address: 801 Cherry Street, Suite 1300, Unit 11
City: Fort Worth **State:** Texas **Zip:** 76102
Tele: (817) 900-8528 **E-Mail:** Jared.Earney@kimley-horn.com & jose.diplan@kimley-horn.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
 The project is a proposed 109,000 square foot industrial warehouse building with loading docks and a laydown yard. The proposed spec warehouse building is 676 feet long and 164 feet wide, and the building will be 43 feet tall. We are requesting a variance for the front pavement setback to be reduced from 25 feet to 0 feet.

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: ☐ Existing ☐ Under Construction ☒ Proposed
 Status of Property: ☐ Owner Occupied ☒ Vacant Land ☐ Non-owner Occupied

Previous Board of Adjustment Case filed on this property: ☐ Yes ☒ No
 Date - Case Number(s) -

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? ☐ YES ☒ NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association ☐ YES ☒ NO or Neighbors ☐ YES ☒ NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____
☐ Special Exception for Section _____
☐ Variance for: _____
☐ Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

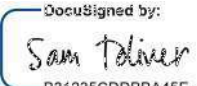
1. The variance is not a self-created hardship. TxDOT Right-Of-Way limits along the project are approximately 20'-27'
further into the property than the adjacent properties to the north and south of this project. This reduces the already
constricted depth of the property.
2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.
The depth of the property is a limiting factor for this development and a front pavement setback on top of the additional
TxDOT Right-Of-Way adjacent to the site will further reduce the depth of available development on this project. Additionally,
there is a TxDOT drainage channel and floodplain on the south side of the site, limiting any further development.
3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.
The intent of the front pavement setback is to allow for trees & screening between the project and I-35. This will still be
provided and reduction/removal of the front pavement setback will allow the frontage of the development to match future
development on the properties north and south of this project.
4. The variance will not adversely affect the health, safety, or welfare of the public.
The proposed paving setback is no closer to the highway than the paving setbacks of the adjacent properties as well as
other properties along the frontage road.
5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.
The variance has no effect on any of the adjacent properties or any property in the same district.

Acknowledgement

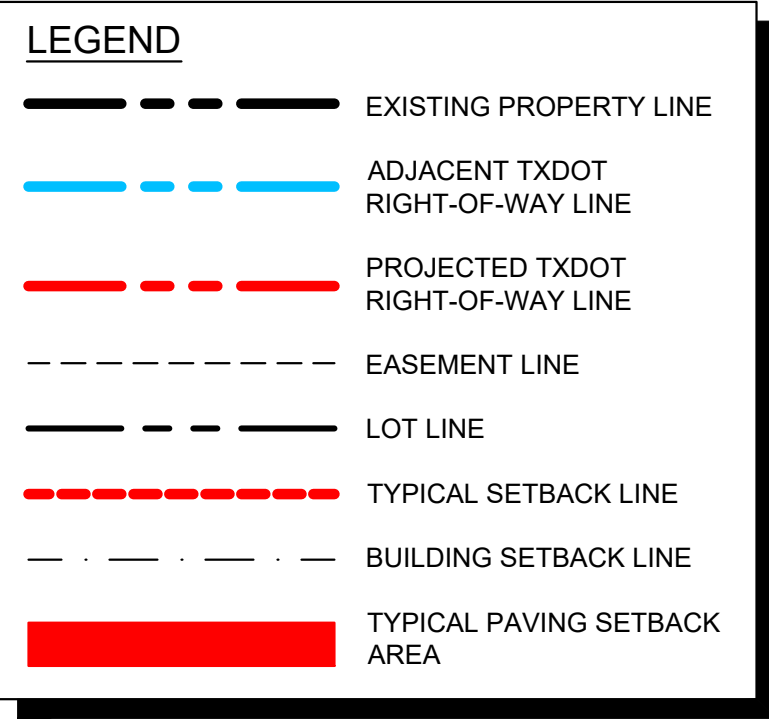
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature:  B31235CDDDBA45E...

Date 7/16/2025





BOARD OF ADJUSTMENT – COMMERCIAL

Case Manager: Emily Reyes

BAC-25-044

Address: 15239 and 15151 FAA Blvd
Legal Description: Lot 1R, Block 313C Centreport Addition
Property Owner: Sabit Investment INC
Applicant: Stephanie Banayat
Council District: 5- Peoples
Zoning: PD 1031- Planned Development for all uses in "J" Medium
Industrial plus game room within the DFW Airport Overlay
Overlay District: AO Overlay District

Special Exception for a monument sign with electronic changeable copy in industrial zoning district (Zoning Ordinance Section 6.411(a) - Electronic Changeable Copy Signs).

GENERAL INFORMATION

REGULATION:

3.303 Board of Adjustment Action – Special Exception

- (a) In taking action on an application for special exception, the board of adjustment shall grant the application only when the board determines that:
- (1) The use is specifically permitted under this ordinance;
 - (2) The location of proposed activities and improvements is clearly defined on the site plan by the applicant; and
 - (3) The exception will be wholly compatible with the existing use and permitted development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.
- (b) The burden of proof regarding all conditions is on the applicant. Any site or floor plan will become part of the approval of the special exception.

6.411 Electronic Changeable Copy Signs

- (a) Electronic changeable copy signs may be permitted by special exception of the board of adjustment in commercial, industrial, mixed-use and community facility zoning districts, subject to the following conditions. Provided however, electronic changeable copy signs shall not be allowed within the Chisholm Trail Parkway (SH 121) freeway scenic corridor.
- (1) A maximum of 25% of the sign face may be devoted to changeable copy.
 - (2) The message rate shall not change at a rate faster than one message every 20 seconds.
 - (3) Electronic changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays as part of the display.
 - (4) On detached signs, electronic changeable copy shall be limited to monument signs, except where pylon and freeway signs are allowed under § 6.409.
 - (5) Electronic changeable copy signs shall have automatic dimming technology installed limiting the sign to no more than 0.3 footcandles above ambient light, measured at a distance equaling the square root of the



product of the sign's square footage multiplied by 100. The distance shall be rounded to the closest whole number.

- (6) All sound shall be prohibited.
- (b) The board of adjustment shall not grant variances which are less restrictive than the conditions of the special exception.
- (c) In granting the special exception, the board of adjustment shall consider the following:
 - (1) the presence of other electronic changeable copy signs in the vicinity;
 - (2) the visibility from residential districts;
 - (3) the street classification of the adjacent roadways; and
 - (4) the proximity to scenic areas or corridors.

LOT HISTORY:

PS03-00052, Sign Permit, Finaled 1/09/2003

PS03-00053, Sign Permit, Finaled 4/24/2003

ZC-14-169, Zoning Change, "J" to "PD/J", Approved 03/04/2015

PS24-00601, Sign Permit, Attached Illuminated Sign, Finaled 4/8/2024

PS25-00578, Sign Permit, Attached Illuminated Sign, Finaled 6/24/2025

PS25-00579, Sign Permit, installing a new monument illuminated sign, Awaiting client Reply 4/24/2025

IGC: Industrial Growth Center

**COMPREHENSIVE
PLAN
DESIGNATION:**

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

East Fort Worth, Inc., Streams And Valleys Inc., Trinity Habitat for Humanity, DFW International Airport, Hurst Euless Bedford ISD, Grapevine ISD

**EXISTING
CONDITIONS:**

The subject property is a 1.23-acre corner lot located at the northern lot of FAA Blvd, south of Fleetwood Rd. The subject property has a slope of 1.3% overall slope from the northern property line to the southern property line. The property contains one mature tree and is not located within a floodplain. The subject property is not located in any scenic corridor and is classified by the Master Thoroughfare Plan as a principal arterial. The site is zoned "PD 1031" for Planned Development for all uses in "J" Medium Industrial and has been used as a gas station since approximately 1998. The adjacent parcels are zoned "J" – Medium Industrial. There is no existing residential use surrounding the property.

The applicant is requesting a special exception to allow electronic changeable copy (ECC) on a monument sign in a industrial zoning district. The City code states in section 6.411(a) Electronic changeable copy signs may be permitted by special exception of the board of adjustment in commercial, industrial, mixed-use and



community facility zoning districts, subject to the following conditions. Provided however, electronic changeable copy signs shall not be allowed within the Chisholm Trail Parkway (SH 121) freeway scenic corridor.

The proposed sign is located 6 feet north of the existing monument sign which will be removed. It is 45 feet south of the southwestern corner of the property, located adjacent to FAA Blvd. The proposed monument sign is 105.83 square feet in area, with the ECC portion of the sign measuring 6 square feet, resulting in 25% of the sign face being devoted to changeable copy where a maximum of 25% is allowed. The sign minimum required non-advertised area requirement is 12.50 square feet, (approximately 25% of 50 SF total area) which the applicant met by providing 33.09 SF of non-advertised area. There is no other ECC signs in the vicinity.

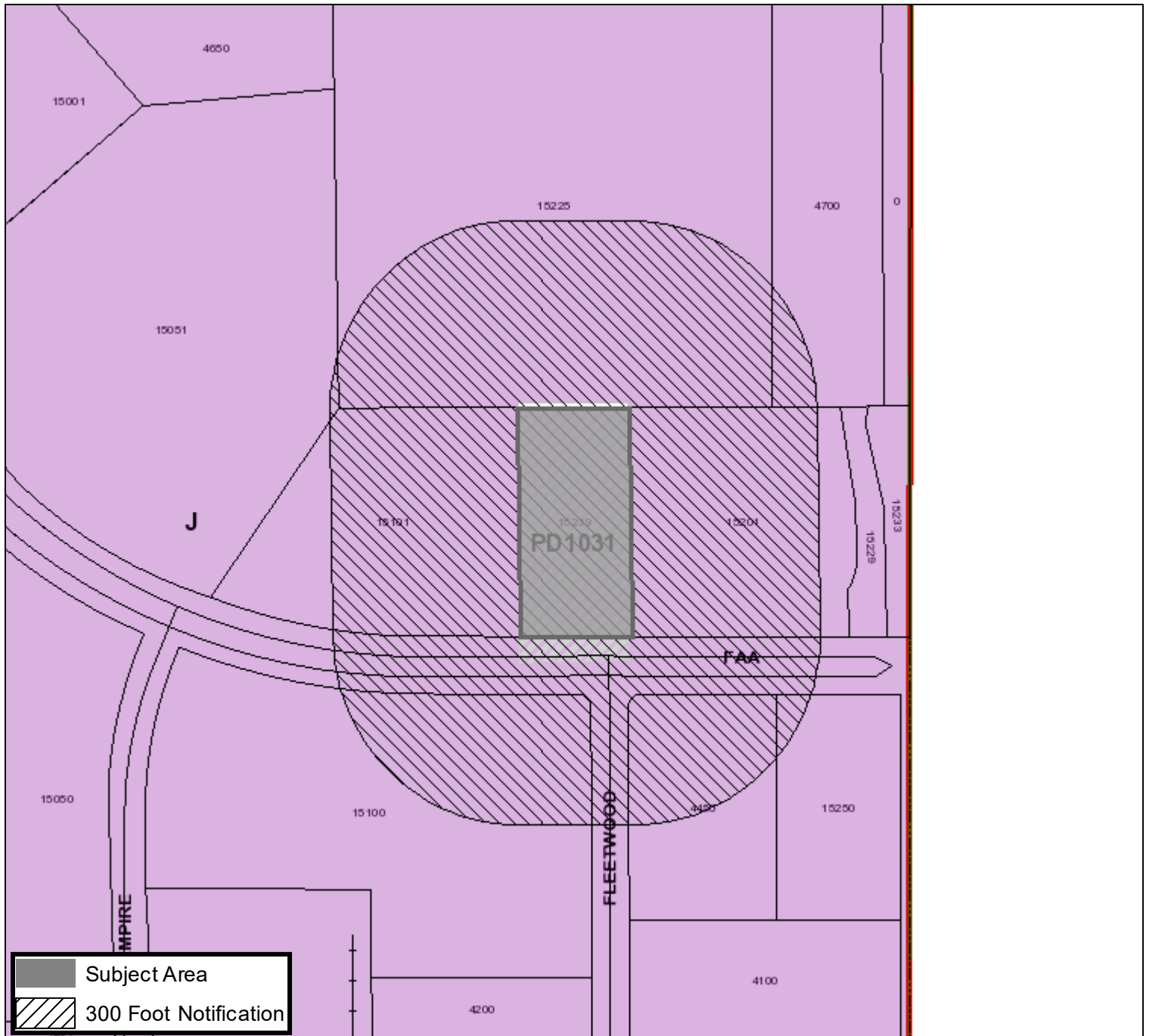
The proposal is required to meet all other development regulations.



BAC-25-044

Area Zoning Map

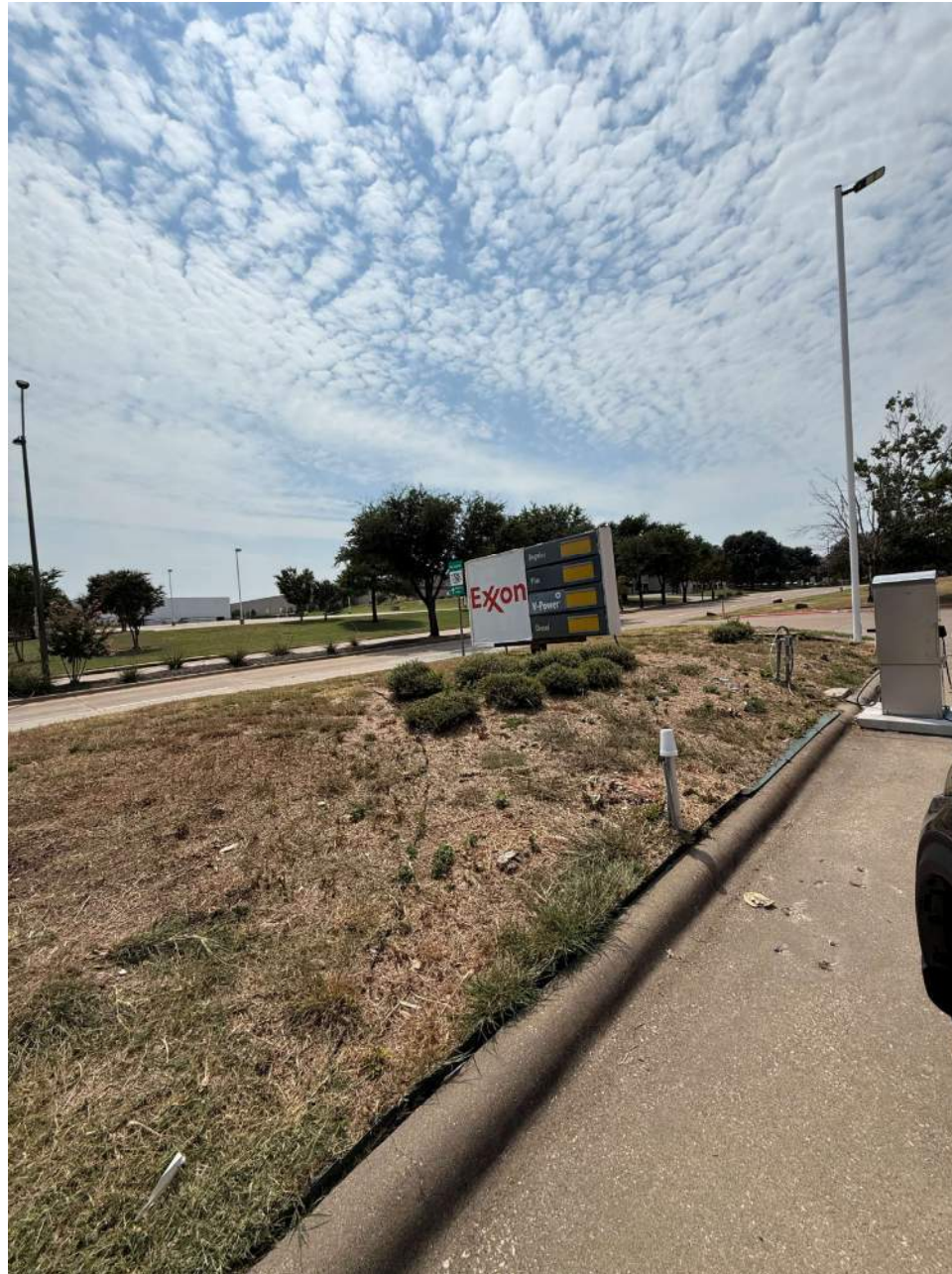
Applicant: Stephanie Banayat for Sabit Investment Inc.
Mapsc0: 31N
Commission Date: 9/17/2025



0 115 230 460 Feet

Created: 9/4/2025 3:55:55 PM

BAC-25-044
15151 & 15239 FAA Blvd



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

☐ Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 15239 FAA Blvd, Fort Worth, TX 75156

Lot/Tract: 1R Block/Abstract: 313C Lot Size: _____

Legal Description: Addition/Survey: CENTREPORT ADDITION

Owner's Name: Sabit Investment Inc

Address: 1024 Oriole Dr

City: Murphy State: Texas Zip: 75094

Tele: () _____ E-Mail _____

Applicant's Name: Stephanie Banayat

Address: 2059 920FM

City: Weatherford State: Texas Zip: 76088

Tele: () 4805709986 E-Mail sbanayat@romiservices.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
moving existing monument and Installing new monument illuminated with LED, 5 x 8 Monument, Exxon ID - Embossed, DFW
Food Mart, Regular - 12" Red Dak FL-3000s LED, Diesel Efficient - 12" Green Dak FL-3000 LEDs, Aluminum Faces

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: ☐ Existing ☐ Under Construction ☒ Proposed
Status of Property: ☐ Owner Occupied ☐ Vacant Land ☐ Non-owner Occupied

Previous Board of Adjustment Case filed on this property: ☐ Yes ☒ No

Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? ☐ YES ☒ NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association ☐ YES ☒ NO or Neighbors ☐ YES ☒ NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____

☐ Special Exception for Section _____

☐ Variance for: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:	FEE AMOUNT PAID :	# OF REQUESTS:	RECEIVED BY:	CASE NO.
8/12/2025		1	AT	BAC-25-044

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

No, the hardship is not self-created. It results from the physical location of the property and the traffic flow of the surrounding area. The need for clear, changeable messaging is a response to public safety and communication demands, not due to any voluntary action taken by the property owner.

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property.

The property has unique circumstances due to its location near a major roadway with high-speed traffic, which limits visibility for standard signage permitted by Code. This condition was not created by the property owner, as the site layout and roadway alignment predate current ownership. The request is not based on financial gain or convenience, but rather on the need to ensure adequate visibility for public safety and wayfinding. These circumstances are specific to this property and not a result of general conditions within the zoning district.

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

4. The variance will not adversely affect the health, safety, or welfare of the public.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The proposed monument sign at the gas station will not substantially or permanently injure the use of adjacent properties. It will be designed to blend with the surrounding area, ensuring it does not obstruct views or create safety hazards. The sign's lighting will be minimal to avoid light pollution or disruption. Overall, the sign will enhance the visibility of the gas station without negatively impacting neighboring properties' function or value.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner Applicant or Agent (Circle appropriate entity)

Signature: Stephanie Banayat

Digitally signed by Stephanie Banayat
Date: 2025.05.13 11:51:19 -07'00'

Date 05/13/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Nosheen Khan
(Family Member, Friend, Company, etc, to represent you at the hearing)

1024 Oriole Drive	Murphy	TX	75094	469-401-0694
-------------------	--------	----	-------	--------------

Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property:

(Address) 15151 FAA BLVD Forth Worth, TX 75156

(Legal Description) _____

The Authority is granted only for the following specific request:

(Nature of Appeal) Digital Price Sign

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature:  **Saleem Raza**
notice. Digitally signed by Saleem Raza Date: 2025.07.31 10:25:18 -07'00'

Owner - Print Name: Saleem Raza

Address: 1024 Oriole Drive Murphy, TX 75094

Telephone: 469-554-6751

(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Stephanie Banayat ,Romi Services LLC
(Family Member, Friend, Company, etc, to represent you at the hearing)

2059 920FM	Weatherford	TX	76088	480-570-9986
------------	-------------	----	-------	--------------

Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special Exception on the following described property:

(Address) 15151 FAA BLVD Forth Worth, TX 75156

(Legal Description) _____

The Authority is granted only for the following specific request:

(Nature of Appeal) Digital Price Sign

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature:  Saleem Raza notice. Digitally signed by Saleem Raza Date: 2025.07.31 10:28:38 -07'00'

Owner - Print Name: Saleem Raza

Address: 1024 Oriole Drive Murphy, TX 75094

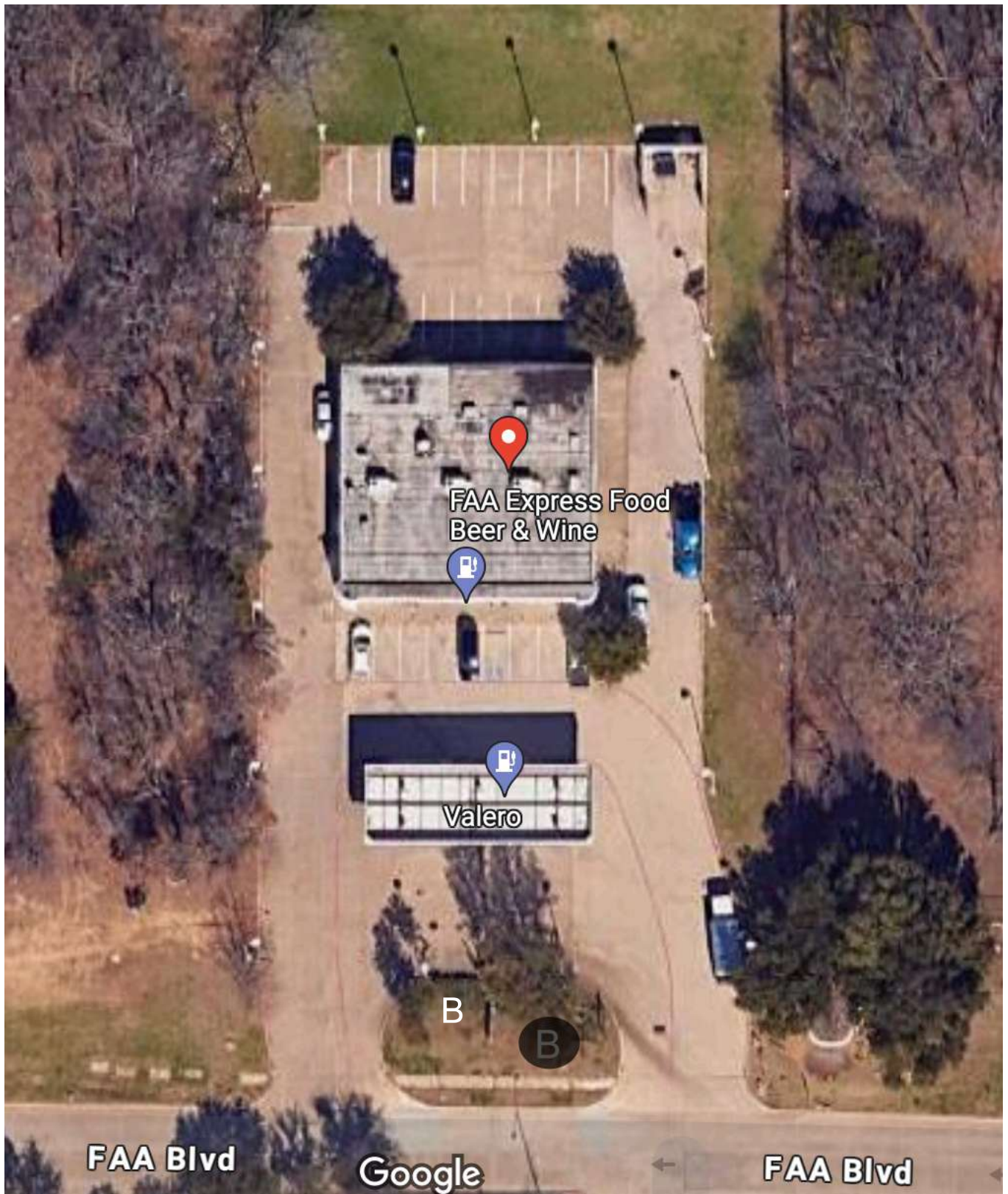
Telephone: 469-554-6751

(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

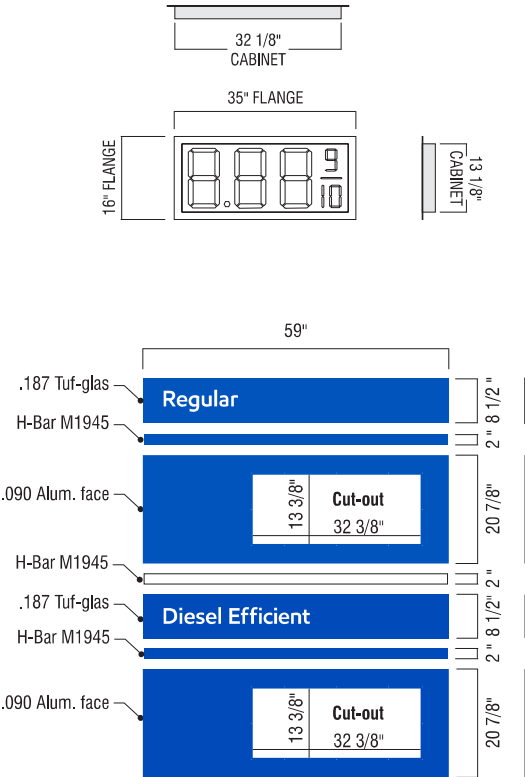
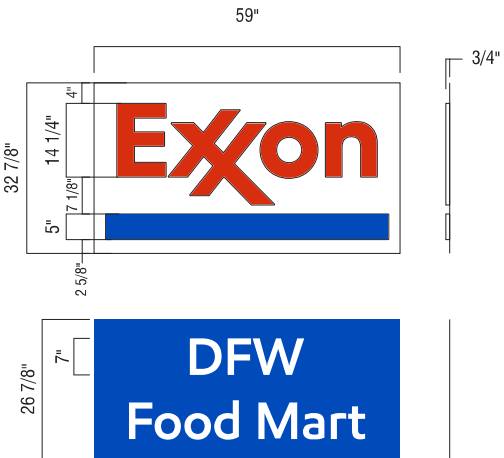
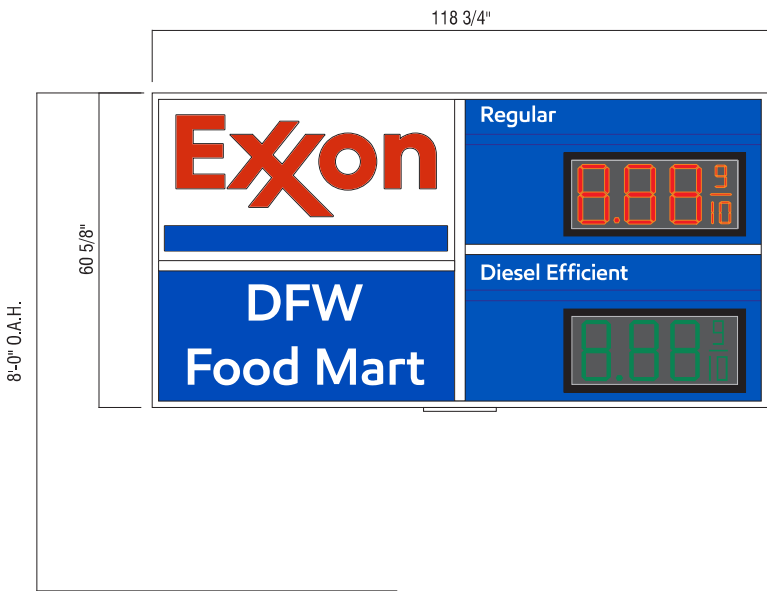
By _____

Date _____



Monument

Exxon ID - Embossed
DFW Food Mart
Regular - 12" Red Dak FL-3000
Diesel Efficient - 12" Green Dak FL-3000 LEDs
Note: EMprint Semibold font style
Note: Cabinet is 60-5/8" x 118-3/4", 12" depth with side access for slide in flat faces.
Note: Exxon to face street side, LEDs mounted back to back
Note: Sign to be Principal LED illuminated



PART NUMBER		COLORS
White modified acrylic (Exxon ID)		
3630-8248	VINYL	BLUE (Exxon ID)
3630-2590	VINYL	RED (Exxon ID)
C8-1002	PLASTIC PAINT	BLUE
L8-3124	PLASTIC PAINT	WHITE
B20-3785	METAL PAINT	BLUE



1845 Precinct Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEEDS ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

Client Approval/Date: _____

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep: _____

Project Manager: **Elissa Robbins**

Drawn By: **Brenda Lammers**

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.



Project / Location: _____

Job Number: **Ex20244246**

Date: **07.10.24**

Sheet Number: **1** of **1**

Design Number: _____

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



BOARD OF ADJUSTMENT - COMMERCIAL

Case Manager: Emily Reyes

BAC-25-046

Address: 3932 Benbrook Hwy
Legal Description: Lot 1, Block 18, Ridgecrest Addition
Property Owner: GLH Properties 1 LLC
Applicant: Cowtown Graphics & Signs
Council District: 3- Crain
Zoning: "E" – Neighborhood Commercial within the NASJRB Airport Overlay

Variance to allow a 141.8 square foot attached sign that would exceed the maximum allowable area of exposure based on the façade length by approximately 50.93 square feet (Zoning Ordinance Section 6.408(a) – Regulations Governing On-Premise Attached Signs in Commercial and Industrial Districts).

Maximum sign square footage: 90.87 square feet

Requested sign square footage: 141.8 square feet

GENERAL INFORMATION

REGULATION:

3.403 Board of Adjustment Action

In taking action on an application for a variance, the board of adjustment shall grant the application only when the board determines that:

- (a) Literal enforcement of the regulations in this zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- (b) The situation causing the hardship or difficulty is unique to the affected property;
- (c) The situation or hardship is not self-imposed;
- (d) The relief sought will not injure the existing or permitted use of adjacent conforming property; and
- (e) The granting of a variance will be in harmony with the spirit and purposes of this zoning ordinance.

§ 6.408 REGULATIONS GOVERNING ON-PREMISE ATTACHED SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

- (a) The following size limits apply to buildings occupied by a single tenant and to individual tenant spaces in buildings with multiple tenants. One or more attached signs may be erected on each facade of the occupied space. The signs may have a total area of 10% of the area of the facade to which the signs are attached, with a maximum aggregate area of 500 square feet per facade. Doors and windows shall be included in the calculation of the facade area. The facade area shall be calculated by multiplying the width times the height, with a maximum calculated height of 15 feet. *For structures exceeding 15 feet in height, allowable sign square footage shall be calculated as one and one-half square feet per linear foot of building facade.*



LOT HISTORY:

PS25-01510, Sign Permit, attached sign, on hold awaiting client reply 7/23/2025.

**COMPREHENSIVE
PLAN DESIGNATION:**

Neighborhood Commercial

**REGISTERED
NEIGHBORHOOD
NOTIFICATION:**

Ridglea Area Neighborhood Alliance, Ridglea Hills NA, Bomber Heights NA, Streams And Valleys Inc., Trinity Habitat for Humanity, NAS Fort Worth JRB RCC, Camp Bowie District, Inc, Fort Worth ISD

**EXISTING
CONDITIONS:**

The subject property is 77,536 square feet corner lot, located in an established commercial building. The lot slopes downward southwest approximately 8% from the north building line to the south building line. The site does not contain any floodplain, trees, or any notable environmental constraints. To the south of the property there is a residential neighborhood zoned A-5 one family district. Other commercial buildings are noted to be to the north and east of the property. The lot has been developed with a multi-tenant building, and the applicant's site is shown to be in the interior tenant spaces.

The applicant is requesting to permit a 141.8 square feet sign that exceeds the maximum allowable square footage, which is calculated at one and one-half square feet per linear foot of building façade. The proposed sign is located on the building's façade of the tenants occupied space. The façade, which measures 60.58 feet in length, permits a maximum of 90.87 square feet of signage.

Under current guidelines, maximum allowable signage is calculated at 1.5 times the façade length. The sign, currently under review, measures 20 feet in length by 7.09 feet in height, totaling 141.8 square feet. This exceeds the allowable 90.87 square feet by 50.93 square feet.

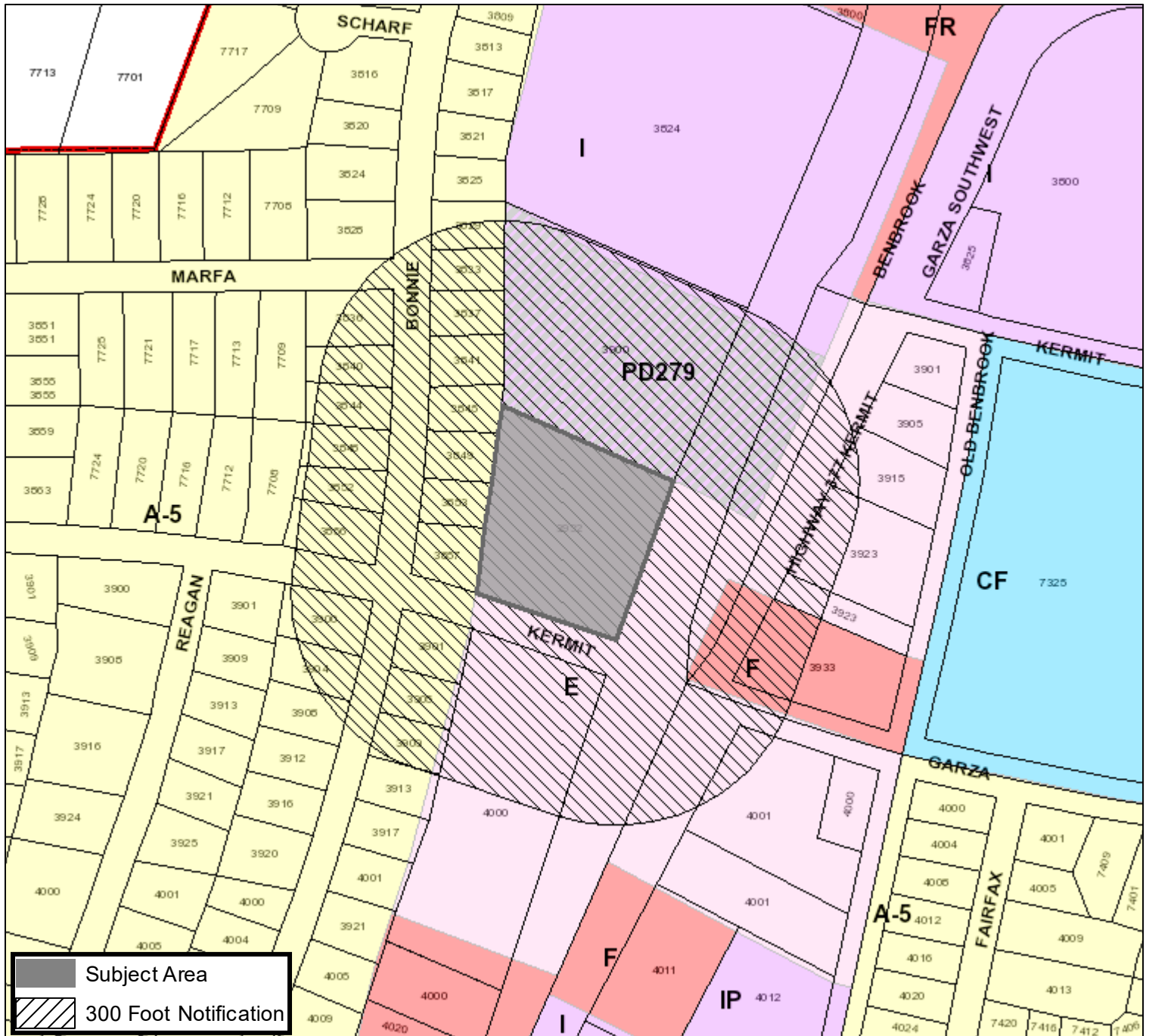
The proposal is required to meet all other development regulations.



BAC-25-046

Area Zoning Map

Applicant: Cowtown Graphics & Signs for GLH Properties 1, LLC
Mapsc0: 73V
Commission Date: 9/17/2025



0 115 230 460 Feet

Created: 9/4/2025 3:56:00 PM



BAC-25-046

Aerial Photo Map



0 115 230 460 Feet



BAC-25-046
3932 Benbrook Hwy



**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
CITY OF FORT WORTH, TEXAS**



Development Services Department

☐ Marque con una "X" si necesita que la Ciudad le proporcione un INTERPRETE durante la Audiencia Publica.

PLEASE PROVIDE A DETAILED SITE PLAN

Address of Premises affected: 3932 Benbrook Hwy, Fort Worth, TX 76116

Lot/Tract: Lot 1 Block/Abstract: Block 18 Lot Size: 1.74 Acres

Legal Description: Addition/Survey: Ridgecrest Addition, Volume 388-90, Page 21

Owner's Name: GLH Proptries 1, LLC

Address: 3932 Benbrook Hwy

City: Fort Worth State: Texas Zip: 76116

Tele: () 817-222-9253 E-Mail hayden@glhunt.com

Applicant's Name: GLH Properties 1, LLC *Represented by Cowtown Graphics & Signs*

Address: 3932 Benbrook Hwy 5123 MLK Fwy Fort Worth TX 76119 817-446-6000

City: Fort Worth State: Texas Zip: 76116

Tele: () 817-222-9253 E-Mail hayden@glhunt.com

graphics@cowtownsigns.com

Provide a description of the existing/proposed project, with structure type/use, dimensions, height, and materials:
60' x 200' x 25' Engineered metal building, stone and stucco facade. Owner occupied, light industrial use for foundation and structural repair.

Sign Permit # PS25-01510 for Face Illuminated Wall sign on East Elevation 141.91 sq ft. 7' x 20'

Additional documentation may be supplied to support your case If photos are supplied, please label each picture.

Status of Project: ☒ Existing

☐ Under Construction

☐ Proposed

Status of Property: ☒ Owner Occupied

☐ Vacant Land

☐ Non-owner Occupied

Previous Board of Adjustment Case filed on this property: ☐ Yes ☒ No

Date _____ Case Number(s) _____

Is the purpose of this request to provide reasonable accommodation for a person(s) with disabilities? ☐ YES ☒ NO

If Yes, the application will be directed to the Planning and Development Director or Zoning administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Board of Adjustment. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information.

NOTE TO STAFF: If Yes, send a copy of this application and any attachments to the Zoning Administrator.

Have you informed your Home Owners Association ☐ YES ☐ NO or Neighbors ☐ YES ☐ NO of the request?

To watch the Hearings: <http://www.fortworthtexas.gov/>, click on "Watch online Now" & "Board of Adjustment video".

STAFF USE ONLY: Zoning _____

☐ Owner Occupied Variance (One and Two Family Homes) for Section _____

☐ Special Exception for Section _____

☐ Variance for: _____

☐ Interpretation of the Regulation \$400

DATE RECEIVED:

FEE AMOUNT PAID :

OF REQUESTS:

RECEIVED BY:

CASE NO.

1

BAC-25-046

Variance Request Proposal Only

Please explain in your own words, how the request meets each of the hardship criterion listed below.

1. The variance is not a self-created hardship. _____

Because our building sits below Highway 377, a small sign would be difficult for drivers to see, creating safety concerns like last-minute turns or lane changes. Our 35-foot-tall, 60-foot-wide facade was designed for prominent signage—larger than the 90 sq ft allowance anticipated—to maximize +

2. The property where the variance is being sought has unique circumstances existing on the property, such as area, shape, or slope; that the unique circumstances were not created by the property owner; that the request is not merely financial or for convenience; and that the circumstance is not due to the general conditions of the zoning district of the property. _____
Our property sits 78.5 feet from the highway to the property line with an additional 48.2 feet inside the property line and at the bottom of a slope, limiting visibility. This is not a condition we created, and it's not typical in the zoning district. A proportional sign enhances driver awareness without blocking views or affecting neighboring properties

3. The variance would be in harmony with the intent and purpose of the comprehensive plan and the specific chapter of the zoning ordinance.

The ordinance aims to support growth, vitality, and economic well-being. This variance furthers those goals by improving visibility, enabling safe access, and supporting our role as a locally owned business serving the community.

4. The variance will not adversely affect the health, safety, or welfare of the public.

A larger, visible sign allows drivers—traveling at 45 mph—to identify our location earlier, preventing sudden maneuvers. It will not block sightlines, intrude on neighbors, or disrupt traffic patterns.

5. The variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The sign will be mounted to the front facade, not casting shadows or blocking windows or other signage. At 142 sq ft, it will match the building's scale, improve wayfinding, and strengthen our local presence without impacting neighboring businesses

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. Also, no new application may be filed for hearing within 24 months of a Board denial, unless the denial is without prejudice or substantial changes have occurred which warrant a Board waiver of the 24-month mandatory re-application delay period. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

(All applications submitted via email must be signed using a digital ID or certificate.)

Signed by the Owner / Applicant or Agent (Circle appropriate entity)

Signature: Hayden Slack Digitally signed by Hayden Slack
Date: 2025.08.14 15:59:24 -05'00'

Date 8/13/2025



Development Services Department

LETTER OF AUTHORIZATION

To the City of Fort Worth, Texas

Authority is hereby granted to Cowtown Graphics & Signs
(Family Member, Friend, Company, etc, to represent you at the hearing)
5123 Martin Luther King Jr Fwy, Fort Worth Texas 76119 817-290-5661
Address City State Zip (Telephone)

to file in my/our behalf for Request for Variance from terms of the Zoning Ordinance or Special
Exception on the following described property:

(Address) 3932 Benbrook Hwy, Fort Worth Texas, 76116

(Legal Description) Lot 1, Block 18 Ridgcrest Addition, Volume 388-90 page 21

The Authority is granted only for the following specific request:

(Nature of Appeal) GLH Properties 1, LLC building sign variance

The undersigned is the property owner of the above-described property.

The Authorization will remain in force until revoked by written notice.

Owner - Original Signature:  Hayden Slack (Aug 14, 2025 16:25:47 CDT)

Owner - Print Name: Hayden Slack

Address: 3932 Benbrook Hwy, FW TX 76116

Telephone: 817-222-9253

(All applications submitted via email must be signed using a digital ID or certificate.)

Accepted for Case No. _____

By _____

Date _____

After deposit, all projects include 2 free proof revisions, thereafter billed at our hourly design rate.

Sign Detail

T.1
1

EXTERIOR WALL - Sign Location
SCALE: 1" = 1'

Sign Permit # PS25-01510

OPTION 1

COWTOWN

GRAPHICS & SIGNS

VISUAL BRANDING SOLUTIONS

5123 MARTIN LUTHER KING FWY - FORT WORTH, TX 76119
817-446-6000 - COWTOWNSIGNS.COM

Proof # 2/3

Date: 6.26.25
Client: G.L. Hunt Foundatio Repair
Sales Rep: Peyton Westrum
Designer: RJ
Scale: 1" = 1'

Materials Used:
.063 Aluminum
.25 Aluminum
.18 Acrylic
Cut Vinyl

Colors: Blue & Black (Day Night Vinyl)

Fonts:

Project Location:
3932 Benbrook Blvd
Fort Worth, TX 76116

Production Notes:
20' x 7' 1.15"
Front Lit Channel Letters
Individually Mounted
141.91 Sq Ft



Fabrication: Front Lit Channel Letters Mounted to Building Fascia
QUANTITY - 1

- Router cut out letters and shapes
- Individual front lit channel letters flush mounted to building Fascia
- Translucent white acrylic faces, 4" aluminum returns; black 1" trim caps
- White LEDs
- Attach signs with non-corrosive fasteners



Sheet # 1/4

☐ Approved - For Permitting
X _____

☐ Approved - For Production
X _____

© 2025

Revisions:

Project: GL Hunt Foundation bldg
sign proof

Client: Please print, sign, date, and return to graphics@cowtownsigns.com

Date: _____

- ☐ Approved
☐ Approved pending revisions
☐ Revise and resubmit

Please review proof carefully. Check that all spelling, punctuation, phone numbers, dimensions, and colors are correct prior to approval. Any changes made after approval may be subject to additional charges.

This drawing is the sole exclusive property of Cowtown Graphics & Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Cowtown Graphics & Signs and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Cowtown Graphics & Signs. To do so will make the client liable for a design fee to be determined by Cowtown Graphics & Signs.

After deposit, all projects include 2 free proof revisions, thereafter billed at our hourly design rate.

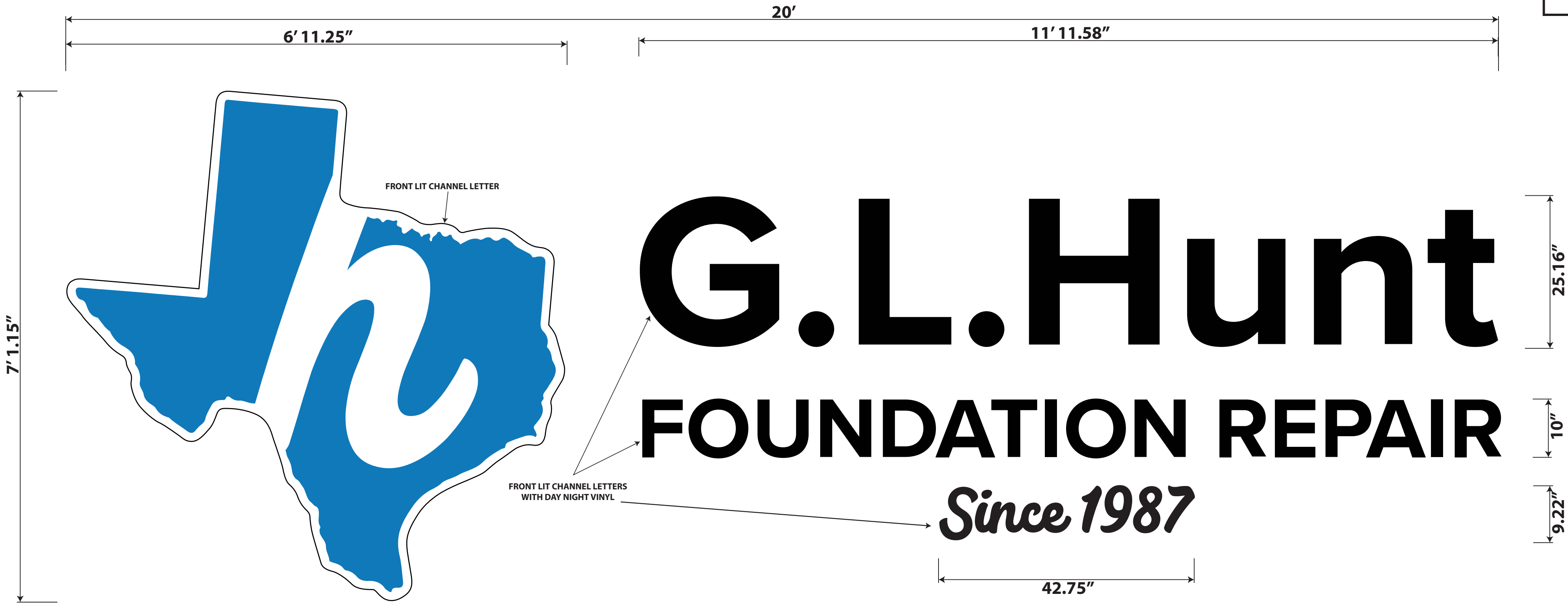
Sign Detail

T.1
2

SIGN DETAIL - Dimensions
SCALE: 30% of original

Sign Permit # PS25-01510

OPTION 1



Proof #

2/3

Date: 6.26.25
Client: G.L. Hunt Foundatio Repair
Sales Rep: Peyton Westrum
Designer: RJ
Scale: 1" = 1'

Materials Used:
.063 Aluminum
.18 Acrylic
Cut Vinyl

Colors: Blue & Black (Day Night Vinyl)

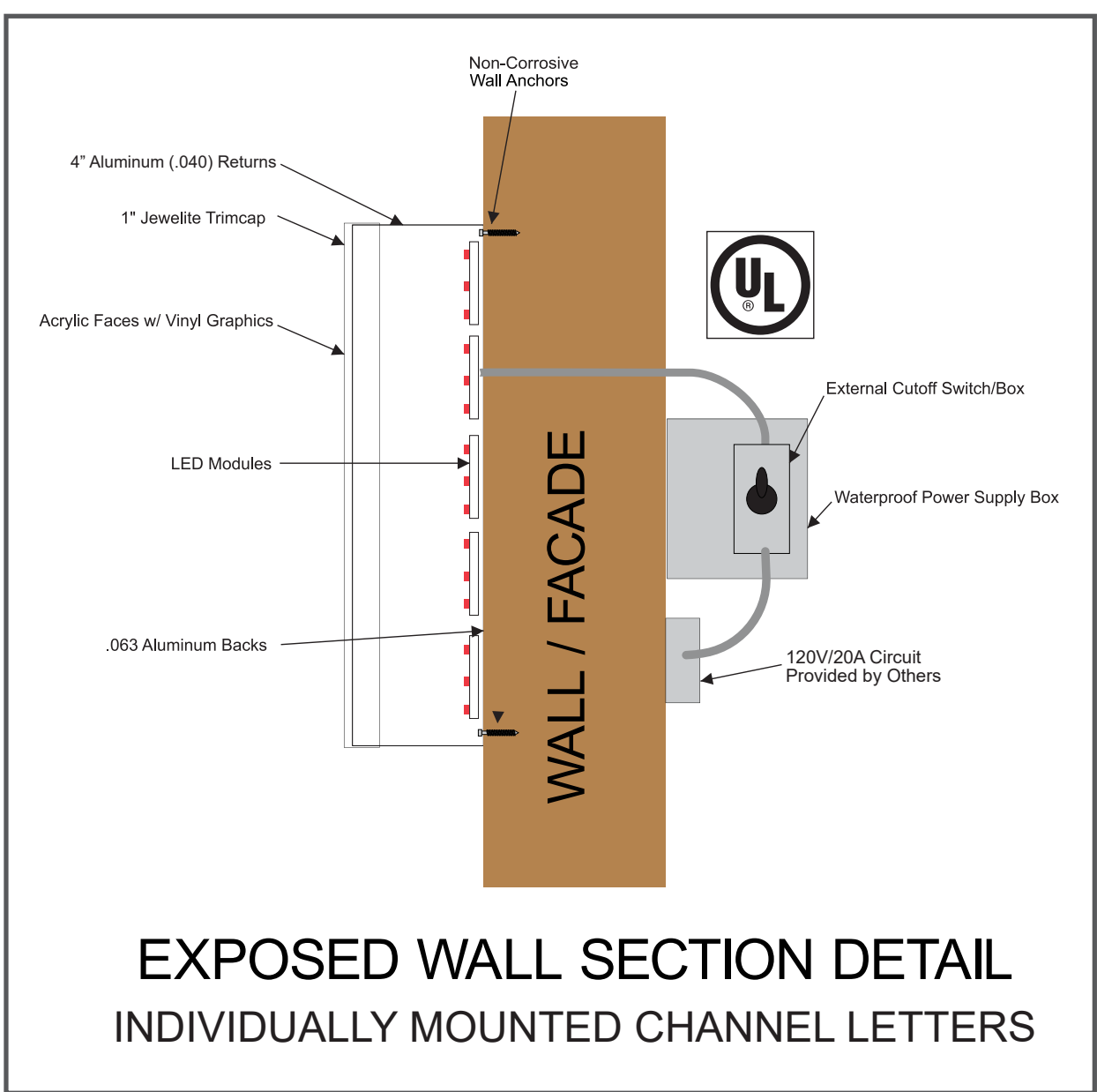
Fonts:

Project Location:
3932 Benbrook Blvd
Fort Worth, TX 76116

Production Notes:
20' x 7' 1.15"
Front Lit Channel Letters
Individually Mounted
FCO Aluminum Letters
Stud Mounted
141.91 Sq Ft

T.1
3

SIGN DETAIL - Section/Attachment



Front-Lit Channel Letters w/LEDs, Individually Mounted • Front View

SCALE: 1" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 7' 1.15"
Overall Length: 20'
Total Sq.Ft.: 141.91 sq ft
Returns: Black
Backs: White
Trimcap: Black
Face: Blue & Black (Day Night Vinyl)
Illumination: White

NOTES:
• WHITE interiors for increased illumination
• All Paint Matthews SVOC Acrylic Polyurethane

EXISTING CONDITIONS - SIGN AREA



Sheet #

2/4

☐ Approved - For Permitting

X _____

☐ Approved - For Production

X _____

Revisions:

Client: Please print, sign, date, and return to graphics@cowtownsigns.com

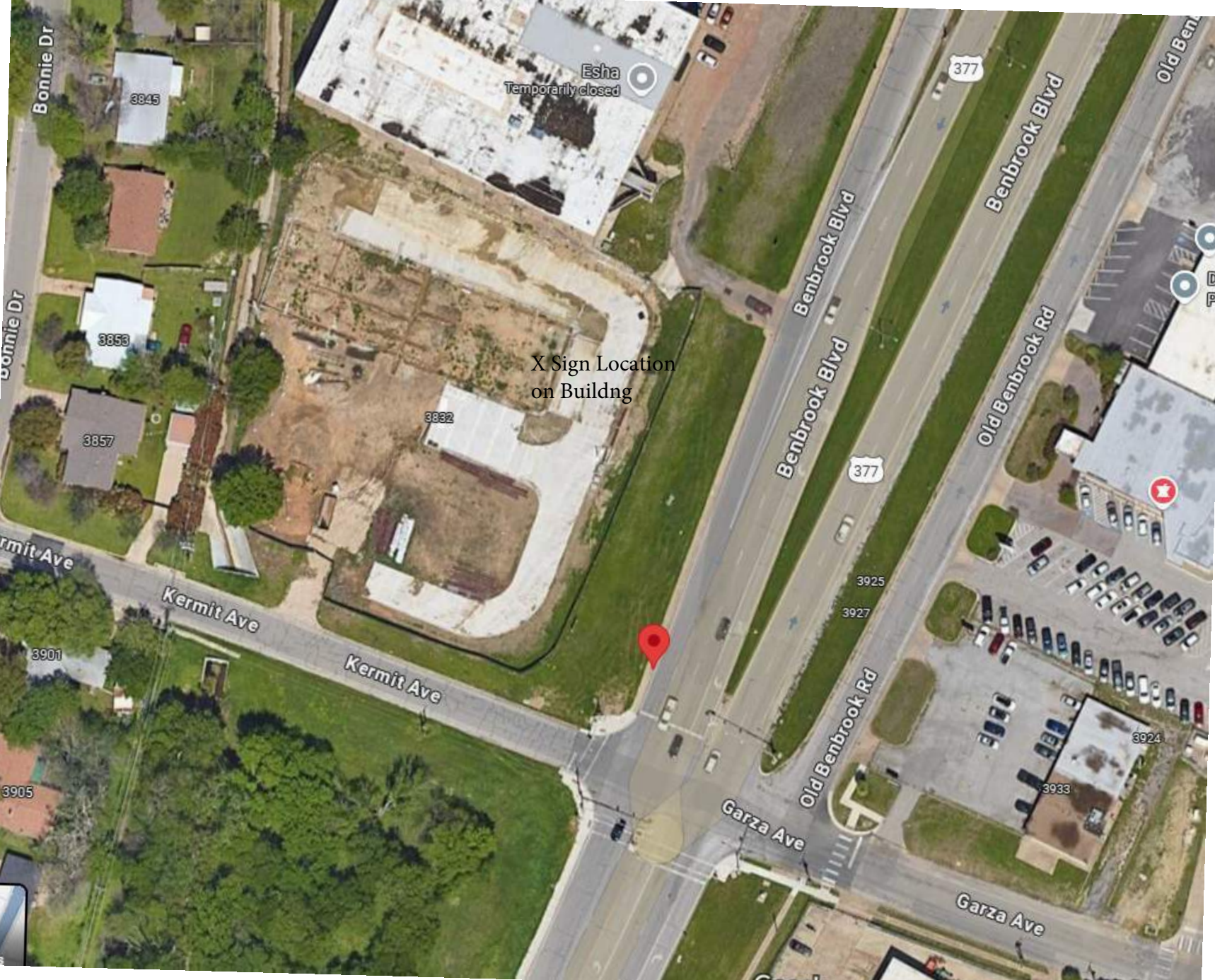
Date: _____

- ☐ Approved
☐ Approved pending revisions
☐ Revise and resubmit

© 2025

Project: GL Hunt Foundation bldg
sign proof

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Bonnie Dr

3845

Esha
Temporarily closed

377

Benbrook Blvd

Old Ben

X Sign Location
on Building

3832

Benbrook Blvd

377

Old Benbrook Rd

Bonnie Dr

3853

3857

Kermit Ave

Kermit Ave

3901

Kermit Ave

3905

3925

3927

Old Benbrook Rd

Garza Ave

Garza Ave

3924

3933

BOA - SUPPORT PETITION

1. Required for a front yard fence Special Exception; optional for all other projects.

For front yard fences or gates write height to the highest point and material. For other projects write materials and distances to the property lines.

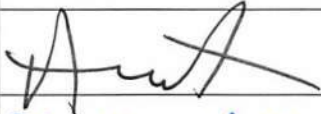


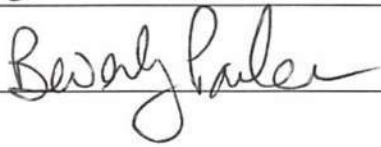
- Support for our designed 141 sq. Ft Sign
- Proof from Sign Company was shown for all requested signatures
- Location of sign - 3932 Benbrook Hwy

ORIGINAL SIGNATURES

DO NOT SIGN THIS SUPPORT PETITION IF THE SECTION ABOVE HAS BEEN LEFT BLANK.

2. Obtain the signatures of support from next door property owners and the one across the street.

I have been informed of the Special Exception/Variance requested and I have NO objection...

Owner's Name	Signature	Address
1 J. Arenivas		4001 Benbrook Hwy
2 HVIASSIS		3921 Benbrook Hwy
3 Eric L Boeck		3915 Benbrook Hwy
4 Beverly Parker		3800 Southwest Blvd.
5		
6		