



**MEETING AGENDA**

**COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT**

**January 19, 2022**

Work Session 9:00 a.m.

Public Hearing 10:00 a.m.

**In Person**

City Council Conference Room 2020 (Work Session)

City Council Chamber (Public Hearing)

2<sup>nd</sup> Floor - City Hall, 200 Texas Street /Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e0804133292dbbd77469279023052417d>

**Meeting/ Access Code:** 2551 296 9398, Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2551 296 9398

**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 Commercial and Residential Boards of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.**

**\*\*Any member of the public who wishes to address the Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on January 14, 2022. To sign up, either register through WebEx per the directions on the City’s website above or contact Karen Moreno at [Karen.Moreno@fortworthtexas.gov](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026. 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.**

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**BOARD MEMBERS:**

Lauren Melton \_\_\_\_\_

Robert Gutierrez \_\_\_\_\_

Tony Perez,  
Chair Residential Board \_\_\_\_\_

Deborah Freed \_\_\_\_\_

Kenneth Jones \_\_\_\_\_

Bob Riley \_\_\_\_\_

Joey Dixson,

Vice Chair Residential Board \_\_\_\_\_  
Bob Horton \_\_\_\_\_  
Torchy White \_\_\_\_\_  
Kay Friedman \_\_\_\_\_  
Tony DiNicola \_\_\_\_\_  
Jeremy Raines, \_\_\_\_\_  
Chair Commercial Board \_\_\_\_\_

Courtney Holt \_\_\_\_\_  
Darin Hoppe \_\_\_\_\_  
Lucretia Powell \_\_\_\_\_  
Angela Gaither, \_\_\_\_\_  
Vice Chair Commercial Board \_\_\_\_\_  
Kay Duffy \_\_\_\_\_

**I. WORK SESSION 9:00 A.M.**

**A. Discussion of Today's Cases**

**II. PUBLIC HEARING 10:00 A.M.**

**A. Approval of Minutes of the December 15, 2022 Hearings \_\_\_\_\_**

**B. THE BOARD WILL RECESS AT 12:00 P.M. FROM THE PUBLIC HEARING TO RECONVENE IN WORK SESSION AND WILL RECOVER THE PUBLIC HEARING AT 1:00 P.M. (ANY CASES NOT HEARD WILL BE MOVED TO FEBRUARY 16, 2022)**

**C. TRANSLATION CASES WILL BE HEARD WHEN THE PUBLIC HEARING RECONVENES AT 1:00 P.M.**

**D. Continued Commercial Cases**

1. **BAC-21-030** Address: 700 North Freeway  
Owner: DJM Properties DFW, LLC by Advantage Signs  
Zoning: "K" Heavy Industrial District

a. **Special Exception:** Permit electronic changeable copy on a freeway sign

2. **BAC-21-031** Address: 7824 South Freeway  
Owner: Karen V. Bertelli Trust by Ahmed Abunijmeh  
Zoning: "E" Neighborhood Commercial District

a. **Variance:** Allow a multi-tenant retail and restaurant site within 250 feet of residential zoning with fewer parking spaces than required

Minimum spaces required: 66 parking spaces

Requested parking spaces: 42 parking spaces

**E. New Commercial Cases**

3. **BAC-21-036** Address: 5805 W. Bailey Boswell Boulevard  
Owner: Eagle Mountain-Saginaw ISD by Teague Nall & Perkins  
Zoning: "E" Neighborhood Commercial District

**Detached Signs**

- a. **Variance:** Allow an existing detached sign along Bowman Roberts Road (labeled 15 on the site plan) to exceed the maximum sign length

Maximum monument sign length: 16 feet  
Requested monument sign length: 29 feet

**Attached Signs**

- b. **Variance:** Allow an attached sign on the stadium’s west façade (labeled 1 on the site plan) to exceed the maximum sign area

Maximum sign area: 500 square feet  
Requested sign area: 544 square feet

- c. **Variance:** Allow three attached signs on the stadium’s west façade (labeled 1, 16, and 17 on the site plan) to exceed the maximum area for one facade

Maximum sign area: 500 square feet  
Requested sign area: 611 square feet

- 4. **BAC-22-002** Address: 15801 Championship Parkway  
Owner: O'Reilly Hotel Partners Champion Circle, LLC by Jim Walker  
Zoning: “K” Heavy Industrial District with I-35W North Zone Overlay

- a. **Variance:** Allow fencing around a golf practice facility to exceed the maximum height

Maximum structure height: 120 feet  
Requested structure height: 180 feet

**F. Continued Translation Residential Cases**

- 5. **BAR-21-088** Address: 3206 Crenshaw Avenue  
Owner: Manuel Lezema & Leanna Hernandez by Juan Cruz  
Zoning: “A-5” One-Family

- a. **Special Exception:** Permit an existing 5-foot open design fence in the front yard
- b. **Variance:** Permit an existing open design fence taller than the 5 feet allowed by special exception

Allowed fence by right: 4 feet  
Requested fence: 8 feet

- c. **Variance:** Permit an existing accessory structure (labeled #3 on the site plan) to encroach into the western side yard setback

Minimum setback required: 9 feet  
Requested setback: 1 foot

- d. **Variance:** Permit an existing accessory structure (labeled #4) to encroach into the western side yard setback

Minimum setback required: 5 feet  
Requested setback: 1 foot

- e. **Variance:** Permit an existing accessory structure (labeled #5) to encroach into the western side yard setback

Minimum setback required: 5 feet  
Requested setback: 1 foot

- f. **Variance:** Permit an existing accessory structure (labeled #5) to encroach into the rear yard setback

Minimum setback required: 5 feet  
Requested setback: Zero (0) feet

- g. **Variance:** Permit an existing accessory structure (labeled #6) to encroach into the rear yard setback

Minimum setback required: 7 feet  
Requested setback: 2 feet

- h. **Variance:** Permit an existing accessory structure (labeled #6) to encroach into the eastern side yard setback

Minimum setback required: 7 feet  
Requested setback: 2 feet

- i. **Variance:** Permit an existing patio cover (labeled #2) to encroach into the eastern side yard setback

Minimum setback required: 7 feet  
Requested setback: Zero (0) feet

- j. **Variance:** Permit accessory structures (labeled #2, 3, 5, and 6) to exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 1,336 square feet

- k. **Variance:** Permit five existing accessory structures to exceed the square footage of the primary structure (house)

Maximum square footage allowed: 1,456 square feet  
Requested square footage: 1,868 square feet

**G. New Translation Residential Case**

6. **BAR-21-093** Address: 1612 Jasper Street  
Owner: Paul Martinez  
Zoning: "A-5" One-Family

a. **Special Exception:** Permit an existing front yard carport where none are allowed

b. **Variance:** Permit an existing carport that encroaches into the side yard setback

Allowed setback required: 5 feet  
Requested setback: 2 feet 7 inches

c. **Variance:** Permit fewer parking spaces behind the front building wall than required

Required parking: 2 spaces  
Requested parking: Zero (0)

d. **Variance:** Permit an existing storage shed that encroaches into the eastern side yard setback

Allowed setback required: 5 feet  
Requested setback: 2 feet 8 inches

e. **Variance:** Permit an existing storage shed that encroaches into the western side yard setback

Allowed setback required: 5 feet  
Requested setback: 2 feet 4 inches

f. **Variance:** Permit two (2) existing storage sheds to exceed the maximum allowed square footage limit for the lot

Maximum square footage allowed: 200 square feet  
Requested square footage: 210 square feet

**G. New Residential Cases**

7. **BAR-21-100** Address: 409 Exeter Street  
Owner: Maxshield Services LLC by Olusoji Ojerinde  
Zoning: "B" Two-Family and developed under the "A-5" One-Family standards

a. **Variance:** Permit the construction of a one family home on a lot with less than the minimum total lot square footage

Minimum lot square footage: 5,000 square feet  
Requested lot square footage: 3,000 square feet

b. **Variance:** Permit fewer parking spaces behind the front building wall than required

Required parking: 2 spaces  
Requested parking: One (1) space

8. **BAR-22-002** Address: 1408 Aden Road  
Owner: Michael & Linda Sturm  
Zoning: "A-5" One-Family within the NASJRB Overlay

a. **Variance:** Permit a carport to encroach into the side yard setback

Required setback: 5 feet  
Requested setback: Zero (0) feet

9. **BAR-22-004** Address: 2201 Hurley Avenue  
Owner: The Susi Living Trust by Lesa Susi  
Zoning: "A-5/HC" One-Family/ Historical Overlay

a. **Variance:** Permit the construction of an accessory structure taller than the main residence

Main residence current height: 13 feet  
Requested height: 23 feet

10. **BAR-22-005** Address: 4304 Clayton Road West  
Owner: Benjamin & Laurea Klipfel  
Zoning: "A-5" One-Family

a. **Variance:** Permit the relocation of an attached garage into the established front yard setback

Established front yard setback: 30 feet  
Requested front yard setback: 25 feet

11. **BAR-22-007** Address: 8909 Sunrise Point Court  
Owner: Timothy Martinez  
Zoning: "A-5" One-Family

a. **Variance:** Permit an accessory structure in the front yard

Required setback: 75 feet  
Requested setback: 30 feet

12. **BAR-22-008** Address: 3900 Weber Street  
Owner: David Cortez  
Zoning: "A-5" One-Family

a. **Variance:** Permit fewer parking spaces behind the front building wall than required

Required parking: 2 spaces  
Requested parking: Zero (0) space

II. **ADJOURNMENT:**

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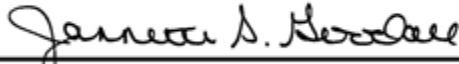
**ASSISTANCE AT THE PUBLIC MEETINGS:**

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](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will 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](mailto: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 Boards 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 website and said Notice was posted on the following date and time <u>Thursday, January 13, 2022 at 5:00 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.	
<hr/>	 City Secretary for the City of Fort Worth, Texas