



**MEETING AGENDA**  
COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT

**February 16, 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=e93bd4cfb6cb50a99380884f3772e4da2>

**Meeting/ Access Code:** 2556 679 7462, Registration Required

**Teleconference**

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

Meeting/ Access Code: 2556 679 7462

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwty>

**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 February 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 January 19, 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 MARCH 16, 2022)**

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

**D. Continued Commercial Case**

**1. BAC-21-034** Address: 10321 NW Highway 287  
Owner: North Richland Hills Baptist Church  
Zoning: "E" Neighborhood Commercial District

**a. Special Exception:** Permit electronic changeable copy on a monument sign along Berkshire Lake Boulevard

**E. New Commercial Cases**

**2. BAC-21-035** Address: 2603 Vaughn Boulevard  
Owner: Roderick Bell  
Zoning: "E" Neighborhood Commercial District

- a. **Variance:** Permit an existing shipping container and covered patio in the required eastern supplemental rear yard where structures are not allowed adjacent to a residential district

Required location: Beyond the 20-foot supplemental rear yard setback

Requested location: 15 feet into the supplemental rear yard setback

- b. **Variance:** Permit an existing covered patio in the required southern supplemental side yard where structures are not allowed adjacent to a residential district

Required location: Beyond the 20-foot supplemental side yard setback

Requested location: 15 feet into the supplemental side yard setback

3. **BAC-22-003** Address: 7201 Camp Bowie West Boulevard  
Owner: 2020 Grandy's LLC by CEI Engineering  
Zoning: "CB-IA" Camp Bowie Industrial Arts District in the NASJRB  
Airport Overlay, Compatible Use Zone II

- a. **Variance:** Allow a building to exceed the maximum allowed setback on Camp Bowie West Boulevard

Maximum building setback along Camp Bowie: 30 feet

Requested building setback along Camp Bowie: 53 feet

## F. New Residential Cases

4. **BAR-22-009** Address: 3913 Hamilton Avenue  
Owner: Skyler Wheeler by Malone Maxwell Dennehy Architects  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a garage encroaching into the side yard setback

Minimum setback required: 5 feet

Requested setback: 1 foot

5. **BAR-22-011** Address: 3913 & 3917 Driskell Boulevard  
Owner: Combined Relocation Services, Inc.  
Zoning: "A-5" One-Family

- a. **Variance:** Permit the construction of a new single-family residence encroaching into the front yard setback

Minimum setback required: 29 feet

Requested setback: 18 feet

6. **BAR-22-012** Address: 5301 Turner Street  
Owner: Dyron Johnson  
Zoning: " A-7.5" One-Family within the Stop Six Overlay

a. **Variance:** Permit the construction of a residence on a lot with less width than required

Minimum lot width required: 55 feet

Requested lot width: 50 feet

## II. ADJOURNMENT:

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### **ASSISTANCE AT THE PUBLIC MEETINGS:**

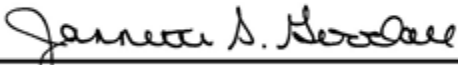
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 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 Thursday, February 10, 2022 at 3:00 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