



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

July 17, 2024

Work Session 12:00 p.m.

Public Hearing 1:00 p.m.

In Person

City Council Conference Room 2020 (Work Session)

City Council Chamber (Public Hearing)

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

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/rb613993e26a7b209ff4f996b49fcd10>

Meeting/ Access Code: 2559 853 4331 (Registration Required)

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

Viewing Only

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

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

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<http://fortworthtexas.gov/boards/>

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

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

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on July 15, 2024. 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 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.**

BOARD MEMBERS:

Adrienne Holland _____
Tony Perez, _____
Chair Residential Board _____
Kenneth Jones _____
Joey Dixson, _____
Vice Chair Residential Board _____

Debra Brown Sturns _____
Myra Mills _____
Whit Wolman _____
Lucretia Powell _____
Jennifer Glass Renta _____
Janna Herrera _____
Melondy Dobby-Munoz _____

I. WORK SESSION 12:00 P.M.

A. Discussion of Today's Cases

II. PUBLIC HEARING 1:00 P.M.

A. Approval of Minutes of the June 20, 2024 Hearings _____

B. ANY CASES NOT HEARD WILL BE MOVED TO AUGUST 21, 2024.

C. Continued Residential Translation Case

1. BAR-24-007 Address: 303 - 315 (odds) Haltom Rd
 Owner: Jamie Saucedo
 Zoning: "A-5" One Family and "B" Two Family Districts

- a. **Special Exception:** Permit an existing solid fence in the platted and projected front yard.
- b. **Variance:** Permit an existing solid fence in the platted and projected front yard taller than 4 feet allowed by Special Exception.

Allowed height with Special Exception: 4 feet
Requested height: 8 feet 5 inches

- c. **Special Exception:** Permit an existing open-design fence up to five feet in height in the platted and projected front yard.

- d. **Variance:** Permit an existing open-design fence and gate in the platted and projected front yard fence taller than allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 8 feet 5 inches

- e. **Variance:** Permit two existing arches on the northern and eastern sides that are taller than the five-foot fence allowed by Special Exception.

Allowed height with Special Exception: 5 feet
Requested height: 19 feet

- f. **Variance:** Permit existing fence posts that are taller than allowed.

Maximum Height allowed: 5 feet 6 inches
Requested height: 10 feet

- g. **Variance:** Permit an existing accessory structure (open design and solid fencing) on an empty lot with no primary use.

D. Residential Translation Case

2. BAR-24-043 Address: 1901 Robin Avenue
 Owner: Juan Garcia
 Zoning: "A-5" One Family

- a. **Variance:** Permit the construction of a new single-family residence to encroach into the side yard setback.

Required setback: 10 feet

Requested setback: 5 feet

E. Continued Residential Case

3. BAR-24-029 Address: 3241 Waits Avenue
Owner: Wayside Fort Worth LLC by Dane Steinhagen
Zoning: "A-5" One-Family within the TCU Overlay

- a. Variance:** Permit fewer parking spaces than required behind the front building wall of a dwelling unit with three (3) or more bedrooms.

Required parking: 2 spaces

Requested parking: 1 space

D. New Residential Cases

4. BAR-24-037 Address: 5920 Sea Breeze Lane
Owner: Mayra and Fabian Menchaca
Zoning: "A-5" One-Family

- a. Variance:** Permit the continued construction of a 13-foot tall accessory structure to encroach into the rear yard setback

Minimum rear yard setback required for a 12- 9 feet
foot tall structure:

Requested setback: 5 feet

- b. Variance:** Permit continued construction of an accessory structure (storage shed) taller than allowed.

Maximum height allowed: 12 feet

Requested height: 13 feet

- c. Variance:** Permit the continued use of three accessory structures that exceed the maximum allowed square footage limit for the lot.

Maximum square footage allowed: 200 square feet

Requested square footage: 914 square feet

5. BAR-24-039 Address: 1100 Hidden Road
Owner: Alan & Roxanne Shipman by Brigati, PLLC
Zoning: "A-5" One-Family

- a. Variance:** Permit the construction of an addition in the front yard setback.

Minimum front yard setback: 20 feet

Requested front yard setback: 7 feet 3 inches

6. BAR-24-040 Address: 3523 Dorothy Lane S.
Owner: Roni Bumpas
Zoning: "A-10" One-Family within the TCU Overlay

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

Minimum setback required: 5 feet

Requested setback: 0 feet

- b. Variance:** Permit the lot coverage to exceed the maximum lot coverage allowed.

Maximum lot coverage allowed by right: 40 percent
Requested lot coverage: 42 percent

7. **BAR-24-041** Address: 4252 Norwich Drive
Owner: Zane Reid
Zoning: "A-5" One-Family

c. **Variance:** Permit the construction of an addition in the front yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 17 feet

8. **BAR-24-042** Address: 2611 Hunting Drive
Owner: SanRoo Construction by Oscar Vargas
Zoning: "A-7.5" One-Family

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

9. **BAR-24-044** Address: 3721 Pate Drive
Owner: Magaly Moreno
Zoning: "A-5" One-Family within the Stop Six Overlay

a. **Special Exception:** Permit the continued use of an existing detached front yard carport where none are allowed.

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

Required setback: 5 feet
Requested setback: 0 feet

c. **Variance:** Permit fewer parking spaces than required behind the front building wall of a dwelling unit with 3 bedrooms or less.

Required parking: 2 spaces
Requested parking: 0 spaces

d. **Variance:** Permit the continued use of driveway materials that are not allowed.

Required driveway materials: concrete
Requested driveway materials: dirt, rocks, concrete

e. **Variance:** Permit the continued use of a front porch that encroaches into the front yard.

Maximum front porch encroachment: 5 feet
Requested front porch encroachment: 8 feet

10. BAR-24-045

Address: 3405 Autumn Court
Owner: Mason & Kelly Kruse
Zoning: "A-43" One-Family

a. **Variance:** Permit a rear addition that would encroach into the side yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 17 feet

b. **Variance:** Permit the construction of a detached garage that would encroach into the side yard setback.

Minimum setback required: 25 feet
Requested front yard setback: 10 feet

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. 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 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, July 11, 2024 at 3:35 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