



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**December 18, 2024**  
Public Hearing 12:30 p.m.

**In Person**  
City Council Chamber  
2<sup>nd</sup> Floor, 200 Texas Street /Fort Worth, Texas 76102

**VIDEOCONFERENCE:**

<https://fortworthtexas.webex.com/weblink/register/r257c74865ce73d319cfcf79cd71f1746>

**Meeting/ Access Code: 255 717 22406 (Registration Required)**

**Teleconference: +1-469-210-7159**

**Viewing Only**

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

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

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

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

**\*\*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 November 18, 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](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.**

---

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, December 12, 2024 at 10:40 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas

**BOARD MEMBERS:**

Adrienne Holland	_____	Myra Mills	_____
Sergio Garza	_____	Whit Wolman	_____
Kenneth Jones	_____	Lucretia Powell	_____
Joey Dixon,	_____	Jennifer Glass Renta	_____
Vice Chair Residential Board	_____	Janna Herrera	_____
Debra Brown Sturns	_____	Juan Manuel Acosta	_____

**I. PUBLIC HEARING                      12:30 P.M.**

**A. Approval of Minutes of the November 20, 2024 Hearings**

**B. ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 15, 2024**

**C. TRANSLATION CASE**

1. **BAR-24-081**      Address: 4829 Sandage Ave  
                            Owner: Raul Ramirez  
                            Zoning: "A-5" One-Family Residential District
- a. **Special Exception:** To permit an existing carport located in the front yard.
- b. **Special Exception:** To permit an existing 5-foot open design fence located in the front yard.

**D. New Residential Cases**

1. **BAR-24-073**      Address: 2521 Campbell Street  
                            Owner: Nora Campos on behalf of Lyn Builders LLC  
                            Zoning: "A-5" One-Family Residential District
- a. **Variance:** To permit construction of a new single-family home that would encroach into the required projected front yard setback.

**Required projected front yard setback:** 25 feet  
**Requested projected front yard setback:** 17 feet 10 inches

2. **BAR-24-082**      Address: 4520 Alamosa Street  
                            Owner: NewPad Building Company LLC on behalf of Abel Torres  
                            Zoning: "B" – Two Family Residential District
- a. **Variance:** To permit construction of a new single-family dwelling on a lot with less lot width than the minimum width required.

**Required lot width:** 50 feet  
**Requested lot width:** 38 feet

- b. **Variance:** To permit construction of a new single-family dwelling on a lot with less lot area than the minimum area required.

**Required lot area:** 5000 square feet  
**Requested lot area:** 3,306 square feet

4. **BAR-24-084**      Address: 2700 Willing Ave  
                            Owner: Daniel Laycock and Julie Anne Anton  
                            Zoning: "A-5" – One Family Residential District

- a. **Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required side-yard setback.

**Required side yard setback:** 5 feet  
**Requested side yard setback:** 2 feet 8 inches

- b. **Variance:** To permit construction of a detached, habitable accessory structure that would encroach into the required rear yard setback.

**Required rear yard setback:** 5 feet  
**Requested rear yard setback:** Zero feet

**5. BAR-24-085**

Address: 5617 Byers Avenue  
Owner: Tommy Glenn and Elizabeth Showers  
Zoning: "A-5" One-Family Residential District

- a. **Variance:** To permit construction of an accessory structure (swimming pool) that would not be located 75 feet from the front property line nor behind the rear wall of the home.

**Required distance from front property line:** 75 feet  
**Requested distance from front property line:** 43 feet 6 inches

**6. BAR-24-087**

Address: 316 Eastwood Avenue  
Owner: Brigati, PLLC on behalf of Anna and John Paul Carr  
Zoning: "A-10" One-Family Residential District

- a. **Variance:** To permit construction of a new single-family home that would encroach into the required front yard setback.

**Required front yard setback:** 40 feet 5 inches  
**Requested front yard setback:** 30 feet

- b. **Variance:** To permit construction of a detached garage that would encroach into the required rear yard setback.

**Required rear yard setback:** 10 feet  
**Requested rear yard setback:** 6 feet

**7. BAR-24-088**

Address: 1818 E. Tucker St  
Owner: Jinglei Shi on behalf of Cultivated Holdings LLC  
Zoning: "B" – Two-Family Residential District

- a. **Variance:** To permit construction of two-attached units on a lot that has less width than required.

**Required lot width:** 50 feet  
**Requested lot width:** 43 feet

- b. **Variance:** To permit construction of a detached accessory structure (swimming pool) that would encroach into the required side yard setback.

**Required side yard setback:** 10 feet  
**Requested side yard setback:** 5 feet

**8. BAR-24-089**

Address: 2609 Refugio Ave  
Owner: Timothy & Preston Hampton Kelley on behalf of Frank Medina  
Zoning: "A-5" – One Family Residential District

- a. **Variance:** To permit construction of a new single-family dwelling that would encroach into the required front yard setback.

**Required front yard setback:** 20 feet  
**Requested front yard setback:** 5 feet

- b. **Variance:** To permit construction of a new single-family dwelling that would encroach into the required projected front yard setback.

**Required projected front yard setback:** 20 feet  
**Requested projected front yard setback:** 10 feet

## II. ADJOURNMENT:

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

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto: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](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 Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.