



**MEETING AGENDA**  
RESIDENTIAL BOARD OF ADJUSTMENT

**March 19, 2025**  
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/r7b0a62eb5f9ab345c11b9bf12ef50226>

Meeting/ Access Code: 2558 954 7492 (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.

There are two ways that any member of the public may address the Board of Adjustment regarding an item listed on this agenda.

1. **Virtual – Videoconference or teleconference must sign up to speak no later than 5:00 P.M. on March 17, 2025 using the following link:**  
<https://fortworthtexas.webex.com/weblink/register/r7b0a62eb5f9ab345c11b9bf12ef50226>
2. **In Person – Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers.**

**\*\*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 March 17, 2025.**

For questions or assistance with registration, please contact Karen Moreno at [Karen.Moreno@fortworthtexas.gov](mailto:Karen.Moreno@fortworthtexas.gov) or 817-392-8026.

Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

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

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

- A. Approval of Minutes of the January 15, 2025 Hearings**
- B. Approval of the Minutes of the February 19, 2025 Hearings**
- C. ANY CASES NOT HEARD WILL BE MOVED TO APRIL 16, 2025**
- D. New Cases**

- 1. **BAR-25-004**      Address: 5473 Santa Marie  
                          Owner: Chad Reisner on behalf of Patrick O'Malley  
                          Zoning: "A-5" One Family District

- a. **Variance:** To permit fewer parking spaces than required behind the front building wall of a single-family home with four bedrooms.

<u>Number of Parking Spaces Required Behind Front Wall:</u>	2 spaces
<u>Number of Parking Spaces Provided Behind Front Wall:</u>	0 spaces

- b. **Variance:** To permit fewer parking spaces than required for a single-family home with four bedrooms.

Number of Parking Spaces Required: 3 spaces  
Number of Parking Spaced Provided: 1 space

- c. **Variance:** To permit an existing, detached non-habitable accessory structure to encroach into the required side-yard setback.

Minimum side yard setback required: 5 feet  
Requested side yard setback: 2 feet 6 inches.

**2. BAR-25-006**

Address: 1713 Grand Ave  
Owner: Federico Gonzales  
Zoning: "A-5"- One Family District

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

Minimum side yard setback required: 5 feet  
Requested side yard setback: 0 feet

**3. BAR-25-014**

Address: 5417 Byers Avenue  
Owner: Jason Binzer on behalf of Louis Lambert  
Zoning: "A-5" - One Family District

- a. **Special Exception:** To permit construction of a solid fence or wall up to 4 feet in height to be located in the front yard where none are allowed.

Minimum established front yard setback: 41 feet  
Proposed front yard setback: 24 feet 4 inches

- b. **Variance:** To permit construction of a solid wall exceeding 4 feet to be located in the front yard.

Maximum height allowed by special exception: 4 feet  
Requested height 6 feet

**4. BAR-25-015**

Address: 1201 Belle Place  
Owner: Steve Blackwell on behalf of Richard Sukup  
Zoning: "A-5" - One Family District

- a. **Special Exception:** To permit construction of a carport in the front yard.

Minimum required projected front yard setback: 20 feet  
Proposed projected front yard setback: 2 feet

**5. BAR-25-016**

Address: 3556 Hedrick Street  
Owner: Jodie Robnett  
Zoning: "B" – Two-Family District

- a. **Special Exception:** To permit an existing carport to be located in the front yard.

**6. BAR-25-017**            Address:     3201 Merida Ave  
                                 Owner:     Ravenwood Construction on behalf of Vista Pacific Properties  
                                 Zoning:    "A-5" One Family District in the TCU Residential Overlay

- a. **Variance:** To permit remodel of an existing one-story home that would encroach into the required side yard setback.

Minimum required side yard setback: 10 feet  
Requested side yard setback: 5.3 feet

**7. BAR-25-008**            Address:     2350 Evans Ave  
                                 Owner:     NewPad Building Company LLC on behalf of Cultivated Holdings LLC  
                                            – Byron Jones  
                                 Zoning:    "A-5" One Family District

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

Required projected front yard setback: 32 feet  
Requested front yard setback: 12 feet 5 ½ inches

- b. **Variance:** To permit fewer parking spaces than required behind the front wall of a single-family dwelling.

Required number of parking spaces behind the front wall: 2 spaces  
Provided number of parking spaces behind the front wall: 1 space

- c. **Variance:** To permit parking for a single-family home in a location that is not allowed.

Required location of parking spaces: Behind all front walls  
Requested location of parking space: In the projected front yard

**8. BAR-25-010**            Address:     510 Paradise Street  
                                 Owner:     Felix Wong on behalf of Trinity Phoenix LLC  
                                 Zoning:    "A-5" One Family District

- a. **Variance:** To permit construction of a new single-family home on a lot which has less width than the required 50 feet minimum at the building line.

Minimum lot width required: 50 feet  
Requested lot width: 47.5 feet

**9. BAR-25-011**            Address:     909 Baurline Street  
                                 Owner:     Kevin Theppharaj  
                                 Zoning:    "A-5" One Family District

- a. **Variance:** To permit construction of a single-family home on a lot smaller than the minimum size required.

Minimum lot area: 5,000 square feet  
Requested lot area: 4,235 square feet

10. **BAR-25-012**      Address:      108 Westview  
                                 Owner:      Beau Davis  
                                 Zoning:      "A-10" One Family District

- a. **Variance:** To permit construction of a detached accessory structure that would exceed the maximum height permitted.

Maximum height:    10 feet, or 12 feet at (2:1) from setback  
Requested height:    14 feet 3 3/8 inches

**III. ADJOURNMENT:**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

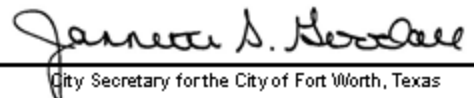
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 reunion 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 Friday, March 14, 2025 at 11:00 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