



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

Wednesday, August 20, 2025

1:00 P.M.

In Person

City Council Chamber
100 Fort Worth Trail
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m7e914dc935d3134ea182d5758f930334>

Meeting/ Access Code: 2552 435 4234 (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/departments/citysecretary/events/boa-commercial-and-residential-2025>

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 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 August 18, 2025 using the following link:**
<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m7e914dc935d3134ea182d5758f930334>
- 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 5:00 PM on August 18, 2025.**

For questions or assistance with registration, please contact Stacy Jones at stacy.jones@fortworthtexas.gov or 817-392-2733.

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:

Joey Dixon, Chair	_____	Whitley Wolman	_____
Kenneth Jones, Vice Chair	_____	Lucretia Powell	_____
Adrienne Holland	_____	Jennifer Glass-Renta	_____
Sergio Garza	_____	Janna Herrera	_____
James Hook	_____	Juan Manuel Acosta	_____

I. PUBLIC HEARING

- A. **Approval of Minutes of July 16, 2025, Meeting**
- B. **New Cases**

1. BAR-25-058

a. Special Exception to allow a solid fence up to 4 feet in height in the front yard to remain (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to allow a solid fence that is 6 feet in height to remain in the front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

Address:	2217 Chelsea Rd
Property Legal Description:	Block 7 Lot 1 & 2 Stratford Addition
Property Owner:	James and Fanta Shytles
Applicant:	James Shytles
Zoning:	"A-7.5" – One-Family District

2. BAR-25-067

a. Special Exception to allow an open design wrought-iron fence that includes columns to a maximum height of 5 feet 6 inches that does not obscure visibility and is no greater than 50% in density to be permitted within the minimum required front yard (Zoning Ordinance Section 5.305(b)(2)- Fences).

b. Variance to the requirement that accessory structures shall not be constructed or placed on a lot without a primary use or across platted property lines where the primary use does not cross the property line, to allow an open design wrought iron fence that includes columns to be permitted as an accessory structure with no primary structure across platted property lines

(Zoning Ordinance Section 5.300(d) – Accessory Uses).

Address: 400 Fairview St
Property Legal Description: Lot 21 THRU 24 DIXIE PLACE ADDITION
Property Owner: Maria and Silvino Barajas
Applicant: Silvino Barajas
Zoning: “B” Two Family District

3. BAR-25-068

Special Exception to allow an open design wrought-iron fence that include columns to a maximum height of 5 feet 6 inches that does not obscure visibility and is no greater than 50% in density to be permitted within the minimum required front yard. (Zoning Ordinance Section 5.305(b)(2)(c)(1)(2)– Fences).

Address: 407 Fairview St
Property Legal Description: Lot 13 N 1/2 13-14 EWING, R M SUBDIVISION
Property Owner: Jesus Martinez and Arianna Barajas
Applicant: Jesus Martinez
Zoning: “B” Two Family District

4. BAR-25-069

Variance to the one-family (“A-7.5”) district development standard of a minimum 5 foot side yard setback, to allow construction of a detached non-habitable accessory structure (detached garage) to be located 1 foot 7 inches from the northern side property line (Zoning Ordinance Section 4.704 – “A-7.5” One Family District Development Standards).

Address: 3328 Browning Court E.
Property Legal Description: Lot 16, Block 42, Sylvan Heights Addition
Property Owner: Oscar Enrique Barboza
Applicant: Oscar Enrique Barboza
Zoning: “A-7.5” – One-Family District

5. BAC-25-070

a. Variance to the one-family (“A-5”) district development standard of a minimum 5 foot side yard setback, to allow construction of a non-habitable accessory structure (detached garage) to be located 2 feet 6 inches from the southern side property line (Zoning Ordinance Section 4.705 – “A-5” One Family District Development Standards).

b. Variance to the one-family (“A-5”) district development standard of a minimum 5-foot rear yard setback, to allow construction of a non-habitable accessory structure (detached garage) to be located 4 inches from the western property line (Zoning Ordinance Section 4.705 – “A-5” One Family District Development Standards)

Address: 1912 Ashland Ave
Property Legal Description: Lot 6, Block 10, Hill-crest Addition
Property Owner: Jimmy and Debra Washuleski
Applicant: Jimmy Washuleski
Zoning: “A-5” – One-Family District

6. BAR-25-071

a. Variance to the requirement that non-habitable accessory structures shall not exceed the maximum area of 200 square feet, to allow an existing 496 square feet of non-habitable accessory structures to remain (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

b. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow a 14-foot 6-inch-tall non-habitable accessory structure to remain (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 8440 Miami Springs Drive
Property Legal Description: Lot 10, Block 33, Garden Springs Addition
Property Owner: Lorenzo F. Valle and Saannah B. Torres
Applicant: Lorenzo F. Valle
Zoning: "R-1" – Zero Lot Line/Cluster District

7. BAR-25-072

Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 35 feet from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 2220 Dalford Street
Property Legal Description: Lot 2, Block A, Scenic Village Addition
Property Owner: Carrie & Stephen Fitzwater
Applicant: Seahorse Pool Corporation
Zoning: PD1041A – Planned Development 1041A to Urban Residential Standards

8. BAR-25-073

Variance to the one-family ("A-5") district development standard of a minimum 5,000 square foot lot area, to allow a 4,448 square foot lot (Zoning District Ordinance Section 4.705 "A-5" – One Family District Development Standards).

Address: 1404 Arizona Ave
Property Legal Description: Being the South ½ of Lot 1, North ½ Lot 2, Block 13, Lawn Terrace Addition
Property Owner: NewPad Building Company LLC
Applicant: NewPad Building Company LLC
Zoning: "A-5" – One Family District

9. BAR-25-074

a. Variance to the requirement that two spaces be located behind the front building wall for dwelling units with three or fewer bedrooms, to allow two parking spaces to be located in front of the front building wall (Zoning Ordinance Section 4.705(d)(2) "A-5" One Family District Development standards).

b. Variance to the requirement that non-habitable accessory structures shall not exceed the maximum area of 400 square feet, to allow 625 square feet of non-habitable accessory structure (shed) (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

Address: 5312 Westminster Ct N
Property Legal Description: Lot 9, Block 122R, Wedgwood Addition
Property Owner: Ankica Cikir
Applicant: Tatjana Cikir
Zoning: "A-5" – One Family District

10. BAR-25-075

a. Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 41 feet 6 inches from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

Address: 4100 Bent Elm Lane
Property Legal Description: Lot 3, Block 12, Edwards Ranch Riverhills Addition
Property Owner: Jerry and Pauline Scott
Applicant: Jerry Scott
Zoning: "A-5" – One Family District

11. BAR-25-076

a. Special exception to allow construction of a solid wall up to 4 feet in height to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

b. Variance to the requirement that a solid wall located in a required front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow construction of an 8-foot solid wall to be located in the required front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

c. Special Exception to permit construction of a solid wall up to 4 feet in height to be located in the projected front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

d. Variance to the requirement that a solid wall located in a projected front yard, when granted by special exception, may not exceed the 4 feet height maximum, to allow construction of an 8-foot solid wall, to be located in the projected front yard (Zoning Ordinance Section 5.305(b)(2)(b) – Fences).

e. Variance to the requirement that all non-habitable accessory structures be located behind the rear wall of the primary residential structure or at least 75 feet from the front property line whichever is the least restrictive, to allow a non-habitable accessory structure (swimming pool) be located 11 feet from the front property line (Zoning District Ordinance Section 5.301(b)(1)(c) Non-Habitable Accessory Structures).

f. Variance to the requirement that accessory structures are not permitted in front yards, to allow two non-habitable accessory structures (swimming pool and shed) to be located 5 feet 2 inches from the projected front property line, where a minimum platted setback of 30 feet applies (Zoning District Ordinance Section 5.300(f)).

g. Variance to the requirement that accessory structures are not permitted in front yards, to allow two non-habitable accessory structures (swimming pool and deck) to be located 6 feet 2 inches from the front property line where a minimum platted setback of 30 feet applies (Zoning District Ordinance Section 5.300(f)).

Address: 7328 Bob Hanger
Property Legal Description: Block E Lot 1 LAKE CREST EST #1 & 2 ADDITION
Property Owner: Octavio Meza and Blanca Meza
Applicant: Brenda Mendoza and Rene Mendoza
Zoning: "A-5" – One Family District

12. BAR-25-077

a. Variance to the one family ("A-5") district development standard of a minimum 50-foot lot width requirement to allow a 40-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

b. Variance to the one family ("A-5") district development standard of a minimum 5,000 square foot lot area requirement for lots in the "A-5" – One-Family Residential Zoning District to allow a 4,400 square foot lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Address: 1517 Ave D
Property Legal Description: East 40 feet of Lot 8, Block 1, Lakeview Addition
Property Owner: Brablio Sifuentes
Applicant: Jerry Tello
Zoning: "A-5" – One Family District

13. BAR-25-078

a. Variance to the one-family ("A-5") district development standard of a minimum 50-foot lot width requirement to allow a 42-foot-wide lot (Zoning Ordinance Section 4.705(c)(1) – One-Family "A-5" District).

Address: 1840 E. Broadway
Property Legal Description: East 35 feet of Lot 10, Lot 11, Block 36, Glenwood Addition
Property Owner: Newpad Building Company LLC
Applicant: Newpad Building Company LLC
Zoning: "A-5" – One Family District

14. BAR-25-079

a. Variance to the one-family ("A-5") district development standard minimum 5-foot rear yard setback to allow an existing non-habitable accessory structure (detached garage) that is located 2 feet 9 inches from the rear property line to remain. (Zoning Ordinance Section 4.705(c)(1) – "A-5 One-Family District Development Standards).

b. Variance to the one-family ("A-5") district development standard minimum 5-foot side yard setback to allow an existing non-habitable accessory structure (detached garage) that is located 2 feet 4 inches from the rear property line to remain. (Zoning Ordinance Section 4.705(c)(1) – "A-5 One-Family District Development Standards).

Address: 4720 Hibiscus Street
Property Legal Description: Lot 31, Block 117, Summerfields Addition

Property Owner: Ashmeet Pahwa
Applicant: Ashmeet Pahwa
Zoning: "A-5" One-Family Zoning District

15. BAR-25-080

Special Exception to permit an existing carport to remain within the required front yard of a residential dwelling (Zoning Ordinance 5.301(2)(3) Accessory Uses on Residential Lots).

Address: 5600 Wentworth Street
Property Legal Description: Lot 4, Block 17, Westwood Addition
Property Owner: Eduardo Guardado Jr.
Applicant: Eduardo Guardado Jr.
Zoning: "A-5" – One Family District

16. BAR-25-081

a. Variance to the one-family ("A-10") district development standard of a minimum required 10-foot rear yard setback to allow construction of a non-habitable accessory structure (pool cabana) to be located 6 feet 6 inches from the rear property line. (Zoning Ordinance Section 4.702(c)(1) – One-Family "A-10" District).

b. Variance to the requirement that non-habitable accessory structures shall not exceed a maximum area of 400 square feet, to allow construction of a 552 square foot non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(a)(1) – Accessory Uses on Residential Lots).

c. Variance to the requirement that non-habitable accessory structures shall be limited to 10 feet in height, to allow construction of a 17-foot-tall non-habitable accessory structure (pool cabana). (Zoning Ordinance Section 5.301(b)(1)(c) – Accessory Uses on Residential Lots).

Address: 105 Westview Ave
Property Legal Description: Lot2R1, Block 30, Monticello Addition
Property Owner: David and Jennifer Nickels
Applicant: Restoration Homes
Zoning: "A-10" – One-Family District

17. BAR-25-082

a. Variance to the one-family restricted ("AR") district development standard of a minimum required 10-foot side yard setback, to allow construction of a single-family home with a side yard setback of 8 feet 4 inches along the southern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

b. Variance to the one-family restricted ("AR") district development standard of a zero-foot side yard setback, to allow construction of a single-family home with a side yard setback of 2 feet along the northern side property boundary (Zoning Ordinance Section 4.706(c)(1) – One-Family Restricted "AR" District).

Address: 9004 Creek Run Road
Property Legal Description: Lot 7, Block 2, Academy at Waterchase

Property Owner:	Jaafari Investments LLC
Applicant:	Khal Jaafari
Zoning:	"AR" – One-Family Restricted District

II. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

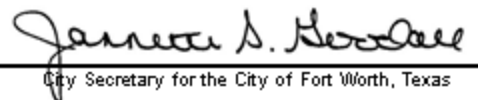
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov 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 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 Wednesday, August 13, 2025 at 3:15 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