

**RICHLAND HILLS ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
JULY 20, 2017  
MINUTES**

Roll Call:

Members present:

Jorge Cisneros, Chairman  
Sanjay Mathews, Place 2  
Ashly Schilling, Place 3  
Chris Utchell, Place 4  
Corrie Hayward, Place 5

Members Absent:

Brent Peck, Alternate 1

Staff

Rachel Powell, Administrative Assistant  
Jason Moore, Assistant City Manager

**CALL TO ORDER**

Chairman Cisneros called the meeting to order at 6:30 p.m.

**1. APPROVAL OF JULY 20, 2017 REGULAR MEETING MINUTES**

**Motion:** Motion was made by Member Sanjay Mathews, and seconded by Member Chris Utchell to approve.

Motion carried by a vote of 5-0.

**2. EXECUTIVE SESSION: Pursuant to section 551.071 of the Texas Government Code (a/k/a the Texas Open Meetings Act), the commissioners may meet in executive session at any time to receive advice from the City Attorney on a matter in which the duty of the attorney to the Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of the Texas Open Meetings Act, including the following:**

The board convened into executive session at 6:31 p.m.

The board reconvened into regular session at 7:04 p.m.

3. **Public Hearing and consideration of a request for a variance from Section 4.02.01 (C)(1)(b) to allow for an encroachment of a carport into the required five (5) feet side yard on the west side of the property located at 6956 Danele Court. (Case# ZBA 2017-0559)**

Applicant has withdrawn their application

4. **Public Hearing and consideration of a request for three variances on the property located at 2803 Dogwood Park (Case# ZBA 2017-0552):**
  - a. **from Section 4.02.01 (C)(1)(b) to allow for an encroachment of a carport into the required five (5) feet side yard;**
  - b. **from Section 4.02.01 (C)(2)(b) to allow the roof assembly of a carport to exceed 25 feet in length or 25 feet in width; and**
  - c. **from Article 8. Definitions. Carport to allow the structure to exceed from the required twenty-four (24) feet to twenty-eight (28) feet on its longest dimension**

Chairman Cisneros opened the public hearing at 7:05 p.m.

At that time Shai Roos, with Stantec presented the case for the above listed variances.

The applicant for 2803 Dogwood Park, spoke and presented his case for the proposed carport.

Sharon McMahan, 2945 Gumwood Park Dr., Richland Hills spoke in favor for the proposed carport.

Chairman Cisneros closed the public hearing at 7:14 p.m.

**Motion:** Motion was made by Member Chris Utchell, and seconded by Member Sanjay Mathews to deny all variances.

Motion carried by a vote of 5-0.

**5. Public Hearing and consideration of a request for a variance from Section 2.03.02 (D) SF-10 Single-Family Residential Area Regulations to allow for a 6-inch encroachment of a porch into the required twenty-five (25) feet setback from the front property line on property located at 3510 Holder Street. (Case# ZBA 2017-0469)**

Chairman Cisneros opened the public hearing at 7:18 p.m.

Shai Roos, with Stantec presented the case for the above listed variance.

The owners of 3510 Holder Street presented their case.

Lucky Morris, 211 Springfield Ct N, Springtown spoke in favor.

Art Griego, 3921 East Highway 199, Springtown spoke in favor.

Chairman Cisneros closed the public hearing at 7:29 p.m.

**Motion:** Motion was made by member Corrie Hayward and seconded by member Chris Utchell for approval, thus granting a variance as requested.

Motion carried by vote of 5-0.

**6. ADJOURIN**

**Motion:** Motion was made by Member Corrie Hayward, and seconded by Member Chris Utchell to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Board, Chairman Cisneros adjourned the meeting at 7:33 p.m.

**ATTEST**

**APPROVED**

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Rachel Powell, Admin. Assistant

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Jorge Cisneros, Chairman