



CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ZONING BOARD OF ADJUSTMENT SUMMARY MINUTES MARCH 20, 2014

1. CALL TO ORDER

- a. 6:31 p.m.
- b. Attendees
 - i. Members Present – Kinnaird, Mathew, Hill, Head
 - ii. Members Absent – Plowman, Kuhn
 - iii. Staff – Karla Wright, Planning and Community Development/Secretary
Drew Larkin, City Attorney
Scott Mitchell, Director of Neighborhood Services

Quorum was established and the meeting was called to order.

2. APPROVAL OF SEPTEMBER 19, 2013, REGULAR MEETING MINUTES

A motion was made by Member Hill and seconded by Member Mathew to approve the September 19, 2013 Regular Meeting Minutes.

The motion carried by a vote of 4 – 0.

3. EXECUTIVE SESSION

Member Kinnaird called Executive Session at 6:32 p.m.

Member Kinnaird reconvened Executive Session at 6:48 p.m.

4. **ZBA 22-14 6928 Glen Hills Rd. - consider a request for a special exception to allow for an alternative size for a carport exceeding the maximum required length by 16 feet and the required height by 3 feet for carports constructed in a residential district. The property, zoned Single Family Residential (R-1), is located at 6928 Glen Hills Road.**

- a. **Hold Public Hearing on ZBA 22-14, 6928 Glen Hills Rd.**
- b. **Take Action on ZBA 22-14, 6928 Glen Hills Rd.**



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Erica Craycraft with Freese and Nichols gave a staff report and stated the carport as shown extends beyond the rear yard, which is in conflict with the prerequisites to grant a special exception. Freese and Nichols recommended the proposed carport would need to be shortened in length or rotated 90 degrees in the rear yard in order to meet the requirements for consideration of a special exception.

Clark and Claudia Strong explained at this time that the carport would be used for their motor home. The carport would not be entirely in the rear yard due to the lot size and the angle of the rear yard.

A motion was made by Member Head and seconded by Member Hill to deny the special exception for 6928 Glen Hills Road.

The motion failed by a vote of 4 – 0.

5. ZBA 23-14 7200 Evergreen Drive –consider a request for a special exception to allow for an accessory building exceeding the limit in size. The property, zoned Single Family Residential (R-1), is located at 7200 Evergreen Drive.

- a. **Hold Public Hearing on ZBA 23-14, 7200 Evergreen Drive.**
- b. **Take Action on ZBA 23-14, 7200 Evergreen Drive.**

Erica Craycraft with Freese and Nichols gave a staff report and recommended the **special exception to allow this accessory structure to be up to 15'16" in height, but not to exceed the highest point of the roof of the home.** She stated the structure is required to use exterior building materials that are consistent with the main structure.

Chris Thompson explained at this time the reason for the accessory buildings size would be for storing his collection of antique cars. He also stated that he would follow all the building requirements that the City required.

A motion was made by Member Hill and seconded by Member Mathew to approve the special exception for the height and size of the accessory structure pending approval of all building permits.

6. ADJOURNMENT

There being no further business to come before the Board, Member Kinnaird declared the meeting adjourned at 7:10 p.m.



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ATTEST:

Rocky Kinnaird, Zoning Board of Adjustment Acting Chairman