



CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ZONING BOARD OF ADJUSTMENT SUMMARY MINUTES MAY 8, 2014

1. CALL TO ORDER

- a. 6:33 p.m.
- b. Attendees
 - i. Members Present – Kinnaird, Mathew, Hill, Head
 - ii. Members Absent –
 - 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 MARCH 20, 2014, REGULAR MEETING MINUTES

A motion was made by Member Mathew and seconded by Member Hill to approve the March 20, 2014 Regular Meeting Minutes.

The motion carried by a vote of 4 – 0.

3. EXECUTIVE SESSION

Member Kinnaird called Executive Session at 6:34 p.m.

Member Kinnaird reconvened Executive Session at 7:36 p.m.

4. **ZBA 24-14 7516 Oxley Drive - consider a request for a special exception to allow for an alternative size for a carport exceeding the maximum required length by 5 feet for carports constructed in a residential district. The property, zoned Single Family Residential (R-1), is located at 7516 Oxley Drive.**

Erica Craycraft informed the applicant that on May 6, 2014 the City adopted new ordinances therefore a special exception was no longer needed the carport is permitted by right.



CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

5. ZBA 25-14 INTERPRETATION 3801 Vance Road – consider a request for an appeal of City Staff’s interpretation regarding the rear yard vs. the side yard. The property zoned Single Family Residential (R-1), is located at 3801 Vance Road.

Teenia Brown, the homeowner spoke at this time and explained to the Board why she needed to be able to use the side yard, she is adding on to the existing home to accommodate family members.

Erica Craycraft with Freese and Nichols gave a staff report that in her opinion, the “front yard” is the side along Vance Road because the home faces onto Vance Road, the home is accessed from Vance Road, and the street address is on Vance Road. As a result, the “rear yard” would be located on the opposing side and would require a 25’ setback.

Drew Larkin, City Attorney reminded the Board the purpose of this meeting is to determine whether City Staff incorrectly interpreted the ordinance’s requirements. He explained the definition of a front lot line, the front and side yard setback requirements. The questions is what the interior lot line is, is it the rear yard or the side yard. He informed the Board that the objection is to confirm or reverse staff’s interpretation.

Kelly Horton, 6973 Glen Hills, spoke in favor of the home.

A motion was made by Member Head and seconded by Member Hill to approve the appeal and reverse the decision of City Staff to allow the homeowner to continue construction on the existing project.

The motion carried by a vote of 4 – 0.

6. ADJOURNMENT

There being no further business to come before the Board, Member Kinnaird declared the meeting adjourned at 7:49 p.m.

ATTEST:

Rocky Kinnaird, Zoning Board of Adjustment Acting Chairman