

Memorandum

To: Richland Hills Zoning Board of Adjustment

From: Lindsay Wells, City Secretary

Date: June 7, 2022

Subject: Minutes from the March 1, 2022 Zoning Board of Adjustment Meeting

Agenda Item:

Approval of March 1, 2022 Zoning Board of Adjustment Meeting Minutes

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

March 1, 2022 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the March 1, 2022 Zoning Board of Adjustment meeting

**ZONING BOARD OF ADJUSTMENT
MARCH 1, 2022
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair
Ashly Schilling, Place 3
Chris Utchell, Place 4
Lisa Skier, Place 5
Pamela Keith, Alternate 1

Members absent

Sanjay Mathew, Place 2

Staff present

Logan Thatcher, Assistant to the City Manager
Lindsay Wells, City Secretary
Alecia Kreh, City Attorney

1. CALL TO ORDER

Chairman Cisneros called the meeting to order at 6:01 p.m.

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Keith and seconded by Member Utchell to convene into Executive Session. Time: 6:02 p.m.

Motion carried by a vote of 5-0.

B. Reconvene: Action necessary on items discussed in Executive Session

Chairman Cisneros reconvened into open session. Time 6:10 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approve minutes from the February 1, 2022 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Schilling and seconded by Member Keith to approve the February 1, 2022 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

5. Approved ZBA 2022-0097, a request for a variance for the property described as Lot 4, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7146 Hovenkamp Avenue, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented ZBA 2022-0097, a request applicant Donald Acker for a variance for the property described as Lot 4, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7146 Hovenkamp Avenue, Richland Hills, Texas 76118. The property is a 1.5-acre lot with a 2,115 square foot single family residence in the SF-E zoning district.

Mr. Thatcher advised that the applicant is requesting a Variance to increase his minimum floor area for all of his accessory structures by 600 feet. Per section 4.02 Accessory Structure Standards it states: *“An accessory structure shall not exceed 50 percent of the floor area of the principal building. If more than one accessory structure is located on the property, the total floor area of all accessory structures shall not exceed 50 percent of the floor area of the principal building.”* The principal floor area minimum currently is 1,057.5 square feet (50% of the house).

The applicant currently has three accessory structures, which is permitted for his lot size of 66,125 square feet. However, the applicant would like to tear down one of his current sheds and build a new one, which the square feet of all three accessory structures would be 1,631 feet, being over the minimum that is allowed. This is calculated by adding up all three of the accessory structures' square footage. The garage is detached and is 979 square feet. There is an existing pole barn that is 400 square feet, and the third proposed shed would be 252 square feet. Increasing the minimum floor area by 600 feet would allow for all three structures to be in conformance.

Discussion ensued regarding the square footage of the current structures and the use of the newest structure.

Chairman Cisneros opened the Public Hearing at 6:19 p.m. and asked to hear from any proponents followed by opponents of the case.

Donald Acker, 7146 Hovenkamp Avenue, Richland Hills, advised that termites have gotten into the building so he would like to tear down that structure and replace it with a

metal structure. He has previously been a member of the Zoning Board of Adjustments and City Council and appreciates their consideration.

Chairman Cisneros closed the Public Hearing at 6:22 p.m.

Motion: Motion was made by Member Schilling and seconded by Member Skier to approve ZBA 2022-0097, a request for a variance for the property described as Lot 4, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7146 Hovenkamp Avenue, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

6. Approved ZBA 2022-0099, a request for a variance for the property described as Lot 25, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6931 Hardisty Street, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented ZBA 2022-0099, a request by applicant Ed Redman for a variance for the property described as Lot 25, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6931 Hardisty Street, Richland Hills, Texas 76118. The property a 0.44-acre lot with a 1,699 square foot single family residence in the SF-10 zoning district.

The applicant is requesting a Variance in order build a new garage addition to the home. The room addition is a 44' x 24' (1,056 square feet). The garage addition would only leave 2 feet and 1 inch for a setback from the neighboring property (please see attachment). For SF-10 Zoning district it states in Section 2.03.02 that the side yard setback must meet a minimum of 10'. However, the house is already pre-existing with that current setback. The addition would stay in line with the house.

Chairman Cisneros opened the Public Hearing at 6:28 p.m. and asked to hear from any proponents followed by opponents of the case.

Ed Redman, 6931 Hardisty Street, Richland Hills, explained that he would like his garage to be flush with the house and presented a letter of support from neighbors, Victor and Anita Sullivan, 6931 Hardisty Street, in support of this variance.

Chairman Cisneros closed the Public Hearing at 6:28 p.m.

Discussion ensued the original garage and the proposed materials used for construction.

Motion: Motion was made by Member Utchell and seconded by Member Schilling to approve ZBA 2022-0099, a request for a variance for the property described as Lot 25, Block 1 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6931 Hardisty Street, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

7. Denied ZBA 2022-0110, a request for a variance for the property described as Lot 4, Block 40, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas, otherwise known as 6720 Reeves Street, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented ZBA 2022-0110, a request for a variance for the property described as 6720 Reeves Street, Lot 4, Block 40, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas. The property is a 0.28-acre lot with a 1,153 square foot single family residence in the SF-10 zoning district.

Mr. Thatcher advised that the applicant is requesting a Variance in order complete her room addition. The room addition is a 21' x 22'-9" (480.9 square feet). The applicant started work prior to pulling a permit thus received a stop work order from code compliance. When the applicant came to pull a permit for the room addition, staff reviewed the plans and found that the addition would not meet setback requirements. The room addition would only leave 4 feet and 2 inches for a setback from the neighboring property (please see attachment). For SF-10 Zoning district it states in Section 2.03.02 that the side yard setback must meet a minimum of 10'. Adding the room addition does not impede on the 40 percent lot coverage requirement for her lot. The property is 12,000 square feet.

The Board asked several questions of Applicant Maria Salazar, including if permits have been pulled for the work, if an inspector has inspected the property, and the structural integrity of the structure.

Chairman Cisneros opened the Public Hearing at 6:42 p.m. and asked to hear from any proponents followed by opponents of the case.

Maria Salazar, 6720 Reeves Street, Richland Hills, responded to several questions and advised that a special needs child lives in the home and the addition is necessary for the child, she had been aware of the permit process but did not think a permit was necessary, she has not hired a licensed contractor because her sons were completing the work, and her neighbor does not mind the addition.

Chairman Cisneros closed the Public Hearing at 6:53 p.m.

Discussion ensued regarding the sideyard setbacks between this property and the home next door and construction plans or drawings.

Motion: Motion was made by Member Utchell and seconded by Member Schilling to deny ZBA 2022-0038, the special exception requested at Lot 4, Block 40, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas, otherwise known as 6720 Reeves Street, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

8. ADJOURNMENT

Motion: Motion was made by Member Schilling and seconded by Member Utchell to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Zoning Board of Adjustment, Chairman Cisneros declared the meeting adjourned at 6:59 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Jorge Cisneros, Chairman