

**ZONING BOARD OF ADJUSTMENT  
JULY 12, 2022  
MINUTES**

Roll Call:

Members present

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

Members absent

Sanjay Mathew, Place 2  
Chris Utchell, Place 4

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 6:02 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 Schilling and seconded by Member Skier to convene into Executive Session. Time: 6:02 p.m.

Motion carried by a vote of 4-0.

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

Chairman Cisneros reconvened into open session. Time 6:13 p.m.

**3. PUBLIC COMMENTS**

None.

## **REGULAR AGENDA**

### **4. Approve minutes from the June 7, 2022 Zoning Board of Adjustment meeting.**

**Motion:** Motion was made by Member Schilling and seconded by Member Skier to approve the June 7, 2022 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 4-0.

### **5. Approved ZBA 2022-0363, a request for a variance on a setback for the property described as Lot 1A, Block J Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7200 Hovenkamp Avenue, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented ZBA 2022-0260 a request for a variance on a setback for the property described as Lot 1A, Block J Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7200 Hovenkamp Avenue, Richland Hills, Texas 76118. The property is a 30,000 square foot lot with a 3,104 square foot single family residence in the SF-E zoning district.

Mr. Thatcher advised that the applicant, Michael Witt, is requesting a Variance in order to complete a 717 square foot room addition. When the applicant came to pull a permit for the addition, staff reviewed the plans and found that the addition would not meet setback requirements. The addition is only 15 feet and 3 inches from the rear yard setback and for SF-E Zoning district the rear yard setback must meet a minimum of 25 feet. Adding the addition does not impede on the 40 percent lot coverage requirement for the lot.

The Board asked several questions of Applicant Michael Witt, including the location of the pool in relation to the new addition and how the new addition would connect to the existing house.

Michael Witt, 7200 Hovenkamp Avenue, Richland Hills, explained the location of the pool in the backyard and that the addition was proposed to be built on the side of the property where utilities already existed and provided pictures. Additionally, he stated that the addition is for his personal use and would not be used as rental property.

Chairman Cisneros opened the Public Hearing at 6:33 p.m. and asked to hear from any proponents followed by opponents of the case.

Mary Witt, 7200 Hovenkamp Avenue, Richland Hills, provided background on how she and Mr. Witt came to own the property from previous owner, Dr. Cobb, and advised that she has spoken with her neighbors regarding the variance request and they are in favor.

Chairman Cisneros closed the Public Hearing at 6:41 p.m.

**Motion:** Motion was made by Member Schilling and seconded by Member Keith to approve ZBA 2022-0363, a request for a variance on a setback for the property described as Lot 1A, Block J Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7200 Hovenkamp Avenue, Richland Hills, Texas 76118.

Motion passed by a vote of 4-0.

## **6. ADJOURNMENT**

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

Motion carried by a vote of 4-0.

There being no further business to come before the Zoning Board of Adjustment, Chairman Cisneros declared the meeting adjourned at 6:43 p.m.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Lindsay Wells, City Secretary

\_\_\_\_\_  
Jorge Cisneros, Chairman