

**ZONING BOARD OF ADJUSTMENT
JUNE 30, 2020
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair

Members absent

Sanjay Mathews, Place 2

Members present via teleconference

Ashly Schilling, Place 3

Chris Utchell, Place 4

Corrie Hayward, Place 5

Staff present

Candice Edmondson, City Manager

Cathy Bourg, City Secretary

Alicia Kreh, City Attorney

1. CALL TO ORDER

Chairman Cisneros called the meeting to order at 6:00 p.m.

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Refer to posted list attached hereto and incorporated herein. 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 Hayward and seconded by Member Utchell to convene into Executive Session. Time: 6:01 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 6:07 p.m.

3. PUBLIC COMMENTS

None

REGULAR AGENDA

4. Approve minutes from the March 3, 2020 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Utchell and seconded by Member Hayward to approve.

Motion carried by a vote of 4-0.

5. Consider ZBA Case #2020-0480 a request for variance under Section 6.12 of Chapter 90 of the Richland Hills Code of Ordinances to allow for an encroachment of the building into the required side yard setback on the east side of the property located at 7042 Hardisty Street PUBLIC HEARING

Candice Edmondson, City Manager presented ZBA Case #2020-0480 a request for variance under Section 6.12 of Chapter 90 of the Richland Hills Code of Ordinances to allow for an encroachment of the building into the required side yard setback on the east side of the property located at 7042 Hardisty Street. The property is a single-family residence owned by Darrel Hood. The home has 1,408 square feet of floor space and sits on 0.42 acres in the SF-10 zoning district. Mr. Hood is in the process of designing a 224 square foot addition on the east side of his home.

The existing home built in 1951 encroaches upon the allowable side yard - interior setback by 5.8 feet on the east side of the property. The applicant desires to create an addition on the east side of his home that will be in-line with the rest of the house; however, in doing so, the side yard setback will require a variance to Subsection 2.03.02 SF-10 of the Zoning Ordinance. Section 2.03.02 requires a 10' side yard-interior setback, on both sides of the property, and the applicant is seeking a reduction to 4.2 on the east side yard.

Staff recommends the board consider approval of the variance request based on the fact that the existing home when built already encroached into the east side yard setback by 5.8 feet. Staff believes the case meets the variance criteria as listed in Section 6.12.01 of the Richland Hills Code of Ordinances.

Chairman Cisneros opened the Public Hearing – Time: 6:12 p.m.

Lou Tennyson, 7036 Hardisty St. asked about the location of the building and was in favor of the request.

David Andrews, 7060 Hardisty St. asked about setbacks and is not opposed to the request.

Pam Cousins, the designer for the project spoke regarding the building plans.

Chairman Cisneros closed the Public Hearing – Time: 6:17 p.m.

Motion: Motion was made by Member Hayward and seconded by Member Schilling to approve ZBA Case #2020-0480 a request for variance under Section 6.12 of Chapter 90 of the Richland Hills Code of Ordinances to allow for an encroachment of the building into the required side yard setback on the east side of the property located at 7042 Hardisty Street.

Motion carried by a vote of 4-0.

6. ADJOURNMENT

Motion: Motion was made by Member Hayward and seconded by Member Utchell 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 6:21 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Jorge Cisneros, Chairman