

**ZONING BOARD OF ADJUSTMENT
OCTOBER 6, 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

Alecia 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.

Chairman Cisneros convened into open session. Time 6:01 p.m.

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

Chairman Cisneros reconvened into open session. Time 6:19 p.m.

3. PUBLIC COMMENTS

Travis Malone, 2641 Mimosa Park stated he is running for City Council Place 2 and Early Voting starts on October 13th.

REGULAR AGENDA

4. Approve minutes from the June 30, 2020 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Hayward and seconded by Member Utchell to approve the June 30, 2020 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 4-0.

5. Consider ZBA Case #2020-0789 a request for zoning 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 setbacks on the north and south sides of property described as Block 6, Lot 10, Richland Park, Addition to the City of Richland Hills, Tarrant County, Texas, otherwise known as 3010 Elm Park Street, Richland Hills, Texas 76118 PUBLIC HEARING

Candice Edmondson, City Manager gave a presentation regarding ZBA Case #2020-0789. The property at 3010 Elm Park Street is a residential lot owned by Pedro Arellano of EZ Mindful Solutions, LLC. Mr. Arellano purchased the lot in February 2020 after the previous home was significantly damaged by fire. The lot consists of 0.169 acres in the SF-7 zoning district.

Mr. Arellano has demolished the damaged residence and is in the process of designing a new home for the lot. In order to meet the minimum building size of 1,400 sq. ft. as required in the SF-7 zoning district, the new home will have to encroach upon the allowable side yard setback on the north by 2.5 feet and on the south by 0.6 feet. This will require a variance to Subsection 2.03.03 of the Zoning Ordinance. Section 2.03.03 requires an 8-foot minimum side yard-interior setback on both sides of the property, and the applicant is seeking a reduction to 5.5 feet on the north side yard and 7.4 feet on the south side yard.

The previous home built in 1954 was 1, 223 sq. ft. and had side yard setbacks of 5.7 feet on the north and 7.4 feet on the south. Mr. Arellano would prefer to maintain the side yard setbacks of the original home, so that he can align the layout of the new home with the existing driveway. There is another residential property adjacent to the north side of the lot and the south side is adjacent to the Oncor easement.

Chairman Cisneros opened the Public Hearing – Time: 6:21 p.m.

The applicant Pedro Arellano spoke regarding the zoning variance.

Chairman Cisneros closed the Public Hearing – Time: 6:25 p.m.

Motion: Motion was made by Member Utchell and seconded by Member Hayward to approve ZBA Case #2020-0789 a request for zoning 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 setbacks on the north and south sides of property described as Block 6, Lot 10, Richland Park, Addition to the City of Richland Hills, Tarrant County, Texas, otherwise known as 3010 Elm Park Street, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

6. ADJOURNMENT

Motion: Motion was made by Member Hayward 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 6:28 p.m.

ATTEST

Cathy Bourg, City Secretary

APPROVED

Jorge Cisneros, Chairman