

**ZONING BOARD OF ADJUSTMENT
APRIL 6, 2021
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair
Sanjay Mathew, Place 2

G.W. Estep, Place 5

Members absent

Chris Utchell, Place 4

Members present via Zoom

Ashly Schilling, Place 3

Staff present

Candice Edmondson, City Manager
Cathy Bourg, City Secretary
Alecia Kreh, City Attorney

The Zoning Board of Adjustment meeting is open to the public and citizens are welcome to attend. However, due to the current Coronavirus (COVID-19) outbreak in our area and in an effort to abide by social distancing recommendations, we encourage citizens wishing to participate in the meeting to email comments to City Secretary Cathy Bourg at cbourg@richlandhills.com by 5:00 p.m. on Tuesday, April 6th. Your comment will be read aloud during Item 4 Public Comments.

Some members of the Zoning Board of Adjustment may be unable to attend and will be participating by video conference or phone. If you would like to join and participate in the meeting by video conference or phone, you may do so via the following options:

- **Online via Zoom:** Go to zoom.us, Join a Meeting, and enter Meeting ID 899 9489 2647 and the host will allow you to enter the virtual meeting. The host will ask you what item you would like to speak on, and you will be called upon when that item is presented to address the Zoning Board of Adjustment.
- **By Phone:** Please call (346) 248-7799 and enter Meeting ID 899 9489 2647 and provide your name and address. The host will ask you what item you would like to speak on, and you will be called upon when that item is presented to address the Zoning Board of Adjustment.

1. CALL TO ORDER

Chairman Cisneros called the meeting to order at 6:07 p.m.

2. ADMINISTER OATHS OF OFFICE

Karen Evans, Administrative Secretary administer the Oaths of Office to the following Commission Members:

- Jorge Cisneros – Place 1
- Sanjay Mathew – Place 2
- G.W. Estep – Place 5
- Ashly Schilling – Place 3 (Via Zoom)

3. 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 Estep and seconded by Member Schilling to convene into Executive Session. Time: 6:11 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 6:25 p.m.

4. PUBLIC COMMENTS

None

REGULAR AGENDA

5. Approve minutes from the October 6, 2020 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Mathew and seconded by Member Schilling to approve the October 6, 2020 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 4-0.

6. 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 2021-0189 a request for zoning variance to allow for an oversized accessory structure on the property described as Lot 1A, Block L, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7132 Bridges Avenue, Richland Hills, Texas 76118.

The property at 7132 Bridges Avenue is a 0.97-acre lot with a 2,795 square foot single family residence in the SF-E zoning district. The property is owned by Khaled Khader. Mr. Khader is requesting a zoning variance in order to build a 30'-7" x 70'-4" (2,100 square foot) accessory structure on an existing concrete pad. The proposed structure will be constructed of metal siding which is allowable under current state law. The height of the structure is shown to be 15'- 3 1/2" at roof peak. In order to build the accessory structure as proposed, Mr. Khader will need a variance to Subsection 4.02.01 which states that:

- a) An accessory structure shall not exceed a height of 15 feet; and
- b) An accessory structure shall not exceed 50 percent of the floor area of the principal building

The primary residence is 2,795 square feet. The proposed accessory structure at 2,100 square feet is 75% of the principal building. Fifty percent of the primary residence would be 1,398 square feet, so the proposed accessory structure exceeds the 50 percent requirement by 702 square feet.

Chairman Cisneros opened the Public Hearing – Time: 6:32 p.m.

Stacy Reddy, 7012 Hardisty Street spoke in favor of the zoning variance.

Chairman Cisneros closed the Public Hearing – Time: 6:34 p.m.

Khaled Khader, the applicant answered questions from the board members.

Motion: Motion was made by Member Mathew and seconded by Member Schilling to approve for a zoning variance to allow for construction of a 30' x 50' enclosed accessory structure with a roof height of 15' – 3 1/2". This approval does not include the additional 30' x 20' covered area.

Motion failed by a vote of 3-1. Member Estep against

Motion: Motion was made by Member Estep and seconded by Member Schilling to approve Motion to approve ZBA 2021-0189 a request for zoning variance to allow for an oversized accessory structure on the property described as Lot 1A, Block L, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7132 Bridges Avenue, Richland Hills, Texas 76118.

Motion failed by a vote of 2-2. Members Mathew and Schilling against

Motion: Motion was made by Member Estep to approve Motion to approve ZBA 2021-0189 a request for zoning variance to allow for an oversized accessory structure on the property described as Lot 1A, Block L, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7132 Bridges Avenue, Richland Hills, Texas 76118.

Motion died for lack of a second

Motion: Motion was made by Member Mathew and seconded by Member Schilling to approve for a zoning variance to allow for construction of a 30' x 50' enclosed accessory structure with a roof height of 15' – 3 ½". This approval does not include the additional 30' x 20' covered area.

Motion failed by a vote of 4-0.

7. ADJOURNMENT

Motion: Motion was made by Member Schilling and seconded by Member Mathew 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 6:51 p.m.

ATTEST

Cathy Bourg, City Secretary

APPROVED

Jorge Cisneros, Chairman