

**ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 5, 2023  
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair  
Ashly Schilling, Place 3  
Athena Campbell, Place 4  
Lisa Skier, Place 5  
Joyce Fiaccone, Alternate 1

Members absent

Pamela Keith, Place 2

Staff present

Logan Thatcher, Assistant to the City Manager  
Lindsay Rawlinson, 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. 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 Campbell and seconded by Member Skier to convene into Executive Session. Time: 6:01 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 May 16, 2023 Zoning Board of Adjustment meeting.**

**Motion:** Motion was made by Member Skier and seconded by Member Schilling to approve the May 16, 2023 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

### **5. Approved ZBA 2023-0773, a request for a variance to decrease the side yard setback requirement for the property described as Lot 5, Block 42 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6728 Davidson Street, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented ZBA 2023-0773, a request for a variance to decrease the side yard setback requirement from 10 feet to nine feet, six inches for the property described as Lot 5, Block 42 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6728 Davidson Street, Richland Hills, Texas 76118. The property is a 13,430 square foot lot with a 1,358 square foot single family residence in the SF-10 zoning district.

Mr. Thatcher advised that the applicant, Francisco Andrade, is requesting a to build an attached covered patio.

Francisco Andrade, 6728 Davidson Street, Richland Hills, advised that a tree fell in his yard and due to the loss of shade from the tree, they need a new covered patio. He is seeking to stay in line with the line of the house.

Chairman Cisneros opened the Public Hearing at 6:15 p.m. and asked to hear from any proponents followed by opponents of the case.

Norma Loaiza, 6720 Davidson Street, Richland Hills, advised that she is in favor of the variance and the proposed covered patio area and stated it will look nicer when the work is completed.

Chairman Cisneros closed the Public Hearing at 6:19 p.m.

**Motion:** Motion was made by Member Schilling and seconded by Member Skier to approve ZBA 2023-0773, a request for a variance to decrease the side yard setback requirement for the property described as Lot 5, Block 42 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6728 Davidson Street, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

**6. Approved ZBA 2023-0761, a request for a variance to increase the lot coverage maximum for the property described as Lot 16, Block 51 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3829 Norton Drive, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented ZBA 2023-0761, a request for a variance to increase the lot coverage maximum for the property described as Lot 16, Block 51 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3829 Norton Drive, Richland Hills, Texas 76118. The property is a 14,000 square foot lot with a 2,861 square foot single family residence in the SF-7 zoning district.

Mr. Thatcher advised that the applicant, Grayson Anderson, is requesting a Variance to increase the lot coverage maximum of 5,600 square feet by 1,286 square feet making the lot coverage maximum 6,886 square feet. Mr. Anderson is seeking to replace a detached garage and place it further back on the property due to flooding issues

Grayson Anderson, 3829 Norton Drive, Richland Hills, provided background information regarding his property and presented pictures of flooding issues his property has faced.

Chairman Cisneros opened the Public Hearing at 6:39 p.m. and asked to hear from any proponents followed by opponents of the case.

Dixie Davis, 3825 Norton Drive, Richland Hills, expressed her appreciation for the applicant as a neighbor and is in favor of the variance.

Roy Davis, 3825 Norton Drive, Richland Hills, stated that Mr. Anderson was a wonderful neighbor and builder who produces quality work. He is in favor of the variance.

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

**Motion:** Motion was made by Member Schilling and seconded by Member Skier to approve ZBA 2023-0761, a request for a variance to increase the lot coverage maximum for the property described as Lot 16, Block 51 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3829 Norton Drive, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

**7. ADJOURNMENT**

**Motion:** Motion was made by Member Schilling and seconded by Member Campbell 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 6:44 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Rawlinson, City Secretary

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Jorge Cisneros, Chairman