

**ZONING BOARD OF ADJUSTMENT
MARCH 5, 2024
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair
Pamela Keith, Place 2 (arrived 6:10 p.m.)
Ashly Schilling, Place 3
Athena Campbell, Place 4
Lisa Skier, Place 5
Joyce Fiaccone, Alternate 1 (arrived 6:09 p.m.)

Members absent

Staff present

JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary
Elizabeth Yelverton, 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 Skier and seconded by Member Schilling 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 6:16 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approve minutes from the September 5, 2023 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Campbell and seconded by Member Schilling to approve the September 5, 2023 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

5. Approved ZBA 2024-0090, a request for a variance to increase the lot coverage maximum for the property described as Lot A, Block 98 Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7600 Bridges Avenue, Richland Hills, Texas 76118.PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented ZBA 2024-0090, a request for a variance to increase the lot coverage maximum of 3,168 square-feet by 964 square-feet making the lot coverage maximum 4,132 square-feet for the property described as Lot A, Block 98, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7600 Bridges Avenue, Richland Hills, Texas 76118. The property is a 7,920 square foot lot with a 2,976 square-foot two-family (duplex) residence located in the SF-7 zoning district. In order to construct any new structure on site, a lot coverage zoning variance would be required to address this pre-existing non-conformity.

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

Nigel Crudgington, 7600 Bridges Avenue, Richland Hills, advised that he is requesting to build a metal 800 square foot enclosed garage over an existing 836 square foot concrete pad. The property was built in 1971 and a carport was previously constructed on top of the concrete pad. In August 2023, a storm caused the carport to collapse. The site exceeds the lot coverage requirement due to the existing rear yard driveway and concrete (carport) pad.

Discussion ensued regarding the need for a variance as the concrete was pre-existing and is considered a legal nonconforming use on the property.

Ken Nichols, 7516 Bridges Avenue, Richland Hills, inquired if the variance would also apply to other homes in the area.

City Attorney Elizabeth Yelverton advised that, no, the variance would only apply to this specific property.

Chairman Cisneros closed the Public Hearing at 6:32 p.m.

Ms. Yelverton clarified that the Board has the duty to justify the necessity of a variance and explained that the concrete pad is already in existence and the property owner is seeking to use it. The lot coverage does not actually change.

Motion: Motion was made by Member Schilling and seconded by Member Campbell to approve ZBA 2024-0090, a request for a variance to increase the lot coverage maximum for the property described as Lot A, Block 98, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7600 Bridges Avenue, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

6. ADJOURNMENT

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

Motion carried by a vote of 6-0.

There being no further business to come before the Zoning Board of Adjustment, Chairman Cisneros declared the meeting adjourned at 6:37 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Jorge Cisneros, Chairman