



**RICHLAND HILLS ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
SEPTEMBER 1, 2026 6:00 PM
CITY HALL, 3200 DIANA DRIVE**

1. CALL TO ORDER

2. EXECUTIVE SESSION

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.

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

3. PUBLIC COMMENTS

This is the public's opportunity to address the Zoning Board of Adjustment about non-agenda items. In compliance with the Texas Open Meetings Act, Commission members and city staff are prevented from discussing non-agenda items and may only respond with statements of factual information or existing city policy.

REGULAR AGENDA

- A. Approve minutes from the September 2, 2025 and the April 7, 2026 Zoning Board of Adjustment Meetings
- B. Consider ZBA 2026-0558, a request for a variance to increase the accessory structure maximum height regulations to exceed the principal building (Sec. 4.02(B.1.a)) and decrease the side setback for an accessory structure over 15 feet (Sec. 4.02(B.2.a.3)). This is for the property described as Lot 14, Block 12, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7171 Richland Road, Richland Hills, Texas 76118. PUBLIC HEARING

4. ADJOURNMENT

CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Tuesday, August 25, 2026, by

3:00 p.m., and remained so posted at least three business days before said meeting convened, pursuant to the Texas Government Code, Chapter 551.

Lisa Boyd

Lisa Boyd
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3811 and reasonable accommodations will be made to assist you.

Memorandum

To: Donald Acker and Richland Hills Zoning Board of Adjustment Members

From: Lisa Boyd

Date: September 1, 2026

Subject:

Agenda Item:

Approve minutes from the September 2, 2025 and the April 7, 2026 Zoning Board of Adjustment Meetings

Background Information:

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

1. ZBA Minutes from 04.07.2026
2. ZBA Minutes from 09.02.2025

Council Action Requested:

Approve minutes from the September 2, 2025 and the April 7, 2026 Zoning Board of Adjustment Meetings

**RICHLAND HILLS ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
APRIL 7, 2026
MINUTES**

Members Present:

Donald Acker, Chair
Jorge Cisneros, Place 1
Edward Lopez, Place 2
Douglas Knowlton, Place 5
Melissa Scheuttig, Alternate 2

Members Absent:

Ashly Schilling, Place 3
Rachel Konopka, Alternate 4
Shauna Stark, Alternate 3

Staff Present:

JP Ducay, Director of Planning and
Development
Lisa Boyd, Interim City Secretary

CALL TO ORDER - 6:00 P.M.

Chair Acker called the meeting to order at 6:02 p.m.

1. EXECUTIVE SESSION

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.

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

Motion: A motion was made by Member Knowlton and seconded by Member Lopez to Adjourn into Executive Session.

Motion carried by a vote of 5 to 0.

Chair Acker reconvened into open session at 6:14 p.m.

2. PUBLIC COMMENTS

This is the public's opportunity to address the Zoning Board of Adjustment about non-agenda items. In compliance with the Texas Open Meetings Act, Commission members and city staff are prevented from discussing non-agenda items and may only respond with statements of factual information or existing city policy.

None

REGULAR AGENDA

- A. Consider ZBA 2026-1040, A Special Exception To Decrease The Side Yard Setback Requirements For The Property Described As Lot 12, Block 1, Matthew Resub, City Of Richland Hills, Tarrant County, Texas Otherwise Known As 3213 Mimosa Park Dr, Richland Hills, Texas 76118.

PUBLIC HEARING

JP Ducay, Director of Planning and Development Services, presented ZBA 2026-1040 a request to decrease the setback requirements for the side yard located at 3213 Mimosa Park Drive. The property is a 9,844 square-foot lot with a 1,634 square-foot single-family residence located in the SF-7 zoning district. The applicant for this property is Ruben Garcia.

According to Section 2.03.03(D) SF-7 Single-Family Residential – Area regulations:

- The side yard interior setback shall be a minimum of 8 feet.

The applicant is proposing to construct a 845sf addition on the backside of the primary structure. The addition will contain additional living space, a bedroom and bathroom. During preliminary building plan review, it was determined that the proposed construction would encroach into the side yard setback. However, the addition will generally align with the existing building footprint and not encroach further into the side yard setback.

The applicant is requesting a special exception to decrease the side yard setback from 8' to 6.5'. The proposed expansion will align with the existing building footprint and will not further encroach into any setbacks.

Chair Acker opened the public hearing at 6:20 p.m. and asked for anyone wishing to speak ON, FOR, or AGAINST the case.

Hearing none, Chair Acker closed the public hearing at 6:21 p.m.

Motion: A motion was made by Member Lopez and seconded by Member Knowlton to Approve ZBA 2026-1040, a special exception to decrease the side yard setback requirements for the property described as Lot 12, Block 1, Matthew Resub, City of Richland Hills, Tarrant County, Texas otherwise known as 3213 Mimosa Park Dr, Richland Hills, Texas 76118. **PUBLIC HEARING.**

Motion carried by a vote of 5 to 0.

3. ADJOURNMENT

Motion: A motion was made by Member Scheuttig and seconded by Member vCisneros to Adjourn

Motion carried by a vote of 5 to 0.

There being no further business to come before the Zoning Board of of Adjustment,
Chair Acker adjourned the meeting at 6:23 p.m.

ATTEST:

APPROVED:

Lisa Boyd, Interim City Secretary

Donald Acker, Chair

**ZONING BOARD OF ADJUSTMENT
SEPTEMBER 2, 2025
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Place 1
Edward Lopez, Place 2 (arrived 6:20 p.m.)
Ashly Schilling, Place 3
Doug Knowlton, Place 5
Melissa Scheuttig, Alternate 2 (arrived 6:02 p.m.)
Rachel Konopka, Alternate 4

Members absent

Donald Acker, Chair
Joyce Fiaccone, Alternate 1

Staff present

JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary
Annabelle Ackling, City Attorney

1. CALL TO ORDER

Director of Planning and Development Services JP Ducay called the meeting to order at 6:00 p.m.

Motion: Motion was made by Member Knowlton and seconded by Member Konopka to appoint Member Jorge Cisneros as Chair for the meeting.

Motion carried by a vote of 4-0.

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 Knowlton 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

Chair Cisneros reconvened into open session. Time 6:13 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approved minutes from the July 1, 2025 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Knowlton and seconded by Member Scheuttig to approve the July 1, 2025 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

5. Denied ZBA 2025-0810, a special exception to allow for the installation of a communication tower at the property described as Richland Park Addition, Block 52, City of Richland Hills, Tarrant County, Texas otherwise known as 2701 Rosebud Lane, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented ZBA 2025-0611, stating that the property at 2701 Rosebud Lane is Rosebud Park, a 6.7-acre city owned and maintained park. In 2024, city wide park Improvements were approved by City Council as individual capital projects. Improvements to Rosebud Park prioritized the construction of restrooms and a pavilion. Plans are currently being prepared and will be reviewed once submitted.

The city is also working towards installing cameras and bringing public Wi-Fi to Rosebud Park in concurrence with the other improvements. This was spurred by Richland Hills receiving \$1,972,588.93 in fiscal recovery funds as provided in the American Rescue Plan Act (ARPA). City Council adopted Resolution 574-23 which outlined that a portion of these funds were to be used to expand the city's broadband infrastructure. In an effort to accomplish this objective, a communications tower is being proposed at Rosebud Park. According to consultants, the tower will be used to house camera and Wi-Fi equipment and will not have any commercial (private profit driven) purposes. However, the city's communication tower ordinance breaks down communication/antenna facilities into four different regulatory categories. The subsection "Commercial antennas in residential districts" was considered the most applicable section to regulate this proposal.

According to Article VII Communication Towers and Television Receivers Ordinance, Section 91-700(d): Commercial antennas in residential districts

- (1) A waiver must be obtained from the zoning board of adjustment for any antenna or antenna facility in a residential district.
- (10) A building permit must be obtained prior to the construction and/or installation of a tower, antenna, or mast. Towers must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state.

According to the communication tower ordinance, waivers from the zoning board of adjustment shall be processed in the same manner as a special exception from the zoning ordinance.

Chair Cisneros opened the Public Hearing at 6:23 p.m. and asked to hear from any proponents followed by opponents of the case.

Robert Klavitter, 2659 Rosebud Lane, advised that his property is the closest to the proposed tower and expressed concern regarding 5G.

Dory Thompson, Todo Verde representative, advised that 5G Wi-Fi is the reason for the tower and not cellular. The goal is to provide public Wi-Fi access.

Lynn Rodman, 2724 Rosebud Lane, expressed concern regarding the tower's affect on public health being near a playground.

Angela Bench, 2732 Rosebud Lane, expressed concern regarding the view with a large tower and inquired about ARPA funding.

City Manager Candice Edmondson provided further details regarding the American Rescue Plan Act (ARPA) and what the dedicated funds have been used for.

Sid Wright, 2741 Kingsbury Avenue, asked for confirmation that no noise will come from the tower.

Mr. Thompson confirmed that there will be no noise. It acts exactly as Wi-Fi in a home.

Cindy Wright, 2741 Kingsbury Avenue, requested that any cameras installed be monitored.

Patricia Trevino, expressed concerns regarding the location of the tower.

Chair Acker closed the Public Hearing at 6:46 p.m.

Discussion ensued regarding the potential health risks and future proposed towers in other parks.

Motion: Motion was made by Member Lopez and seconded by Member Knowlton to approve ZBA 2025-0810, a special exception to allow for the installation of a communication tower at the property described as Richland Park Addition, Block 52, City of Richland Hills, Tarrant County, Texas otherwise known as 2701 Rosebud Lane, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

6. ADJOURNMENT

Motion: Motion was made by Member Knowlton and seconded by Member Lopez to adjourn.

Motion carried by a vote of 6-0.

There being no further business to come before the Zoning Board of Adjustment, Chair Acker declared the meeting adjourned at 7:00 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Donald Acker, Chair

Memorandum

To: Donald Acker and Richland Hills Zoning Board of Adjustment Members

From: Arden Sparks, Development Administrator

Date: September 1, 2026

Subject:

Agenda Item:

Consider ZBA 2026-0558, a request for a variance to increase the accessory structure maximum height regulations to exceed the principal building (Sec. 4.02(B.1.a)) and decrease the side setback for an accessory structure over 15 feet (Sec. 4.02(B.2.a.3)). This is for the property described as Lot 14, Block 12, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7171 Richland Road, Richland Hills, Texas 76118. PUBLIC HEARING

Background Information:

The property at 7171 Richland Road is a 22,960 square-foot lot with a 2,134 square-foot primary residence located in the SF-10 zoning district. The applicant for this property is Raymond Esparza.

According to Section 4.02(B.1.a) Accessory Structure Standards – Residential accessory structure requirements (excluding carports) - Dimensions, “an accessory structure shall not exceed two stories in height, or twenty-eight (28) feet, and shall not exceed the height of the principal building, whichever is lower.” The height of the principal building is 15 feet. The proposed accessory structure is 16 feet tall, exceeding the height of the principal building by one (1) foot.

According to Section 4.02(B.2.a.3) Accessory Structure Standards – Residential accessory structure requirements (excluding carports) - Location, “the side setback shall be contingent

upon structure height as follows.” The code then references a chart that states that an accessory building “15 feet one inch or taller” should go by the base zoning side yard setback. The interior side yard setback for the Single Family-10 zoning district is ten (10) feet. The proposed side setback is five (5) feet.

According to the applicant, the proposed accessory garage will be used for personal storage and to perform work on personal vehicles. The applicant originally proposed constructing a secondary driveway to provide vehicular access to the new structure; however, he has since indicated that he no longer intends to construct the driveway. Staff advised the applicant that the City's regulations require garages to be served by an approved driveway. At this time, the applicant is not willing to include a driveway as part of the proposal.

Because the proposal constitutes new building construction, the City's current driveway and parking standards apply. Section 74-236 establishes standards for residential driveways serving garages, while Section 74-239 requires applicable driveway and parking requirements to be brought into conformity with current standards during new building construction. While the Zoning Board of Adjustment does not have authority to grant a waiver from these requirements, staff believes this information is important to provide for consideration as part of the overall review of the proposed accessory structure.

Ultimately, the applicant is requesting two (2) zoning variances to construct an accessory garage structure on the northeast corner of his residential property. The first request is a variance from the maximum accessory structure height. The applicant is proposing additional height to accommodate a vehicle lift that would allow him to stand and walk beneath the elevated vehicle. The second request is a variance from the required side-yard setback. The specific rationale for the requested setback reduction is unclear; however, based on the proposed site layout, staff believes the request may be related to the alignment of the proposed garage doors with the location of the secondary driveway that was originally contemplated to provide vehicular access to the garage.

Financial Considerations:

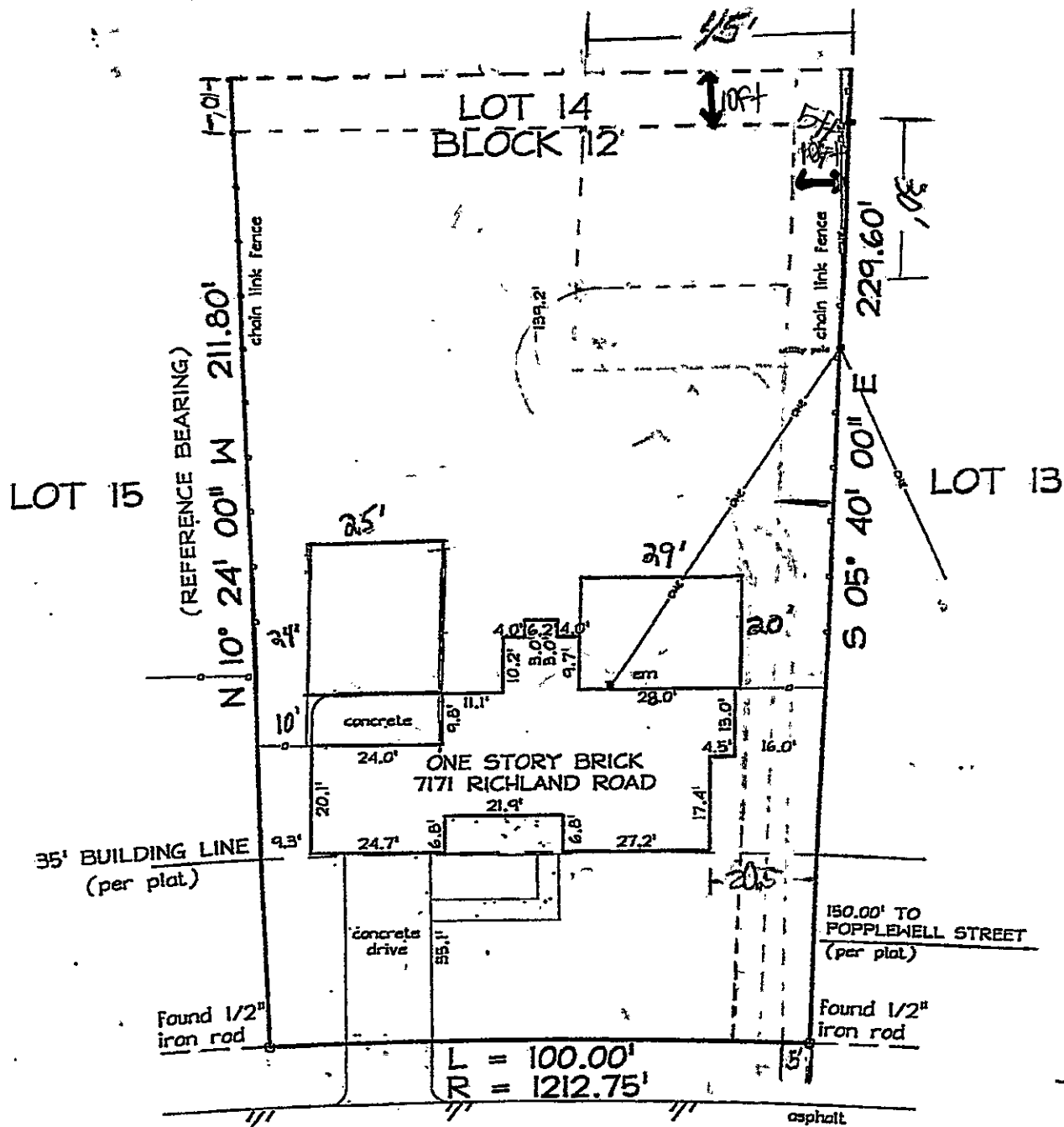
Legal Review:

Board/Citizen Input:**Attachments:**

1. Site Plan
2. Accessory Structure Building Plans
3. Applicant Letter

Council Action Requested:

Motion to (approve/deny) ZBA 2026-0558, a request for a variance to increase the accessory structure maximum height regulations to exceed the principal building (Sec. 4.02(B.1.a)) and decrease the side setback for an accessory structure over 15 feet (Sec. 4.02(B.2.a.3)). This is for the property described as Lot 14, Block 12, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 7171 Richland Road, Richland Hills, Texas 76118.



NOTES:

BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

(50' R.O.W.)



GalvStruct BUILDINGS

GalvStruct Buildings
2803 NW Stallings Dr.
Nacogdoches, TX 75964
936-715-0363
orders@galvstruct.com

Customer Order - Aug 11, 2026

Ship To

Name _____	Order # <u>1786498017537456</u>	
Billing Address _____		
City _____	State _____	Zip Code _____
Install Address _____		
City _____	State <u>TX</u>	Zip Code <u>76048</u>
Email _____	Phone # _____	Mobile # _____

Building Info	Size	Color	Anchoring & Site Preparation
Style: Triple Wide (26' to 30' Wide)	$\frac{30'}{\text{Width}} \times \frac{45'}{\text{Length}} \times \frac{16'}{\text{Leg Height}}$	Roof: Quaker Gray ☒	Installation Surface: Cement
Roof Overhang: 6"		Trim: White ☐	
Roof Style: Vertical		Siding: Quaker Gray ☒	
Leg Style: Double Legs			
Brace: 4' Brace			

Design Link & Notes

Design Link: <https://build.galvstruct.com/?lng=en-US#a45dde6c479392ff32468fc1c6e4dc3c>

Building Images



Perspective View



Front



Left Side



Right Side



Back

#1786498017537456

Section	Description	Quantity	Amount
	Structure Details		
	Style: Triple Wide (26' to 30' Wide)	1	-
	Base Price: 30'x45'	1	\$8,595.00
	Installation Surface: Cement	1	-
	Roof Color: Quaker Gray	1	-
	Trim Color: White	1	-
	Wall Exterior Color: Quaker Gray	1	-
	Door: White	1	-
	Frame Spacing: Five Feet Frame Spacing	1	-
	Roof Style: Vertical	1	-
	Roof Pitch: 3/12	1	-
	Roof Overhang: 6"	1	-
	Trusses: Triple Wide	1	-
	Leg Style: Double Legs	1	-
	Brace: 4' Brace	1	-
	Leg Height: 16'	1	\$3,500.00
	Left Side: Fully Enclosed	1	\$1,543.00
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	\$1,543.00
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	\$2,450.00
	Front End Siding: Horizontal	1	-
	Double Leg Gable Wall	2	\$735.00
	Back End: Fully Enclosed	1	\$2,450.00
	Back End Siding: Horizontal	1	-
	Approximate center clearance: 19'11"	1	-
	Roll-Up Doors (Special order sizes and color on Roll-up doors CANNOT be modified after the order is placed. Colored RUDs cannot be changed or removed after ordering.)		
	10' x 9' Rollup Door	3	\$2,505.00
	Sidewall Header Bar	3	\$375.00
	Doors & Ramps		
	36" x 80" Walk-in Door - 9 Lite	1	\$450.00
	Sidewall Header Bar	1	\$125.00
	36" x 80" 6-Panel Walk-In Door	1	\$400.00
	Frameouts		
	Window 36" x 36"	2	\$170.00
	Additional Options		
	14 Gauge Framing		-
	29 Gauge Roof & Siding		-
	Telehandler Fee		\$3,000.00
	Anchors Included		-
	Colored Screws (Included in cost of buildings \$8000 and up)		-
	*Telehandler required for install. Telehandler fee is \$3,000, unless the Telehandler is provided by the customer.	1	-
	Additions and Adjustments		
	* Light bleed is typical of standard installations along interior corners of fully enclosed builds. Foam closures are recommended to mitigate light bleed.	1	-
Building Estimate:			\$24,841
Manufacturer Discount:			-\$3,726
Total:			\$21,115
Sales Tax (8.25%):			\$1,741.99
Non-Taxable Services:			\$3,000
Total Order Amount:			\$25,856.99
Deposit Amount:			\$2,111.50
Deposit Required to Order:			\$2,111.50
Final Balance Due at Installation:			\$23,745.49
Card Balance Due:			\$24,457.85
Delivery Notes:			

TERMS & CONDITIONS

Payments, Pricing and Scheduling

- A. GalvStruct Buildings will verbally confirm with the customer all work order details as submitted by your dealer prior to scheduling, and install buildings with options, colors, dimensions, and accessories as specified on the verbally confirmed work order submitted by your dealer. The customer is responsible for any additional costs for changes or modifications made to an order once their installation is scheduled.
- B. Insulated roll up doors, wind rated roll up doors, chain-hoist roll up doors, colored roll up doors, and cupolas cannot be removed from an order after 72 hours of the order's submission to GalvStruct Buildings. The customer is responsible for covering the full cost of these special items if they request them to be modified or removed, or if the order is cancelled.
- C. If modifications are requested by the customer during the installation, there will be a return trip fee of \$150 incurred along with the cost of the modifications and material needed.
- D. Deposits are due to your Dealer prior to order submission and are held permanently by the Dealer. As deposits are not remitted to GalvStruct Buildings by either the customer or the Dealer, GalvStruct Buildings does not refund deposits or partial deposits. Customers waive their right to litigation or claims against GalvStruct Buildings in attempts to collect full or partial deposits paid to Dealers.
- E. GalvStruct Buildings reserves the right to correct any configuration, balance, or pricing errors.
- F. Buildings remain the property of GalvStruct Buildings until balances are paid in full, and receipt of funds are verified by GalvStruct Buildings.
- G. Final balance payments must be made via cash, cashier's check, money order, ACH, wire transfer, or card. Card payments will incur a 3% fee from our card processor. Personal & business checks are not accepted as a form of payment.
- H. If a card, wire transfer, or ACH is being used for the final balance payment, the purchaser must remit the information to GalvStruct Buildings prior to install.
- I. GalvStruct Buildings reserves the right to repossess any buildings not paid in full, and the customer agrees to give GalvStruct Buildings unrestricted access to buildings in such an event. If repossession is not an option, a lien will be placed on the property on which the building was installed.
- J. Price quotes are valid for 30 days from the date of quotation. Prices on submitted orders are valid for 6 months from the day of signing.
- K. Installations can be delayed for up to 60 days per customer request, after which pricing may be adjusted to reflect current build costs.
- L. The installation team will arrive in a heavy duty truck with a commercial cargo trailer, and will require clear access to the build site. If the location can not be accessed directly, and materials have to be carried in, there will be an additional labor cost.
- M. Installation teams may charge customers labor fees for any additional work outside of a standard installation, including but not limited to: cutting supports to level structures, building over objects or structures (RVs, mobile homes, etc.) or for leveling adjustments to your foundation to ensure a proper leveled building install.
- N. The customer agrees to pay 10% of the subtotal of their order for canceling after it has been scheduled.
- O. The customer is responsible for paying final balances for payment options that aren't RTO or financing.

General Information

- A. All buildings ordered through GalvStruct Buildings are classified IBC Risk Category 1 as described by the International Building Code <https://codes.iccsafe.org/s/IBC2018P6/chapter-16-structural-design/IBC2018P6-Ch16-Sect1604.5>. The Nature of Occupancy for said buildings are those that represent a low hazard to human life in the event of a failure such as agricultural facilities, temporary facilities, or minor storage facilities.
- B. The customer is responsible for obtaining building permits and covering permit costs, if required. Permits must be remitted to GalvStruct Buildings before installations are scheduled.
- C. The customer is responsible for completing any dig-safe requirements for drainage, communication, and utility lines with their local municipality prior scheduling. In addition, there should be no electrical lines within 15 feet above the build site.
- D. There's a maximum tolerance of 3" of variance allowed for non-concrete foundation leveling from outer edge to outer edge along both width and length. Customers must sign a warranty waiver if they opt to move forward with an installation where this tolerance is exceeded.
- E. Site-ready images of prepared foundations are required to be sent via email or text from the customer to GalvStruct Buildings prior to scheduling a work order.
- F. Build dimensions are from outer edge to outer edge of the framing. Opting for double legs will reduce the interior width and length space available by 6 inches per wall, and ladder legs will reduce the interior width and length space available by 2 feet per wall.
- G. Structures require 2'-3" of clearance around the perimeter for installation. GalvStruct Buildings do not attach or make adjacent contact to any existing structures. The only exception is when connecting to structures originally built by GalvStruct Buildings, in which case this will have to be specifically defined and charged for on the work order.
- H. Light bleed is typical of standard installations along interior corners of fully enclosed builds. Foam closures are recommended to mitigate light bleed.
- I. The order sheet, bid, designs, specifications, floor plans, and/or other materials and documents attached to these terms and conditions are incorporated herein by reference.
- J. Customer agrees that the venue for any action to enforce this agreement shall be in the courts of Nacogdoches County, Texas and that maintaining venue in these jurisdictions will not cause an economic or personal hardship on Buyer.

Liability and Indemnity

- A. GalvStruct Buildings is not responsible for changes in scheduling due to weather, lack of permits, accidents or unexpected extended installation times from previous customers installations on the same installation route.
- B. GalvStruct Buildings is not liable or responsible for any reimbursements for lost wages, loss, or damages that result from rescheduling an installation.
- C. GalvStruct Buildings is not liable for any damages to any subterranean or above ground structures, including but not limited to pipe, gas, water, drainage, electric, utility, or communication lines that are not properly marked by the customer or the customer's municipal services prior to installation.
- D. GalvStruct Buildings is not responsible for pad site, slab, or foundation design. Likewise, GalvStruct Buildings is not responsible for pad site, slab, foundation or site preparation and construction prior to building installation. Customer acknowledges that customer is knowledgeable about the type and character of the pad site required for the building to be built from the materials specified in, or provided under, this contract.
- E. CUSTOMER HEREBY RELEASES AND HOLDS GALVSTRUCT BUILDINGS HARMLESS, ON BEHALF OF CUSTOMER AND ANYONE CLAIMING BY OR THROUGH CUSTOMER, FROM ANY AND ALL CLAIMS RELATED TO THE ERECTION OR CONSTRUCTION OR ALLEGED DEFECTS OF THE BUILDING TO BE CONSTRUCTED WITH THE MATERIALS SPECIFIED IN, OR PROVIDED UNDER, THIS CONTRACT AND ALLEGING THAT THE PAD OR INSTALLATION SITE WAS INADEQUATE. FURTHERMORE, GALVSTRUCT BUILDINGS AGREES TO DEFEND AND INDEMNIFY GALVSTRUCT BUILDINGS FROM ANY LIABILITY, DAMAGES, LOSS, COST, AND EXPENSES, INCLUDING ATTORNEY FEES AND EXPERT FEES, RELATED TO CLAIMS, OF ANY KIND OR CHARACTER, BROUGHT BY THIRD PARTIES TO THE EXTENT THOSE CLAIMS ARE CAUSED BY THE ACTS OR OMISSIONS OF PERSONS, INCLUDING CUSTOMER, THAT ARE NOT EMPLOYED BY, CONTRACTED BY, OR UNDER THE DIRECT SUPERVISION OF GALVSTRUCT BUILDINGS.

GALVSTRUCT BUILDINGS' PRIVACY POLICY

GalvStruct Buildings respects and protects the privacy of our users and we encourage other companies to join us in this effort. GalvStruct Buildings collects personal identifying information from our users during:

- Processing customer order submissions from dealers
- Inbound phone calls to our customer service team
- Online requests for information & forms (including our Contact Us form)

This information (Personal Data) is knowingly provided by each customer and includes:

- Name
- Telephone number
- Email address
- Mailing address
- Company information
- Other related information

GalvStruct Buildings uses this information:

- To update customers on their order status via text and email
- To update customers on changes or issues concerning their order
- To contact customers about topics when they have expressed an interest
- To provide customers with the information they have requested

By providing a telephone number and submitting this form you are consenting to be contacted by SMS text message. Message & data rates may apply. You can reply STOP to opt-out of further messaging or email us at customer.support@galvstruct.com with your information so we may remove you from our system. Reply HELP for more information. Consent is explicitly gathered through the inclusion of this disclosure text and forms requesting a phone number. We will not share your opt-in to an SMS campaign with any third party for purposes unrelated to providing you with the services of that campaign. We may share your Personal Data, including your SMS opt-in or consent status, with third parties that help us provide our messaging services, including but not limited to platform providers, phone companies, and any other vendors who assist us in the delivery of text messages. All the above categories exclude text messaging originator opt-in data and consent; this information will not be shared with any third parties.

We will never sell, exchange, or release information about you or your company (name, e-mail address, mailing address, company information, credit card data, etc.), regardless of its source, to any third parties. If you have any questions or concerns regarding our privacy policy, please contact us at customer.support@galvstruct.com. If you would like to speak to GalvStruct Buildings about issues relating to our website or if you are concerned about information which we may have stored about a particular individual, please call 936-715-0363.

WARRANTIES

Warranties are limited to the original purchaser. The original purchaser must have an original copy of this document at the time of any claim.

All warranties are void in the event of:

- Any change, modification or addition to a structure not completed by GalvStruct Buildings that is not part of the original building order details, including but not limited to, plumbing, electrical work, or any modification that penetrates the original materials in any way, as well as spray foam insulation
- Foundations that are out of level (or out of square in the occurrence of concrete foundations)
- Damage caused by customer negligence as defined in each warranty type

Attachments to existing builds are NOT covered under any warranty.

GALVSTRUCT BUILDINGS EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES INCLUDING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND WARRANTY OF MERCHANTABILITY AND CUSTOMER ACCEPTS THE GOODS CONTRACTED FOR "AS IS." THE LIMITED EXPRESS WARRANTIES BELOW ARE THE ONLY WARRANTIES PROVIDED BY GALVSTRUCT BUILDINGS. GOODS MAY BE COVERED BY MANUFACTURER WARRANTIES WHICH GALVSTRUCT BUILDINGS WILL USE ALL REASONABLE EFFORT TO PASS ON TO CUSTOMER. CUSTOMER EXPRESSLY WAIVES ANY CLAIM FOR CONSEQUENTIAL, INCIDENTAL, AND/OR INDIRECT DAMAGES.

90 DAY WORKMANSHIP WARRANTY

All buildings have a 90 day Workmanship Warranty, effective upon the day of installation. GalvStruct Buildings is not liable for the warranty repair of any damages or malfunctions that are the result of:

- Installations by persons not approved by GalvStruct Buildings
- Inclement weather
- Foundations that are not level (or square, in the occurrence of concrete foundations)
- Movement of structures from the original installation site by persons not approved by GalvStruct Buildings
- Roof loads exceeding the specifications of a structure as defined by the original work order
- Customer negligence

Items not covered by GalvStruct Buildings' workmanship warranty include, but are not limited to:

- Items specified on the original work order that are not installed by a GalvStruct Buildings approved installation team
- Items not provided by GalvStruct Buildings that are installed at the customer's request, such as residential doors and windows
- Leaks at the base of buildings installed on concrete pads that exceed past the floorplan dimensions of the build
- Minor fabrication anomalies of roll up doors, walk in doors, windows, etc. (Examples of these types of anomalies include: misplaced stickers from the product manufacturer, template punchouts for roll up door latches on sizes where latches can be installed on the exterior or interior of the door)
- Minor color variances between different doors or windows that may have been manufactured in different batches
- Foundation adjustments to make the base rails of the buildings level

Snow roof loads are rated for 25 lbs per square foot.

WIND WARRANTY

Wind ratings are valid only when buildings are anchored with the appropriate anchor type for their foundation. Builds with only rebar are not covered by the warranty. Generic drawings are not automatically provided and are available to the customer by request.

Concreted braces are required for builds with a center section that only has 3 fully enclosed sides. Removing this option will void this warranty.

Greenhouse configurations have no Wind Warranty. When certified generic drawings are provided, or site-specific drawings are purchased, by the customer for the corresponding building, and the recommended anchoring for the foundation type is applied to the building, the following applies:

- Warranty for one (1) year from the date of installation
- Buildings are rated for 140mph to 170mph 3 second bursts of wind with appropriate anchors for the selected foundation type. This value varies depending on the engineered drawing type. Consult with your dealer for details.
- The High Wind Package increases the wind rating to 170mph 3 second bursts of wind.
- Buildings with 3 fully enclosed sides will require supplemental concreted braces to maintain their wind warranty, as these build configurations result in increased pressure inside the structure during strong winds.

LEAK WARRANTY

GalvStruct Buildings warranties against leaks for eligible builds for 90 days past the installation date. Buildings without Leak Warranty include:

- Buildings exceeding 35' in length with horizontally oriented sheet metal on the roof or sides
- Buildings on which a customer requests that walk-in doors open inwards towards the interior of the structure
- Greenhouse configurations

RUST WARRANTY

Greenhouse configurations and builds within 40 miles of a coastline have no Rust Warranty. Penetrating the square tubing or sheet metal of a building with any metals or other material, as well as rust caused by customer negligence of regular care and maintenance, will void the rust warranty.

Manufactured 29 gauge & 26 gauge panels, as well as 14 gauge tubing, are warranted for 10 years against rust as long as regular care and maintenance is sustained. Manufactured 12 gauge tubing is warranted for 20 years against rust as long as regular care and maintenance is sustained. Regular care and maintenance are defined as:

- Regular removal of dirt and debris from sheet metal panels and metal framing of the building
- Removal of excessive foliage that may be in constant contact with the structure

By signing this document, the undersigned customer affirms that all building details are correct, agrees to the prices set forth, and confirms that they have reviewed and accepted all Terms, Conditions, and Warranties disclosed on this document.

Customer Signature:

Date:

Customer Signature:

Date:

Customer Signature:

Date:

If the customer is a married individual and the building is to be installed on marital community property or a residential homestead, both customer and his/her spouse must agree to and sign this document.

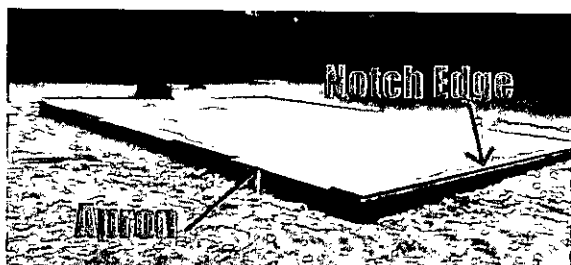
CONCRETE RECOMMENDATIONS

GalvStruct Buildings is not responsible or liable for any issues regarding foundations, and only offers the information as non-binding recommendations.

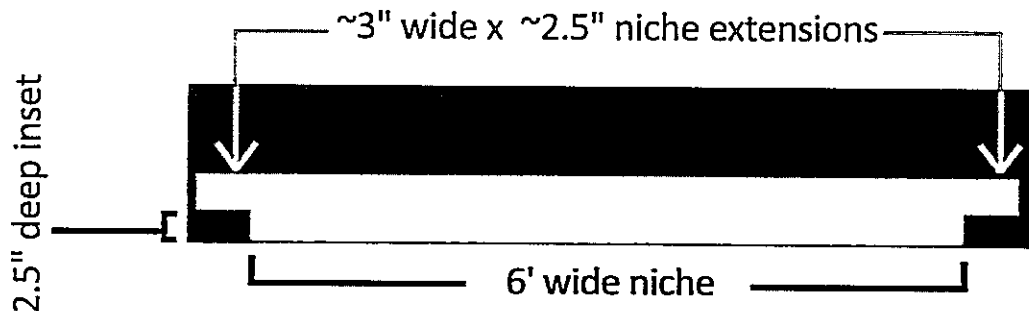
Items for Review:

- Minimum of 4" thick slab with 3500 psi concrete for center build widths of 30' or less, minimum 6" for widths over 30'
 - For lean-to base rails, concrete slabs that extend to the outer edge of each lean-to are required for anchoring
- Plastic vapor barrier
- 3/8" rebar on an 18" grid
- Squared and poured to the exact dimensions of your floorplan, which is measured from outer edge to outer edge of the frame. Wood forms must be removed prior to the installation team arriving.

- **Foundation Work** - GalvStruct Buildings does not offer any foundation work or foundation adjustments. Concrete must be level, square, and cured for at least 5 days prior to the installation team arriving.
- **Stub Ups** - All items penetrating the slab (plumbing, electrical, security anchors, etc.) must be placed no closer than 3" from the outer edge of the concrete pad to prevent obstruction of base rail placement.
- **Aprons** - Aprons (Ramps) are recommended for Roll Up Doors. Aprons should be the width of the door opening.
- **Notched Brick Ledges** - Brick Ledges help to mitigate water from flowing into the structure by forcing the base rails to sit lower than the structure's floor. Notches should be at least 1" lower than the interior floor area, and inset 2.5" for 14g framing or 2.25" for 12g framing from the outer edge of the concrete. Adding this type of ledge doesn't increase the overall dimensions of the concrete pad.
- **Notched Drip Ledges** - Drip Ledges help to mitigate water from flowing into the structure by allowing the exterior sheet metal to overlap the seam of the base rails and the concrete, as well as acting as a rat-guard trim. Adding this type of ledge will increase the overall dimensions of the concrete pad by ¾" on all sides.
- **Niches** - Niches (Small Cut-Outs) can also be used instead of Aprons for Roll Up Doors. Niches should be the width of the door opening plus ~3" on each side, 1" high, and inset 4" from the outer edge of the concrete.



Niches can also have a T shape to ensure that base rails sit flush with the higher surface of the concrete, and also allows for the roll up door to sit flush with the lower height of the niche as shown in the diagram below:



- **Summer Pours** - Customers are responsible for keeping their concrete foundation wet for a few days after pouring in hot weather to keep the concrete from becoming brittle. Brittle foundations can result in cracking of the concrete when anchoring base rails.
- **"Black Gumbo Soil"** - Also known as black clay soil; this type of soil can cause excessive settling of concrete foundations when abrupt changes of soil conditions occur, such as drought or extended dry periods followed by extended periods of rain. This settling subjects metal structures to extensive torque, and can cause numerous waves or wrinkles in the metal. This effect can also interfere with door operation. To help mitigate this effect, 6" slabs and/or 24" deep footings are recommended to avoid any additional cost of building repairs due to this type of soil.
- **Erosion Control** - Customers are responsible for erosion control of the fill dirt adjacent to the concrete slab.

Pricing Table (For Internal Use): - Default Region

[Buy This Building Now!](#)

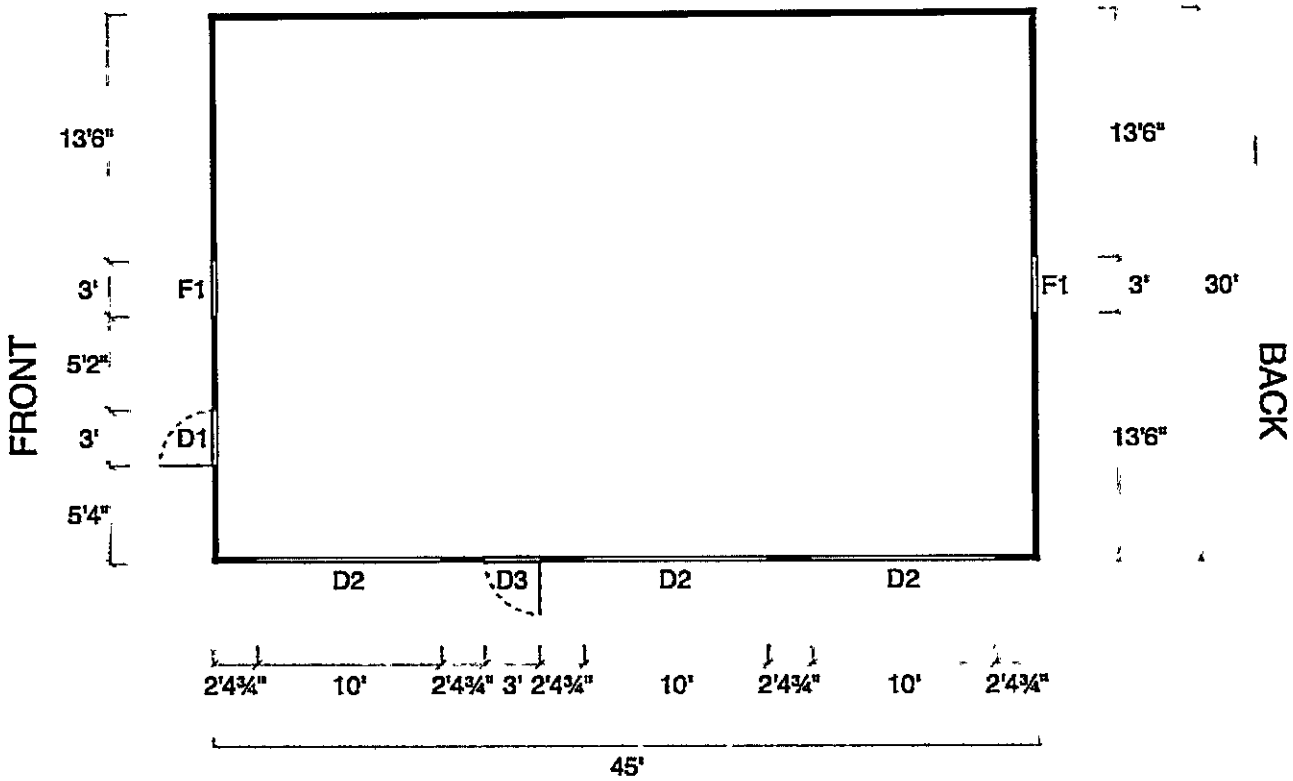
This estimate is provided by GalvStruct Buildings. Use of this estimate with any other company violates the terms and conditions of GalvStruct Buildings and will be subject to legal action.

GalvStruct
BUILDINGS

GalvStruct Buildings
2803 NW Stallings Dr.
Nacogdoches, TX, 75964
936-715-0363
orders@galvstruct.com

FLOOR PLAN

LEFT SIDE

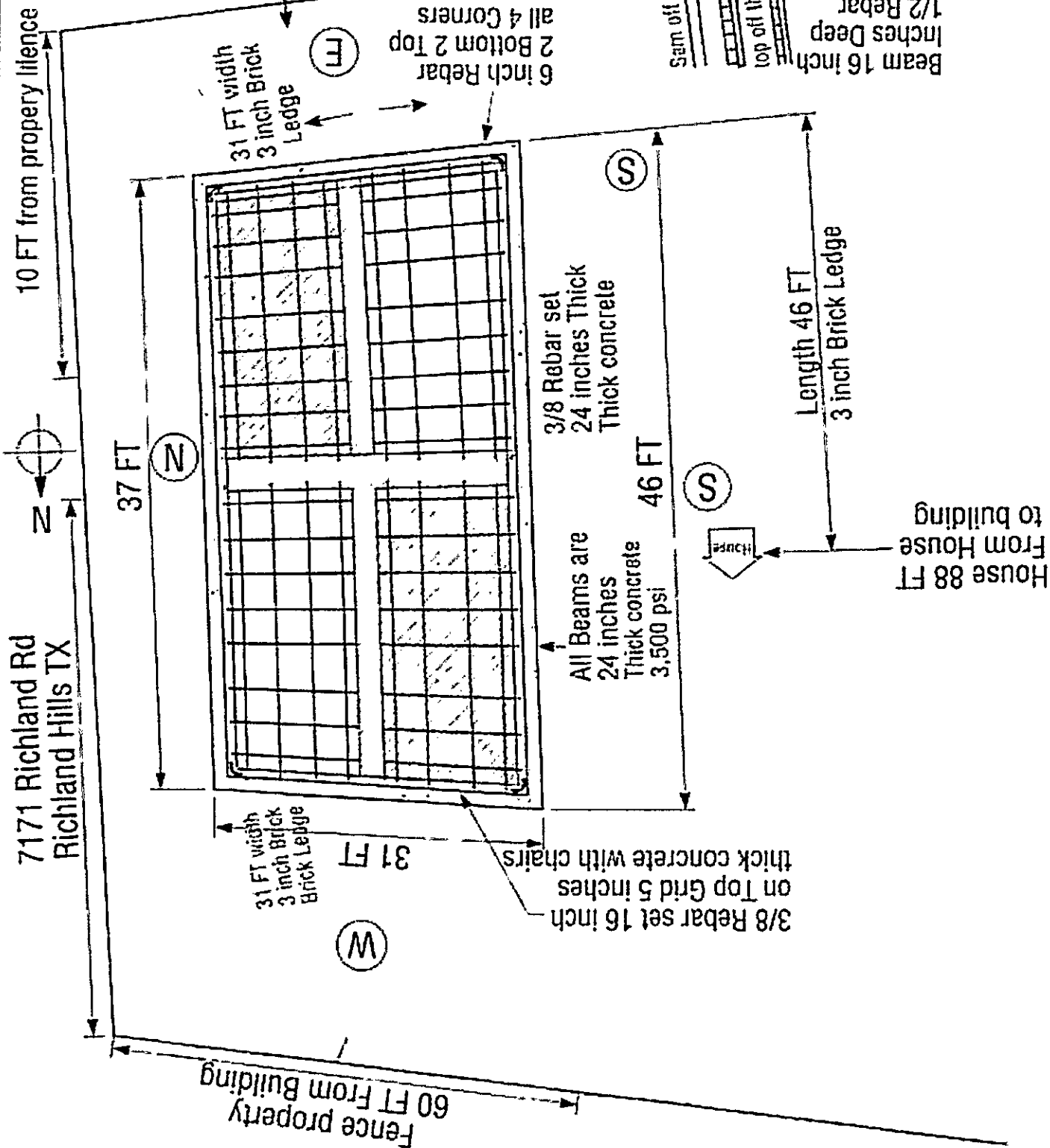


RIGHT SIDE

SYMBOL LEGEND			
	36" x 80" 6-Panel Walk-In Door		Window 36" x 36"
	10' x 9' Rollup Door		36" x 80" Walk-in Door - 9 Lite
	Closed Wall		

#1786498017537456

PROPOSED RESIDENTIAL
FOUNDATION PLAN -
7171 Richland Rd



To ZBA

I would like a garage put on the North East part of my property 30' depth by 45' wide with 16' walls to accomidate a lift cause I'm getting to old to be working on the floor hands & knees, ready to retire from work I want to keep busy so I can extend my life, like to do my own work on my vehicles if I can. Prices have gone up at Auto Shops can't afford ^{these} outrageous prices there given, one income family.

Raymond E. Egan
7171 Richland Rd.
Richland Hills, Tx 76118

