

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
SEPTEMBER 26, 2024**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

The Zoning Board of Adjustment of the City of North Richland Hills, Texas met in work session on the 26th day of September 2024, at 6:30 p.m. in the City Council Chamber prior to the 7:00 p.m. regular Zoning Board of Adjustment meeting.

Present:	Steve Koons	Place 4, Vice Chair
	Jim Kemp	Place 1
	Michelle Foster	Place 6
	Doris Elston	Place 7

Absent:	Tom Duer	Place 5, Chair
	Eric Bales	Place 2, Alternate

Staff Members:	Clayton Husband	Principal Planner
	Jailan Hadnot	Planning Technician

Vice Chair Koons called the work session to order at 6:30 p.m.

1 MANAGING DIRECTOR REPORT

Principal Planner Clayton Husband provided an update on City Council actions, development activity, and announcements.

2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING.

Principal Planner Clayton Husband summarized the item on the agenda.

Vice Chair Koons adjourned the work session at 6:55 p.m.

REGULAR MEETING: 7:00 PM

A. CALL TO ORDER

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Vice Chair Koons called the meeting to order at 7:00 p.m.

Present:	Steve Koons	Place 4, Vice Chair
	Jim Kemp	Place 1
	Michelle Foster	Place 6
	Doris Elston	Place 7

Absent:	Tom Duer	Place 5, Chair
	Eric Bales	Place 2, Alternate

Staff Members:	Clayton Husband	Principal Planner
	Jailan Hadnot	Planning Technician

A.1 PLEDGE

Principal Planner Clayton Husband led the Pledge of Allegiance to the United States flag.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. GENERAL ITEMS

ZBA24-0015 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BRYCE DAHM FOR A VARIANCE FROM SECTION 118-313 (REAR YARD OPEN SPACE AND REAR BUILDING LINE) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 5901 CAMBRIDGE DRIVE, BEING 0.202 ACRES DESCRIBED AS LOT 11, BLOCK 1, CAMBRIDGE PLACE.

Vice Chair Koons read the rules and regulations of the Zoning Board of Adjustment. He stated since there are only four regular members present at the meeting, any action by the Board must be approved by a unanimous vote.

Vice Chair Koons opened the public hearing and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Koons called for the applicant to present the request and be sworn in prior to speaking.

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Bryce Dahm, 5901 Cambridge Drive, North Richland Hills, Texas, was sworn in by Vice Chair Koons and presented the request. He described their process of hiring contractor for the covered patio construction, the issuance of stop work orders in July 2023 and June 2024 due to permits not being requested or issued, the lack of responsiveness from the contractor, and discussions with City building inspection staff about necessary permits and inspections to continue the work. Mr. Dahm described the benefits of the construction, the effect on surrounding properties, and support from neighbors regarding the request.

Vice Chair Koons and the applicant discussed the veracity of the contractor's statements to the applicant about their applying for building permits. Mr. Dahm stated he ultimately submitted the permit applications on his own behalf.

Vice Chair Koons called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Koons closed the public hearing.

Board Member Foster and the applicant discussed the involvement of the homeowner's association.

Board Member Foster and Mr. Husband discussed the requirements for public notification of variance requests.

Board Member Kemp and Mr. Husband discussed the requirements for posting building permits on the property.

Vice Chair Koons called for Principal Planner Clayton Husband to present the staff report. Mr. Husband presented the staff report.

Board Member Kemp stated the rear yard open space requirement should be reevaluated given that lot sizes have gotten smaller on average since that standard was adopted.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER ELSTON, TO APPROVE ZBA24-0015 AS PRESENTED.

THE MOTION CARRIED 4-0.

C. ADJOURNMENT

Vice Chair Koons adjourned the meeting at 7:31 p.m.

Steve Koons, Vice Chair

Attest:

Clayton Husband AICP, Secretary