

**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 4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
SEPTEMBER 26, 2019**

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 2019 at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Zoning Board of Adjustment meeting.

Present:	Jim Kemp	Place 1
	Thomas Clemmons	Place 2, Alternate
	Steve Koons	Place 3, Alternate
	Fonda Kunkel	Place 4
	Tom Duer	Place 5, Chair
	Doris Elston	Place 7, Vice Chair
Absent:	Bill Gibbs	Place 6
Staff Members:	Clayton Husband	Principal Planner
	Marrk Callier	Management Analyst

Chair Duer called the work session to order at 6:33 p.m.

1. ELECTION OF OFFICERS

Chair Duer opened nominations for the Zoning Board of Adjustment Chair.

A motion was made by Board Member Kemp, seconded by Board Member Kunkel to nominate Tom Duer as Chair of the Zoning Board of Adjustment.

Motion to approve carried 6-0.

Chair Duer opened nominations for the Zoning Board of Adjustment Vice Chair.

A motion was made by Board Member Kemp, seconded by Board Member Kunkel to nominate Doris Elston as Vice Chair of the Zoning Board of Adjustment.

Motion to approve carried 6-0.

2. PLANNING DIRECTOR REPORT

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

Chair Duer and Mr. Husband discussed the new public comments section added to the agenda.

3. DISCUSS ITEMS FROM THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING.

Principal Planner Clayton Husband summarized the items on the agenda.

Pertaining to item C.1, Chair Duer and Mr. Husband discussed the name of the addition.

Pertaining to item C.2, Chair Duer and Mr. Husband discussed the foundation of the house, past regulations regarding minimum house sizes, and when the subdivision was developed.

Chair Duer adjourned the work session at 6:56 p.m.

REGULAR MEETING: 7:00 PM

A. CALL TO ORDER

Chair Duer called the meeting to order at 7:03 p.m.

Present:	Jim Kemp	Place 1
	Thomas Clemmons	Place 2, Alternate
	Steve Koons	Place 3, Alternate
	Fonda Kunkel	Place 4
	Tom Duer	Place 5, Chair
	Doris Elston	Place 7, Vice Chair

Absent:	Bill Gibbs	Place 6
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Staff Members: Clayton Husband
Marrk Callier

Principal Planner
Management Analyst

A.1 PLEDGE

Chair Duer led the Pledge of Allegiance to the United States flag.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 23, 2019, ZONING BOARD OF ADJUSTMENT MEETING.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER KOON TO APPROVE MINUTES OF THE MAY 23, 2019, ZONING BOARD OF ADJUSTMENT MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. GENERAL ITEMS

C.1 BA 2019-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JESUS AGUAYO FOR A VARIANCE TO SECTION 118-314 (OFF-STREET PARKING STANDARDS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 6642 JANNIE STREET, BEING 0.16 ACRES DESCRIBED AT LOT 7, BLOCK 2, RICHLAND HILLS WEST.

Chair Duer read the rules and regulations of the Zoning Board of Adjustment. He stated alternate Board Member Steve Koons is acting in place of an absent member and would be voting on the item.

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

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

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The applicant, Jesus Aguayo, 6642 Jannie Street, North Richland Hills, Texas 76180, was sworn in by Chair Duer and presented the request.

Board Member Kemp and the applicant discussed the window in the converted garage.

Board Member Kemp and Mr. Husband discussed the title company's role in the sale of the house and the stop work order issued for the property.

Chair Duer called for anyone wishing to speak for or against the request to come forward.

Those who did not wish to speak, but registered their support of the request: Kim Chancey, 6822 Crane Road, North Richland Hills, Texas; and Linda Wright, 6822 Crane Road, North Richland Hills, Texas.

Mr. Husband indicated three letters in support of the request were submitted.

Chair Duer called for anyone else wishing to speak in favor for or against to come forward. There being no one else wishing to speak, Chair Duer closed the public hearing.

Board Member Koons and Mr. Husband discussed that the decision before the board tonight is about the number of parking spots available and not the garage conversion.

Chair Duer and Mr. Husband discussed the age of the houses and the sizes of the garages when the houses were constructed.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER KOONS TO APPROVE BA 2019-05.

MOTION TO APPROVE CARRIED 5-0.

C.2 BA 2019-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BOB WILBURN FOR A VARIANCE TO SECTION 118-313 (LOT AND AREA REQUIREMENTS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 6766 MIKE DRIVE, BEING 0.30 ACRES DESCRIBED AS LOT 19, BLOCK 5, HILLVIEW ADDITION.

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

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

The applicant Bob Wilburn, 900 Aaron Way, Southlake, Texas, was sworn in by Chair Duer and presented the request.

Chair Duer and the applicant discussed the foundation of the house.

Board Member Kemp and the applicant discussed who would live in the house.

Chair Duer and Mr. Husband discussed past zoning ordinances and minimum square footage requirements.

Chair Duer called for anyone wishing to speak in favor for or against to come forward. There being no one else wishing to speak, Chair Duer closed the public hearing.

Board Member Koons and Mr. Husband discussed the signatures on the application form as it relates to the request.

Chair Duer, Board Member Koons, and Mr. Husband discussed the sizes of the houses in the neighborhood around the applicant's house.

A MOTION WAS MADE BY BOARD MEMBER KOONS, SECONDED BY BOARD MEMBER ELSTON TO APPROVE BA 2019-06.

MOTION TO APPROVE CARRIED 5-0.

D. ADJOURNMENT

Chair Duer adjourned the meeting at 7:39 p.m.

Dr. Tom Duer, Chair

Attest:

Marrk Callier, Secretary