

**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  
JULY 27, 2017**

**WORK SESSION**

**A. CALL TO ORDER**

The Zoning Board of Adjustment of the City of North Richland Hills, Texas met in work session on the 27th day of July at 6:30 p.m. in the Development Services Public Conference Room prior to the 7:00 p.m. regular Zoning Board of Adjustment meeting.

Present:	Tom Duer	Place 5, Chairman
	Doris Elston	Place 7, Vice Chairman
	Fonda Kunkle	Place 4
	Jim Kemp	Place 1
	Bill Gibbs	Place 6
	Brian Crowson	Place 2, Alternate
	Robert Housewright	Place 3, Alternate

Absent:

City Staff:	Clayton Husband	Principal Planner
	John Chapman	Planning Technician

Vice Chairman Doris Elston called the meeting to order at 6:30 p.m.

**A.1. PLANNING MANAGER REPORT**

Principal Planner Clayton Husband announced upcoming City events.

**A.2. ADMINISTRATION OF THE OATHS OF OFFICE TO ZONING BOARD OF  
ADJUSTMENT MEMBERS IN PLACES 1, 3, 5, AND 7.**

Chairman Tom Duer joined the meeting at 6:33 p.m.

Planning Technician John Chapman led Chairman Tom Duer, Jim Kemp, Doris Elston, and Robert Housewright through the Oath of Statement and Statement of Office.

**A.3. ELECTION OF OFFICERS**

Principal Planner Clayton Husband announced that the Chairman and Vice-Chairman positions are up for election.

Chairman Tom Duer asked for chairman nominations. Commissioner Bill Gibbs nominated Tom Duer for Chairman, seconded by Vice Chairman Doris Elston. Chairman Duer asked for any other nominations, hearing none he called for a vote.

Nomination for Tom Duer as Chairman passes 5-0.

Chairman Tom Duer asked for vice-chairman nominations. Commissioner Jim Kemp nominated Doris Elston for Vice-Chairman, seconded by Commissioner Fonda Kunkle. Chairman Duer asked for any other nominations, hearing none he called for the vote.

Nomination for Doris Elston as Vice-Chairman passes 5-0.

#### **A.4. DISCUSSION AND INPUT ON THE NORTH RICHLAND HILLS STRATEGIC PLAN UPDATE RELATED TO THE CURRENT AND FUTURE DEVELOPMENT DIRECTION OF THE CITY.**

Principal Planner Clayton Husband updated the Zoning Board of Adjustment on the Strategic Plan Committee, recent event related to the Strategic Plan and current development happening in the City.

Principal Planner Clayton Husband asked the Board what the best attributes of North Richland Hills is.

The Board discussed:

- Location
- Transportation access
- Progressive and innovative transportation
- Hospitals and medical services
- City facilities
- Parks and open space
- Recreational opportunities
- Friendly community
- Schools
- Emergency services

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- Religious and faith communities
- Volunteer groups
- City officials and management

Next, Mr. Husband asked the Board what the changes should the city make. The

Board discussed:

- Restrict RV parking in neighborhoods
- Revitalize Boulevard 26 and south of NE Loop 820
- Property tax rate is generally high
- Increase code enforcement budget
- Increase tax base
- Aging neighborhoods should be revitalized
- No more gas stations

Next, Mr. Husband asked the Board how they would describe their neighborhood.

The Board discussed:

- Good parks
- Safety and security
- Apartment locations with regards to neighborhoods
- Small, community feel
- Patriotic community
- Effective homeowners associations
- Good property upkeep
- Good police presence
- Pet friendly

Mr. Husband then asked the Board what issues the city may have in the future.

The Board discussed:

- Aging neighborhoods - specifically south of NE Loop 820
- Grandfathered development standards
- Continuing to ward off crime increases
- Appearance of Davis Boulevard between NE Loop 820 and Mid Cities Boulevard

Finally, Mr. Husband asked the Board to discuss the future of the city. The Board discussed:

- Good paying jobs, commerce, and employment base

- Better ratings for high schools
- Better pay for police and fire
- Raise the bar on quality of development
- Completion of Rufe Snow Drive
- Never have single member City Council districts
- More green space and medians

**REGULAR MEETING**

**A. CALL TO ORDER**

Chairman Tom Duer called the meeting to order at 7:51 p.m.

Present:	Tom Duer	Place 5, Chairman
	Jim Kemp	Place 1
	Fonda Kunkle	Place 4
	Doris Elston	Place 7, Vice-Chairman
	Brian Crowson	Place 2, Alternate
	Robert Housewright	Place 3, Alternate
	Bill Gibbs	Place 6

Absent:

City Staff:	Clayton Husband	Principal Planner
	John Chapman	Planning Technician

**B. MINUTES**

**B.1. APPROVE MINUTES OF THE JANUARY 26, 2017, ZONING BOARD OF ADJUSTMENT MEETING.**

**A MOTION WAS MADE BY COMMISSIONER BILL GIBBS, SECONDED BY VICE-CHAIRMAN DORIS ELSTON TO APPROVE THE MINUTES OF THE JANUARY 26, 2017 ZONING BOARD OF ADJUSTMENT MEETING. MOTION TO APPROVE CARRIED 5-0.**

**C. ADJOURNMENT**

Chairman Tom Duer adjourned the meeting at 7:58 p.m.

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Tom Duer, Chairman

Attest:

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John Chapman, Secretary