

**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
FEBRUARY 22, 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 22nd day of February 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
	Bill Gibbs	Place 6
	Eric Bales	Place 3, Alternate
	Doris Elston	Place 7

Absent:	Tom Duer	Place 5, Chair
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Staff Members:	Clayton Husband	Principal Planner
	Dave Pendley	Building Official

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

1 DIRECTOR OF PLANNING 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 and Building Official Dave Pendley summarized the item on the agenda.

Vice Chair Koons adjourned the work session at 6:51 p.m.

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REGULAR MEETING: 7:00 PM

A. CALL TO ORDER

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

Present:	Steve Koons	Place 4, Vice Chair
	Jim Kemp	Place 1
	Bill Gibbs	Place 6
	Eric Bales	Place 3, Alternate
	Doris Elston	Place 7

Absent:	Tom Duer	Place 5, Chair
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Staff Members:	Clayton Husband	Principal Planner
	Dave Pendley	Building Official

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

B.1 ZBA24-0013 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DARYL AND KRISTEN SPANN FOR A VARIANCE FROM SECTION 118-674 (ROOF PITCH RATIO) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 4604 VANCE ROAD, BEING 0.279 ACRES DESCRIBED AS LOT 2, BLOCK 16, NORTH RICHLAND HILLS ADDITION, SECOND FILING.

DENIED

Vice Chair Koons read the rules and regulations of the Zoning Board of Adjustment.

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

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

Daryl Spahn, 4604 Vance Road, North Richland Hills, Texas, was sworn in by Vice Chair Koons and presented the request. He described his request for a variance from the roof pitch requirement for an addition to the house.

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

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.

Alternate Bales and Mr. Husband discussed the purpose for roof pitch requirements.

Board Member Kemp and the applicant discussed his continuing to do work without a permit, his conversations with code compliance officers and building inspectors, and whether a contractor was registered to do work at the site.

Alternate Bales and the applicant discussed the visibility of the addition from the street.

Board Member Kemp and the applicant discussed the roof materials used for the addition and why the lower pitch of the roof was necessary.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER GIBBS, TO DENY ZBA24-0013. THE MOTION CARRIED 5-0.

C. ADJOURNMENT

Vice Chair Koons adjourned the meeting at 7:27 p.m.

Jim Kemp, Place 1

Attest:

Clayton Husband AICP, Secretary