

**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
NOVEMBER 14, 2023**

REGULAR MEETING: 6:00 PM

A. CALL TO ORDER

Vice Chair Koons called the meeting to order at 6:00 p.m.

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| Present: | Steve Koons | Place 4, Vice Chair |
| | Jim Kemp | Place 1 |
| | Bill Gibbs | Place 6 |
| | Doris Elston | Place 7 |

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| Absent: | Thomas Duer | Place 5, Chair |
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| Staff Members: | Clayton Husband | Principal Planner |
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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. MINUTES

B.1 APPROVE MINUTES OF THE JULY 27, 2023, ZONING BOARD OF ADJUSTMENT MEETING.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER GIBBS TO APPROVE THE MINUTES OF THE JULY 27, 2023, ZONING BOARD OF ADJUSTMENT MEETING.

MOTION TO APPROVE CARRIED 4-0.

C. GENERAL ITEMS

C.1 ZBA23-0010 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMBERLY POST FOR A VARIANCE FROM SECTION 118-313 (LOT AND AREA REQUIREMENTS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 8217 HALLMARK DRIVE, BEING 0.22 ACRES DESCRIBED AS LOT 4, BLOCK 4, THORNBRIDGE EAST ADDITION.

APPROVED

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.

Kimberly Post, 8217 Hallmark Drive, North Richland Hills, Texas, was sworn in by Vice Chair Koons and presented the request. She stated they have lived in the house since 1999 and described the plans for constructing an attached patio on the rear of the house. She stated she has discussed the planned constructions with the adjacent neighbors.

Vice Chair Koons asked the applicant if the planned patio was going to be rebuilt, repaired, or expanded. Ms. Post stated the patio was going to be rebuilt and raised to the same level as the existing patio on the house.

Gary Cox, Martin Cox Construction LLC, 2213 Pine Thicket Lane, Bedford, Texas, came forward to speak. He stated the existing patio pavement would be removed and the new covered patio raised to the level of the existing patio on the house.

Kevin Martin, Martin Cox Construction LLC, 517 Waterford Lane, Colleyville, Texas, came forward to speak. He provided a copy of an elevation drawing of the patio to the Board.

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

November 14, 2023

Zoning Board of Adjustment Meeting Minutes

Page 2 of 4

Board Member Kemp asked if the covered patio was detached from the house how that would affect the rear yard open space. Mr. Husband stated a detached covered patio, such as a gazebo, would be considered an accessory structure and would not count against the required rear yard open space.

Vice Chair Koons asked if the 10-foot side and rear building lines and rear yard open space would only apply to the covered patio if it were attached to the house. Mr. Husband stated yes and clarified that the building setbacks are different if the patio were an accessory structure.

Board Member Kemp asked if the covered patio were attached to the house by a breezeway would that be considered an addition to the house? Mr. Husband stated yes.

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

Gary Cox, Martin Cox Construction LLC, 2213 Pine Thicket Lane, Bedford, Texas, came forward to speak. He stated the plans for patio location were adjusted to meet the required rear building line, and the variance from the rear yard open space standard is the only outstanding issue.

Kevin Martin, Martin Cox Construction LLC, 517 Waterford Lane, Colleyville, Texas, came forward to speak. He described similar projects their company has constructed in the area.

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.

A MOTION WAS MADE BY BOARD MEMBER GIBBS, SECONDED BY BOARD MEMBER ELSTON, TO APPROVE ZBA23-0010 AS PRESENTED.

THE MOTION CARRIED 4-0.

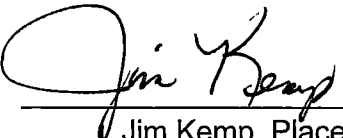
D. ADJOURNMENT

Vice Chair Koons adjourned the meeting at 6:29 p.m.

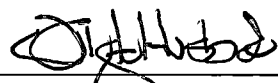
November 14, 2023

Zoning Board of Adjustment Meeting Minutes

Page 3 of 4


Jim Kemp, Place 1

Attest:


Clayton Husband AICP, Secretary