**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
NOVEMBER 18, 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 18th day of November 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:	Doris Elston	Place 7, Vice Chair
	Jim Kemp	Place 1
	Thomas Clemmons	Place 2, Alternate
	Steve Koons	Place 3, Alternate
	Fonda Kunkel	Place 4
	Bill Gibbs	Place 6
Absent:	Tom Duer	Place 5, Chair
Staff Members:	Clayton Husband	Principal Planner
	Marrk Callier	Management Analyst

Vice Chair Elston called the work session to order at 6:36 p.m.

1.   PLANNING DIRECTOR REPORT

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

2.   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, Mr. Husband discussed the variance from John Trent.

Board member Koons and Mr. Husband discussed future lots on the street and

possible future standards.

Board member Gibbs and Mr. Husband discussed the rear yard ratio compared to existing lots on the street.

Board member Kemp and Mr. Husband discussed the interpretation of the code.

Board member Koons and Mr. Husband discussed the remaining lots on the street.

Vice Chair Elston adjourned the work session at 6:53 p.m.

REGULAR MEETING: 7:00 PM

A.   CALL TO ORDER

Vice Chair Elston called the regular meeting session to order at 7:00 p.m.

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

A.1   PLEDGE OF ALLEGIANCE

Vice Chair Elston 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 SEPTEMBER 26, 2019, ZONING BOARD OF ADJUSTMENT MEETING.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER KUNKEL TO APPROVE MINUTES OF THE SEPTEMBER 26, 2019, ZONING BOARD OF ADJUSTMENT MEETING.

MOTION TO APPROVE CARRIED 5-0.

C.   GENERAL ITEMS

C.1   BA 2019-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JOHN TRENT FOR A VARIANCE TO SECTION 118-313 (LOT AND AREA REQUIREMENTS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 7301 SMITHFIELD ROAD, BEING 0.312 ACRES DESCRIBED AS LOT 7, BLOCK 1, LEE'S CROSSING.

Vice Chair Elston read the rules and regulations of the Zoning Board of Adjustment. She stated alternate Board Member Thomas Clemmons is acting in place of an absent member and would be voting on the item.

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

Vice Chair Elston called for the applicant to be sworn in and present the request.

Chris Trent, 7301 Smithfield Road, North Richland Hills, Texas 76180, was sworn in by Vice Chair Elston and presented the request.

Board member Kemp and Mr. Trent discussed the drainage easement on the property.

Board member Gibbs and Mr. Trent discussed the square footage of the house being built on the property.

Vice Chair Elston stated the public hearing was open and called for anyone wishing to speak for or against the request to come forward.

Doug Terry, 444 East Dallas Road, Grapevine, Texas, 76501 spoke in favor of the request.

Vice Chair Elston called for anyone else wishing to speak in favor for or against to

come forward. There being no one else wishing to speak, Vice Chair Elston closed the public hearing.

Board member Koons and Mr. Husband discussed the slip street located in front of the property.

Board member Gibbs and Mr. Husband discussed whether there were similar circumstance for other lots located on the street.

A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER CLEMMONS TO APPROVE BA 2019-07.

MOTION TO APPROVE CARRIED 5-0.

E.   ADJOURNMENT

Vice Chair Elston adjourned the regular meeting at 7:22 p.m.

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Doris Elston, Vice Chair

Attest:

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Clayton Husband AICP, Secretary