

**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 COUNCIL WORK ROOM, THIRD FLOOR  
MAY 23, 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 23rd day of May 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
	Fonda Kunkel	Place 4
	Steve Koons	Place 3, Alternate
Absent:	Tom Duer	Place 5, Chair
	Bill Gibbs	Place 6
	Thomas Clemmons	Place 2, Alternate
Staff Members:	Clayton Husband	Principal Planner
	Marrk Callier	Management Analyst

Vice Chair Elston called the work session to order at 6:44 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 item on the agenda. Pertaining to item C.1., Mr. Husband discussed the request for a variance from Matt Latham.

Board Member Kemp asked if there was a house next to the property. Mr.

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Husband stated there is a house on both sides of the property.

Board Member Koons asked about setback rules for the fence line from the sidewalk, and if any of the fences near the house have masonry pillars. Mr. Husband stated the fence can be on the property line at the front of the property, and that the fence at 7228 Bursey Road has masonry columns.

Board Members Kunkel and Kemp asked if the other houses were considered by the Board about installing a front yard fence. Mr. Husband stated there was a house but it was a little further down Bursey Road.

Vice Chair Elston adjourned the work session at 6:55 p.m.

**REGULAR MEETING: Immediately following the work session (but not earlier than 7:00 PM)**

**A. CALL TO ORDER**

Vice Chair Elston called the meeting to order at 7:02 p.m.

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

**A.1 PLEDGE**

Vice Chair Elston led the Pledge of Allegiance to the United States and Texas flags.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE APRIL 30, 2019, ZONING BOARD OF ADJUSTMENT MEETING.**

**APPROVED**

**A MOTION WAS MADE BY BOARD MEMBER KEMP, SECONDED BY BOARD MEMBER KOONS TO APPROVE THE MINUTES OF THE APRIL 30, 2019, ZONING BOARD OF ADJUSTMENT MEETING.**

**MOTION TO APPROVE CARRIED 4-0.**

**C. GENERAL ITEMS**

**C.1 BA 2019-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MATT LATHAM FOR A VARIANCE TO SECTION 118-873(C) (SCREENING WALL AND FENCE CRITERIA) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 7236 BURSEY ROAD, BEING 0.4626 ACRES DESCRIBED AS LOT 2R2, BLOCK 1, DOUBLE K RANCH ADDITION.**

**APPROVED**

Vice Chair Elston read the rules and regulations of the Zoning Board of Adjustment. She stated alternate Board Member Koons is acting in place of absent members 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 present the request and be sworn in prior to speaking.

The applicant, Matt Latham, 7236 Bursey Road, North Richland Hills, was sworn in by Vice Chair Elston and presented the request.

Board Member Koons asked if there are any masonry pillars in the fence. Mr. Latham answered no.

Vice Chair Elston called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Elston closed the public hearing.

Board Member Kemp stated the lot was unusual compared to the rest on the street due to the way all the lots were platted. Mr. Husband stated it was unusual since the area developed over time and not as a uniform subdivision.

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**A MOTION WAS MADE BY BOARD MEMBER KOONS, SECONDED BY BOARD MEMBER KEMP TO APPROVE BA 2019-04.**

**MOTION TO APPROVE CARRIED 4-0.**

**D. ADJOURNMENT**

Vice Chair Elston adjourned the meeting at 7:17 p.m.