

**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 VIA WEBEX VIDEO CONFERENCE  
JANUARY 28, 2021**

**REGULAR MEETING: 6:00 PM**

**A. CALL TO ORDER**

Chair Duer stated in accordance with the Texas Governor's March 13, 2020, Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act provisions, this January 28, 2021, meeting of the North Richland Hills Zoning Board of Adjustment is hereby called to order at 6:00 p.m.

Chair Duer conducted a roll call of Zoning Board of Adjustment members to confirm the presence of a quorum.

**Present at City Hall:**

Tom Duer, Chair, Place 5  
Bill Gibbs, Place 6

**Present via conference call:**

Thomas Clemmons, Alternate, Place 2  
Crystal Ndidibe, Alternate, Place 3  
Steve Koons, Place 4 (audio only)  
Doris Elston, Vice Chair, Place 7

Absent: Jim Kemp, Place 1

**Staff present at City Hall:**

Clayton Husband, Principal Planner  
Chad VanSteenberg, Planner

**Staff present via conference call:**

Clayton Comstock, Planning Director

**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 SEPTEMBER 24, 2020, ZONING BOARD OF ADJUSTMENT MEETING.**

**A MOTION WAS MADE BY BOARD MEMBER KOONS, SECONDED BY VICE CHAIR ELSTON TO APPROVE THE MINUTES OF THE SEPTEMBER 24, 2020, ZONING BOARD OF ADJUSTMENT MEETING.**

**MOTION TO APPROVE CARRIED 5-0.**

**C. GENERAL ITEMS**

**C.1 BA 2021-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM STERLING WOODS FOR A VARIANCE FROM SECTION 118-313 (LOT AND AREA REQUIREMENTS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE AT 8721 EVERGLADE DRIVE, BEING 0.207 ACRES DESCRIBED AS LOT 2, BLOCK 1, HARMON FARMS.**

Chair Duer read the rules and regulations of the Zoning Board of Adjustment. He stated Board member Thomas Clemmons is acting in place of absent Board Member Kemp and would be voting on the request.

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

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

The applicant, Sterling Woods, 8721 Everglade Drive, North Richland Hills, Texas, was sworn in by Chair Duer and presented the request.

Chair Duer and Mr. Woods discussed the owner's move-in date, the home's square footage, and details of how this request came about.

Mr. Husband discussed the correspondence received by the City from two property owners and shared additional information with the Board regarding the history of the property and the proposed patio cover addition.

Board Member Gibbs and the applicant discussed whether the patio was open or

enclosed.

Chair Duer and Mr. Husband discussed how the rear yard open space was calculated.

Board Member Ibe and the applicant discussed whether the existing concrete was the portion to be covered.

Chair Duer and Mr. Husband discussed whether or not the yard could be paved all the way to the rear and the side and rear setbacks.

Board Member Koons and Mr. Husband discussed the proposed patio cover size and the size that would meet ordinance requirements.

Chair Duer and Mr. Woods discussed the quality of the proposed patio cover and the proposed patio dimensions.

Board Member Koons and Mr. Husband discussed whether there were similar examples of this request considered by the Board.

Chair Duer and Mr. Husband discussed whether the applicant was tied to certain quality standards.

Board Member Ibe and the applicant discussed the exact placement of the proposed patio cover in relation to the existing windows.

Chair Duer stated the public hearing was open and asked for anyone wishing to speak for or against the request to be connected to the meeting. There being no one wishing to speak, Chair Duer closed the public hearing and called for a motion.

**A MOTION WAS MADE BY BOARD MEMBER GIBBS, SECONDED BY BOARD MEMBER IBE TO APPROVE BA 2021-01, WITH THE CONDITION THT THE APPLICANT USE UPGRADED BUILDING MATERIALS.**

**MOTION TO APPROVE CARRIED 4-1, WITH BOARD MEMBER KOONS OPPOSING.**

**D. ADJOURNMENT**

Chair Duer adjourned the meeting at 6:28 p.m.

January 28, 2021

Zoning Board of Adjustment Meeting Minutes

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Dr. Tom Duer, Chair

Attest:

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Clayton Husband, Secretary