

**ZONING BOARD OF ADJUSTMENT
MAY 16, 2023
MINUTES**

Roll Call:

Members present

Jorge Cisneros, Chair
Pamela Keith, Place 2
Ashly Schilling, Place 3
Athena Campbell, Place 4
Lisa Skier, Place 5
Joyce Fiaccone, Alternate 1

Members absent

Staff present

Logan Thatcher, Assistant to the City Manager
Lindsay Rawlinson, City Secretary
Alecia Kreh, City Attorney

1. CALL TO ORDER

Chairman Cisneros called the meeting to order at 6:00 p.m.

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Zoning Board of Adjustment to seek advice from the City Attorney as to the posted subject matter of this Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Campbell and seconded by Member Schilling to convene into Executive Session. Time: 6:00 p.m.

Motion carried by a vote of 5-0.

B. Reconvene: Action necessary on items discussed in Executive Session

Chairman Cisneros reconvened into open session. Time 6:14 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approve minutes from the December 6, 2022 Zoning Board of Adjustment meeting.

Motion: Motion was made by Member Campbell and seconded by Member Skier to approve the December 6, 2022 Zoning Board of Adjustment meeting minutes.

Motion carried by a vote of 5-0.

5. Approved ZBA 2023-0250, a request for a variance to decrease the front yard setback for the property described as Lot 8, Block 1, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3109 Ash Park, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented ZBA 20223-0250, a request for a variance to decrease the front yard setback for the property described as Lot 8, Block 1, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3109 Ash Park, Richland Hills, Texas 76118. The property is a 7,524 square foot lot with a 750 square foot single family residence in the SF-7 zoning district.

Mr. Thatcher advised that the applicant, Athena Mathew is requesting a Variance in order to decrease the front setback of 25 feet to 19 feet. There is a preexisting patio covering that is being remodeled for the house that is currently past the front setback of 25 feet for the SF-7 zoning district.

Chairman Cisneros opened the Public Hearing at 6:19 p.m. and asked to hear from any proponents followed by opponents of the case.

Roland Goveas, speaking on behalf of the applicant, advised that he and Ms. Mathew own the property and are renovating it. They are seeking the variance to move the location of the front door to the middle of the house as the current front door location has no overhang and rainwater collects at the entrance to the home causing wood rot and mess.

Mr. Goveas presented pictures of the property and other properties on the street that are set further back that would not require a setback variance.

Discussion ensued regarding if approval would set a precedence for this type of variance.

City Attorney Alicia Kreh confirmed that variances are considered on a case-by-case basis and approving this case would not create a precedent for future cases.

Chairman Cisneros closed the Public Hearing at 6:32 p.m.

Motion: Motion was made by Member Campbell and seconded by Member Skier to approve ZBA 2023-0250, a request for a variance to decrease the front yard setback for the property described as Lot 8, Block 1, Richland Park Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 3109 Ash Park, Richland Hills, Texas 76118.

Motion passed by a vote of 5-0.

6. ADJOURNMENT

Motion: Motion was made by Member Keith and seconded by Member Schilling to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Zoning Board of Adjustment, Chairman Cisneros declared the meeting adjourned at 6:33 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Jorge Cisneros, Chairman