

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF RICHARDSON, TEXAS  
OCTOBER 19, 2016**

The Zoning Board of Adjustment met in session at 6:30 p.m. on Wednesday, October 19, 2016, in the Council Chambers, at the City Hall, 411 West Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Mike Walker, Chair  
Larry Menke, Vice Chair  
Chip Pratt, Member  
John Veatch, Member  
Shamsul Arefin, Alternate

**MEMBERS ABSENT:** Brian Shuey, Member  
Jason Lemons, Alternate

**CITY STAFF PRESENT:** Mohamed Bireima, Planner  
Kathy Welp, Executive Secretary  
Gwen Manigold, Administrative Secretary

**BRIEFING SESSION**

Prior to the start of the regular business meeting, members of the Zoning Board of Adjustment met with staff to receive a briefing on agenda items. No action was taken.

**REGULAR BUSINESS MEETING**

Opening comments: Chairman Walker introduced City staff and explained the staff serves in an advisory capacity and does not influence any decisions the Board might make. Chairman Walker summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

**1. MINUTES: SEPTEMBER 21, 2016**

**Motion:** Mr. Pratt made a motion to approve the minutes as presented; second by Mr. Veatch. Motion approved 5-0.

- 2. PUBLIC HEARING ON ZBA FILE V 16-11:** A request by Jeremy M. Roehr to allow 10-foot variance to the maximum 25-foot height allowed for a single-story multi-purpose hall, gym and indoor playground (Article XVIII., Sec. 3(a)(2)). The property is located at 3400 E. Renner Road, Richardson, TX.

Mr. Bireima advised the applicant was requesting a 10-foot height variance to the maximum allowable height for a single story to accommodate the construction of an educational building that will accommodate classrooms and a gymnasium/activity center south of the existing sanctuary. He added the church was granted a 15-foot height variance in 2005 during the first phase of their campus masterplan development.

Regarding the current phase of their master plan, Mr. Biremia said the existing code allows single-story structures for a maximum 25 feet in height and two-story structures for 40 feet in height, but the applicant was proposing to construct a single story gymnasium/activity center that exceeded 25 feet but was under the 40-foot two-story height. He explained the additional height would provide adequate interior height for the activity center's functions.

Mr. Biremia added that the property in question was zoned I-FP(1) Industrial and surrounded on two sides by industrial properties, and on the remaining two sides by residential neighborhoods.

Mr. Biremia concluded his presentation by noting a property hardship did not appear to exist in the case.

No questions were asked by the Board and Chairman Walker opened the public hearing.

Mr. Jeremy Roehr, GFF Architects, 2808 Fairmount, Suite 300, Dallas, Texas stated that the variance had been requested to allow full use of the space for athletics and other community and ministry. He confirmed the height of the structure would not exceed 40 feet allowed for two stories.

Mr. Pratt stated it looked like the playground was going to be moved and noticed that was not indicated on the renderings.

Mr. Roehr stated the playground would be moved directly south just beyond the new construction.

Mr. Tom Belter, 1804 Desoto Court, Lucas, Texas, said he was representing Woodcreek Church and since the congregation moved to the location in 2008, they had doubled in size and additional educational space was needed.

Vice Chairman Menke wanted to confirm that Woodcreek Church was previously the Richardson Bible Fellowship on Blake Drive.

Mr. Belter said that it was.

Mr. Arefin asked about the size of the gymnasium and Mr. Belter replied it was about 5,000 square feet.

Mr. Mark Muse, 3501 Harlington Lane, Richardson, Texas stated his home was directly east of the church property and he was in favor of the variance.

No other questions or comments in favor or opposed were received and Chairman Walker closed the public hearing.

Mr. Veatch said he felt the request was perfectly reasonable and noted there had been no opposition from those notified.

Vice Chairman Menke said he felt the gymnasium and classrooms would be an asset to the community and the neighborhood.

Mr. Arefin agreed with Mr. Veatch and Vice Chairman Menke.

**Motion:** Mr. Veatch made a motion to grant the request listed in Variance 16-11 as presented and limited to those specifics presented in the case; second by Mr. Arefin. Motion approved 5-0.

- 3. PUBLIC HEARING ON ZBA FILE V16-12:** A request by Michael and Dianna Levy to amend an eight (8) foot variance to the platted 40-foot front setback to allow a second-floor addition (Article IV-B., Sec. 4(e)(3)). The property is located at 3103 Tam O'Shanter Lane, Richardson, Texas.

Mr. Bireima advised the property was a single family home surrounded by other single family homes and a golf course. The site plan showed a 2,659-square foot home built in 1968 with a 723-square foot second story that was added in 1999. In 2006 the property received an eight (8) foot variance to convert the single car garage to a two car garage; however, the proposed conversion was never completed.

Mr. Bireima explained the comprehensive zoning ordinance required a 30 foot front setback however the developer chose to develop this subdivision with a 40 foot front setback. Photos of the current home and renderings of the home with the addition were shown.

Mr. Bireima concluded his presentation by noting a property hardship did not appear exist.

No questions were asked by the Board and Chairman Walker opened the public hearing.

Mr. Levy, 3103 Tam O'Shanter Lane, Richardson, Texas, stated that when he bought the property a variance had already been granted, but he was requesting to amend the previous variance to allow a second floor above a two car garage with a slight increase to the footprint.

Mr. Levy stated he met with all immediate neighbors to sign a petition that they did not oppose his request and shared that petition with the Board.

Mr. Arefin asked how many square feet would be added. He also wanted to know about changing garage from J-style to front entrance.

Mr. Levy stated about 850 square feet would be added and that other properties that have come up on the street now have front facing garages.

Mr. Arefin asked what the depth of the garage would be.

Regarding the depth of the garage, Mr. Levy stated there will be enough depth for a car to be stored in garage.

Chairman Walker asked if the garage was 28' or less deep.

Mr. Levy said he did not know the exact measurements, but thought he could park two vehicles in a front entrance garage.

Mr. Pratt asked Mr. Levy to be respectful of window placement with the addition. He also stated most of the neighborhood was covered with a deed restriction that prevented front facing garages. He wanted Mr. Levy to be aware there may be that restriction for the property. Mr. Pratt stated there was no alley way to the property and there may be some exceptions for that street because of no alley.

Mr. Levy said he was not aware of the deed restriction and that the two properties facing his property have front entry garages and there were two properties on either side, not immediate, that also have garages facing the street.

Mr. Veatch asked if the homes with front entry garages were that way when Mr. Levy first moved in or had they changed over time, and if properties on either side had a side entrance before redevelopment.

Mr. Levy said that the two across the street were originally there, but the two on either side were additions and he could not recall if they had side entrances or not.

Vice Chairman Menke stated that houses across the street from the property actually faced the side street were not actually on Tam O'Shanter.

No other questions or comments in favor or opposed were received and Chairman Walker closed the public hearing.

Vice Chairman Menke said he did not see a reason to oppose the variance since it was improving the property.

**Motion:** Mr. Arefin made a motion to grant the request listed in Variance 16-12 as presented and limited to those specifics presented in this case; second by Vice Chairman Menke. Motion approved 5-0.

There being no further business, the meeting was adjourned at 7:08.

---

Mike Walker, Chairman  
Zoning Board of Adjustment