

**AGENDA**  
**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT**  
**WEDNESDAY, JULY 17, 2019**  
**6:30 P.M.**  
**CIVIC CENTER/COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in the **Large Conference Room** located on the 2<sup>nd</sup> floor, Room 206 to receive a briefing on:

- A. Discussion of Regular Agenda Items**
  - B. Discussion of the Zoning Board of Adjustment’s By-Laws**
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**REGULAR BUSINESS MEETING: 6:30 P.M. – COUNCIL CHAMBERS**

**MINUTES**

- 1. APPROVAL OF MINUTES OF REGULAR MEETING OF APRIL 17, 2019**

**PUBLIC HEARING**

- 2. SE 19-03:** A request by Steven and Andrea Hills of a special exception from Chapter 6 (Buildings and Building Regulations), Article IV (Fences), Sec 6-209(3) of the City of Richardson’s Code of Ordinances to allow an 8-foot board-on-board wooden fence in lieu of the maximum height of three (3) feet allowed for a fence located between the front property line and the front wall of a residential structure. The property is located at 1200 Richland Park Drive and zoned R-1500-M Residential.
- 3. VAR 19-11:** A request by Waterview Church of Christ for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article IV, Sec. 4 (b) to allow a 68-foot lot width in lieu of the required 72-foot lot width required for a residential lot and Article IV, Sec. 4 (f) to allow a 6-foot side yard setback in lieu of the required minimum 7-foot side yard setback. The property is located at 1409 N. Waterview Drive and zoned R-1500-M Residential.
- 4. VAR 19-12:** A request by Martha Canuteson for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4 (f) to allow an 11-foot side yard setback in lieu of the required 20-foot side yard setback on a corner lot adjacent to a side street and Article VII, Sec. 4 (f) to allow a 5-foot setback from the required minimum 10-foot side yard setback. The property is located at 502 Highland Boulevard and zoned R-1100-M Residential.

5. **VAR 19-13:** A request by Steven Sykora for a variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson Code of Ordinances: Article IV, Section 4 (b) to allow a 68-foot lot width in lieu of the required 72-foot lot width for a residential lot and Article IV, Section 4 (e) to allow a 34' -9" front setback in lieu of the required 35-foot setback for the northwest corner of the existing home. The property is located 1001 Cedar Lane and zoned R-1500-M Residential.
  
6. **VAR 19-14:** A request by Chad and Zhuoxian Ross for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4 (d) to allow a 36.1% lot coverage in lieu of the required maximum lot coverage of 35%; Article VII, Sec. 4 (f) to allow a 2-foot side yard setback in lieu of the required 3-foot side yard setback for a detached garage, Article VII, Sec. 4 (e) to allow a front setback of 26-feet for the existing front wall of the building in lieu of the platted 40-foot front setback and Article VII, Sec. 4 (h) to allow a driveway that does not provide the required minimum paved area of 24' depth and 18' width measured perpendicular to the entry of the garage. The property is located at 1204 Northlake Drive and zoned R-1100-M Residential.
  
7. **VAR 19-15:** A request by Amy Loehr for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VI, Sec. 4 (d) to allow a lot coverage of 35.2% in lieu of allowable maximum of 32% and Article VI, Sec. 4 (g) to allow an 8-foot setback from the required minimum 25-foot side yard setback for an attached patio cover. The property is located at 200 Long Canyon Court and zoned R-1250-M Residential.

**8. ADJOURN**

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT 972 744-0908, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M. FRIDAY, JULY 12, 2019.

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 AMBER HOGG, ADMINISTRATIVE SECRETARY I