Zoning Board of Adjustment
Agenda Packet
February 18, 2026

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RICHARDSON
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AGENDA

CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 18, 2026, AT 6:30 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

Closed Executive Session Authorized
As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session to seek confidential legal advice from the City Attorney on any listed agenda item.

Public Comment
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or via email at AskRichardsonDevelopmentServices@cor.gov

Meeting Information
This Zoning Board of Adjustment meeting will be audio recorded. The audio recording and transcript will be available as soon as possible after the meeting, generally within 24 hours on the City website at http://www.cor.net/ZBA.

ZONING BOARD OF ADJUSTMENT MEETING – 6:30 PM, MULTIPURPOSE ROOM #CH 157

PUBLIC COMMENTS ON AGENDA ITEMS

1. The public comment portion of the Zoning Board of Adjustment meeting is scheduled at the beginning of the meeting to allow the public to address the Zoning Board of Adjustment regarding an item listed on the agenda that is not a public hearing.

MINUTES

2. Approval of minutes of the regular business meeting of January 21, 2026.

EXECUTIVE SESSION

In compliance with Section 551.076 of the Texas Government Code, Zoning Board of Adjustment will convene into a closed session to discuss the following:

- Presentation and discussion related to building security and protocol for the Zoning Board of Adjustment

RECONVENE INTO REGULAR SESSION

Zoning Board of Adjustment will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M. THURSDAY, FEBRUARY 12, 2026.

NORMA MENDOZA, ADMINISTRATIVE SECRETARY
DEVELOPMENT SERVICES

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACOORDINATOR@COR.GOV.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

*This does not apply to licensed carriers.

Agenda Item 2

Approval of minutes of the regular business meeting of January 21, 2026.

CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
JANUARY 21, 2026

The Zoning Board of Adjustment met on Wednesday, January 21, 2026, at 6:30 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX

MEMBERS PRESENT: Jason Lemons, Chairperson
Scott Rooker, Vice Chairperson
Phil Thames, Member
Sebrena Bohnsack, Member
Moosa Madha, Member (Alternate)
Mohammed Hafeez, Member (Alternate)

MEMBERS ABSENT: Brent Sturman, Member

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Andrew Bogda, Asst. Director of Development Services - Planning
Derica Peters, Senior Planner
Christine Ross, Planner II
Aaron Zilz, Planner II
Norma Mendoza, Administrative Secretary

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CALL TO ORDER

Chairperson Lemons called the meeting to order at 6:32 p.m.

Since there were six (6) commissioners present (but only five (5) can vote), Chairperson Lemons designated Member Madha as the designated alternate voter on items 2 and 4, and designated Member Hafeez as the designated alternate voter on items 3 and 5.

1. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

MINUTES

2. Approval of minutes of the regular business meeting of November 19, 2025 and the special called meeting of December 11, 2025.

Motion: Member Madha moved to approve the minutes as presented. Member Thames seconded the motion. Motion passed 5-0.

PUBLIC HEARING

3. SE 25-01: A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-210 (3) to allow an 8-foot-tall tubular metal fence to be located in the required front yard along both Abrams Road and Tall Oaks Lane. The property is located at 1201 Abrams Road and is zoned LR-M (2) Local Retail.

Christine Ross, Planner II, presented the Board with the details of the proposed request and stated she is available for any questions.

Chairperson Lemons asked if there were any further questions for staff, and seeing none, opened the public hearing and asked the applicant to come forward.

Manmohan S. Chima, 1201 Abrams Road, Richardson, was present, sworn in before the Board, and stated he is the applicant and represents Gurdwara Singh Sabha of North Texas Richardson; he made himself available for questions from the Board.

The Board had some discussion with the applicant regarding maintaining 50% visibility around the entirety of the fence, maintaining the landscaping, and the rationale for the requested 8-foot-fence vs. a 6-foot fence.

With no further questions, Chairperson Lemons asked for any public comments in favor or opposition. Seeing none, Chairperson Lemons closed the public hearing.

BOARD ACTION

Motion: Member Bohnsack moved to approve SE 25-01 as presented. Member Hafeez seconded the motion. Motion passed 5-0.

4. **SE 25-02:** A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (3) to allow an 8-foot-tall wooden fence to be located in the required front yard along Chapel Creek Court. The property is located at 3105 Canyon Creek Drive and is zoned R-1500-M Residential.

Aaron Zilz, Planner II, presented the Board with the details of the proposed request and stated he was available for any questions.

Chairperson Lemons asked if there were any further questions for staff.

Member Thames clarified with staff that the issue is the two (2) front yards and that the first front yard faces Canyon Creek Drive and the second front yard faces Chapel Creek Court.

Chairperson Lemons asked if there were any further questions for staff, and seeing none, opened the public hearing and asked the applicant to come forward.

Nash Rusk, 3105 Canyon Creek Drive, Richardson, applicant and homeowner, was present and was sworn in before the Board. He stated when they bought the property, the primary goal was to utilize the backyard space for his family, and said he is available for questions from the Board.

Jeff Hamilton, 3201 Canyon Creek Dr., Richardson, was sworn in before the Board and stated he was in support of the request.

Bill Weeks on behalf of Carole Weeks, 3103 Canyon Creek Dr., Richardson, was sworn in before the Board and stated he was in opposition to the request. Mr. Weeks contested that the notice of

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public hearing received by his mother had inaccurate information and was therefore not properly noticed because it is for an 8-foot fence in the required front yard along Chapel Creek Ct. and did not refer to a fence within the rear yard.

Chairperson Lemons asked staff to explain the notice of public hearing.

Staff presented graphics showing the requested front yard fence along Chapel Creek Ct. and stated that the applicant is also extending the fence towards his rear yard, which is allowed by right. The property has two (2) platted front setbacks or two (2) required front yards. The applicant wishes to put an 8-foot-tall fence within the front yard along Chapel Creek Ct., which is not allowed, hence the special exception request.

Vice Chairperson Rooker clarified with Mr. Weeks that he was referring to the notice of public hearing and Mr. Weeks stated the concern has to do with the offset from the sidewalk and the height of the fence.

Member Madha clarified with staff that a 1-to-2-foot offset from the sidewalk is considered normal for this area and that the fence will not extend beyond the property line.

With no further speakers, Chairperson Lemons closed the public hearing.

BOARD ACTION

Motion: Member Thames moved to approve SE 25-02 as presented. Member Madha seconded the motion. Motion passed 5-0.

5. **V 25-09:** A request for a variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4(g) for an 11-foot variance to the required 25-foot rear yard setback to allow a patio cover. The property is located at 2672 Poinsettia Drive and is zoned R-1100-M Residential.

Derica Peters, Senior Planner, presented the Board with the details of the proposed request. She concluded by informing the Board they had received three (3) public comments in support of the request.

Vice Chairperson Rooker asked for clarification regarding criteria number two (2) of subsection (a) (3) of the Texas Local Government Code, Chapter 211.009 and how it applies to permissible buildable area.

Ms. Peters advised the Code states a variance may be granted if compliance results in a loss to the property that could be developed or if there is a physical property hardship preventing or precluding development. She said there does not appear to be any physical hardships preventing development and that there is remaining area available for development.

Frank and Stephanie Griffin, 2672 Poinsettia Drive, Richardson, applicants and homeowners of the property were present and sworn in before the Board.

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Mr. Griffin showed pictures of the existing patio and presented the following points as hardships on the property:

- The existing covered patio space is not usable and cannot accommodate a dining set and grill
- The existing back door would not be covered
- The back fence line sharply cuts across the backyard
- The backyard has a drop in grade
- The side lot is narrow and does not provide room to extend the patio
- The property lines are not parallel to the walls of the residence and create hard corners at the roof line
- The 200 square feet of available buildable area is not reasonable or feasible due to the property's triangular shape

The Board clarified with staff that the reason for the variance request was because the proposal was both a roofed structure and attached, that the presented alternatives were provided by the applicant, and that one of the presented alternatives was for a detached structure.

Lauren Valentine, 2674 Poinsettia Dr, Richardson, was sworn in before the Board and stated she is in favor of the request and does not have any concerns.

With no further speakers, Chairperson Lemons closed the public hearing.

There was additional discussion between the Board and staff regarding other acceptable alternatives to cover the patio area and provide shade, other permissible buildable areas, grade differences on the property, requirements for providing access to utility easements, the compliance of each of the alternatives presented by the applicant, and the reason for the 25-foot rear yard setback requirement.

BOARD ACTION

Motion: Member Thames moved to deny V-25-09 as presented. Member Bohnsack seconded the motion. Motion passed 5-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:52 p.m.

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JASON LEMONS
BOARD CHAIR

ATTEST:

_____
NORMA MENDOZA
BOARD SECRETARY

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Executive Session

Presentation and discussion related to building security and protocol for the Zoning Board of Adjustment

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **February 18, 2026**

TO: **Zoning Board of Adjustment**

FROM: **Tina M. Firgens, AICP, Director of Development Services** TMF
Andrew Bogda, AICP, Assistant Director of Development Services-Planning AB

SUBJECT: **Presentation and discussion related to building security and protocol for the Zoning Board of Adjustment**

At the Zoning Board of Adjustment meeting on February 18, 2026, representative(s) from the Richardson Police Department will make a presentation and offer training for the Board, in accordance with a security audit, related to building security and protocol at Board meetings. This training session will be conducted in closed session in compliance with Section 551.076 of the Texas Government Code.