CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
MAY 20, 2026

The Zoning Board of Adjustment met on Wednesday, May 20, 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: None

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Andrew Bogda, Asst. Director of Development Services – Planning
Derica Peters, Senior Planner
Norma Mendoza, Administrative Secretary

CALL TO ORDER

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

Chairperson Lemons designated Member Madha to vote on the 2nd agenda item and Member Hafeez to vote on the 3rd item.

1. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

MINUTES

2. Approval of minutes of the regular business meeting of April 15, 2026.

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

PUBLIC HEARING

3. SE 26-03: 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 a wooden fence up to 8 feet in height to be located in the required front yard along Vinecrest Lane. The property is located at 1911 Greenhaven Drive and is zoned R-1100-M Residential.

Derica Peters, Senior Planner, presented the Board with details of the proposed request, including staff's technical analysis, and concluded by stating staff recommends approval of the request.

Tianming Bao, applicant and property owner, 1911 Greenhaven Drive, Richardson, was sworn in before the Board and presented his request. He explained that his property is close to the University of Texas at Dallas (UTD) and that there is a high frequency of pedestrian and vehicular traffic around his property. The purpose of his request to locate the fence in this area is to enhance the privacy and safety of the yard for his family.

The Board asked staff if all the similar properties cited in the report had two front yards, to which staff responded yes.

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 Thames moved to approve SE 26-03 as presented. Member Hafeez seconded the motion. Motion passed 5-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:48 p.m.

Jason Lemons, Chairperson

ATTEST:

Anna Jo Castaneda
Executive Secretary