

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
FEBRUARY 2, 2023**

C.2 ZC22-0044 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL WOOD FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8104 GREEN VALLEY DRIVE, BEING 1.0 ACRE DESCRIBED AS LOT 2R, BLOCK 1, COLLEGE ACRES ADDITION.

DENIED

Chair Welborn opened the public hearing and called for the applicant to present the request.

Michael Wood, 8104 Green Valley Dr, North Richland Hills, presented the request.

Ex-Officio Ross asked about the proposed uses for the workshop and if the adjacent lot was owned by a family member of the applicant. Mr. Wood stated that the workshop would be used as a hobby wood-working shop.

Chair Welborn asked about the uses on adjacent lots.

Chair Welborn asked about the existing gravel driveway.

Commissioner Stamps and the applicant discussed the adjacent property and uses.

Mr. Husband came forward and discussed the existing uses and access for the subject property and adjacent properties.

Commissioner Stamps and Mr. Husband discussed the concrete paved driveway requirement and the requested exception.

Commissioner Stamps and Mr. Husband discussed the requested roof pitch and the maximum allowed size of the accessory building.

Commissioner Stamps and the applicant discussed the variances requested for the accessory building and property.

Chair Welborn and the applicant discussed the driveway surface material and stated that paving the portion of the driveway between the street and fence would be an appropriate improvement.

Commissioner Stamps and the applicant discussed the color of building.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Stamps and Mr. Husband discussed the parameters the Commission uses to consider special use permit requests and waivers of standards.

Ex-Officio Ross and Mr. Husband discussed standards related to screening for accessory buildings.

Commissioner Stamps and Mr. Husband discussed the use of the building as a garage.

A motion was made by Vice Chair Luppy to approve ZC22-0044. The motion failed due to lack of a second.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER RISKY TO DENY ZC22-0044.

MOTION TO DENY CARRIED 4-1, WITH VICE CHAIR LUPPY OPPOSING.