

APPLICATION INFORMATION

Special Use Permit Case ZC25-0130
8033 Valley Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on February 17, 2025.

DESCRIPTION

Request for a special use permit as described in Sec. 118-718 to allow a new permanent accessory building at 8033 Valley Drive. This building will function as a horse barn, provide storage for hay, feed, tack, lawn equipment, tractor, tools, seasonal decor and workshop. This is in keeping with the residential estate feel of the neighborhood and will replace two aging existing structures.

Building will be 30x40 with 16 ft tall walls and have a 3/12 roof pitch resulting in a max height of 19' 11".

Building will be a total of 2480 sq ft (1200 enclosed with two 640 sq ft lean-tos) on the North and South sides. This exceeds the sq footage of the primary residence (2047 sq ft) by 433 sq ft, however at 3% does not exceed the 5% cumulative sq footage of all accessory buildings.

Accessory building will not be used for the parking of motor vehicles, business purposes or residential dwelling.

As the owner of two horses, we are requesting a variance to the required concrete access to a public street.

A concrete drive is not safe or prudent for livestock. This would create risk and danger of injury which has been proven to be potentially life altering, especially in inclement weather. This has been confirmed by two veterinarians and a farrier. Documentation available upon request.

To whom it may concern,

My name is Katie Shaw, and I am a professional farrier and horse trainer. The proposed "improved" surface that is being required of Susan Holden to obtain permitting for her new structure poses a great health risk to the equines in the care of Susan. As a person who has made it her life's work to understand horses and their behavior, having a concrete driveway run through their pasture creates an incredible hazard to these animals who will find a way to hurt themselves in a padded room. Concrete is incredibly slippery for a horse's hooves, especially if they wear shoes. As a professional farrier, if I know a horse I am shoeing is going to spend any amount of time on concrete, I apply specialty traction devices to their shoes to ensure that they are safe on the surface in which they're working. This is a costly service and not one that is great for the average horse. These shoes have a time and place and the backyard horse is not one of them. In the case of Susan's horses, the concrete driveway would run directly through the pasture in which these horses live creating an uninhabitable environment for them. It's not a question of if they will hurt themselves on this surface, it's a matter of when. A hurt horse at home requires an emergency visit from a mobile equine vet, and a visit of that nature can guarantee to run thousands of dollars. Growing up in North Texas, I am saddened that whomever is making such decisions as requiring a concrete driveway to run through a horse pasture never got to experience the vibrancy of the horse community that surrounds Susan's residence. I urge you to reconsider the need for a concrete driveway in the horse pasture. Susan has created a haven for all animals who reside on her property and taking that from her horses is simply unacceptable. If you have any questions regarding horse health and safety, I am available to answer any you may have.

Sincerely,

Katie Shaw

Katie@wheatfarrierworks.com

(817)965-2001

—

Katie Shaw

Farrier

(928)421-2371





Argyle Veterinary Hospital
410 FM 407 E
Argyle, Texas 76226
940-464-3231
info@argylevet.com

To whom it may concern,

It is in my professional opinion that a concrete driveway in a pasture with horses causes a high risk of injury to horses and livestock. It dramatically increases the risk of slipping, and falling on the concrete leading to any number of injuries. It is my recommendation to not have concrete in an area where horses have free access to the concrete pathway. If you have any further questions feel free to contact me.

Sincerely,
Katelyn Eike, DVM

A handwritten signature in black ink, appearing to read "Katelyn Eike", with a small "DVM" written to the right of the main signature.



JOE METCALF, D.V.M.
CHRIS PEEK, D.V.M.

6001 DAVIS BOULEVARD
N. RICHLAND HILLS, TEX. 76180

To Whom It May Concern:

Concrete is not recommended for horse pastures for several reasons. The concrete could create a slippery surface when wet, leading to a higher risk of slipping and injury. Concrete is not a forgiving substance. A horse walking on concrete could cause a strain on their joints, hooves and legs. Prolonged exposure to concrete can lead to hoof problems, such as excessive wear, bruising, or cracking. Concrete at times especially in Texas can become extremely hot in the summer and cold in the winter which could cause severe discomfort or even burns. In general horses prefer soft, natural surfaces like grass or dirt, so they can lie down comfortably and graze as needed. Soft surfaces also allow them to be able to move without undue stress. Another issue with a concrete surface in a pasture is that it does not allow for proper draining, which can lead to pooling, increasing the risk of slipping.

It is my personal opinion that it is not safe for a concrete path to be placed through the pasture. The horses on this lot love to run and race and the concrete actually is a severe safety hazard to them. If they were to slip and fall on the concrete they could break a leg or injure a hoof. For a horse this could be fatal. To allow these horses to live the life they are accustomed to it is best for them not to be on concrete.

If you have any questions or concerns please feel free to call me

Chris Peek DVM
817-485-2450

CLINIC: 485-2450 ★ EMERGENCY: 485-2450

Mueller, Inc. 3D Design Tool Project Specifications

Project Name: [REDACTED]

Project Date: 11/21/2024 12:02:47 PM

Customer Mailing Address

(NOTE: Quote details are only visible to logged in user, not visible if shared.)

[REDACTED]

[REDACTED]

,

Phone/Email: [REDACTED]



3D QUOTE DATA

Project Not Quoted.

Building Details

Basics (in ft.):

width X length X height: **30 X 40 X 16**

Pitch: **3**

Overhang sides: **0**

Overhang end: **0**

Single slope: **no**

Wainscot: **none**

Gutter: **yes**

Leantos

Left: width: 18, pitch: 2, drop: 0, cut_front: 0, cut_back: 0

Right: width: 18, pitch: 2, drop: 0, cut_front: 0, cut_back: 0

Leanto Wall: Yes

Colors

Wall:	Roof:	Trim:
Forest Green	Galvalume Plus	Bright White

RollUp: **Forest Green**

Vent: **Bright White**

Wainscot: **none**

Liner Panels: **none**

Accessories

Ridge Vent Type / Mode: **standard / continuous**

Insulation: **no**

front wall rollup_14x14

back wall rollup_10x10

left wall door_4x7

right wall door_4x7

left wall door_4x7

FRONT



LEFT SIDE



RIGHT SIDE



BACK

