

**C.3. ZC 2017-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM M.J. WRIGHT & ASSOCIATES, INC., FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT ON 1.40 ACRES LOCATED AT 8409 HARWOOD ROAD.**

**APPROVED WITH CONDITIONS**

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to present the staff introduction.

Mr. Husband gave the staff introduction and introduced the applicant.

The applicant, Michael Wright, 8233 Mid Cities Boulevard, North Richland Hills, Texas presented the proposal and explained why the proposed use is ideal for the identified lot.

The property owners, Carlos Dorris, 8313 Thornway Court, North Richland Hills, Texas and Jeff Wood, 205 Valley View Drive North, Colleyville, Texas gave supporting details for the intended use of the property and explained the area's demand for said proposal.

Chairman Shiflet asked if the property owners would consider a different material on the facade of the structure and suggested an updated look to the facade of the new structure.

Ex-Officio Justin Welborn asked if there would be any disposal sites on the property.

Jeff Wood stated the property would not have sewage, but a dump station would be installed to empty sewage contents into and it will be locked and under surveillance.

The recreational vehicle bays will have the ability to power heaters and refrigerators for the vehicles while being stored, but will have no water or sewer.

The applicant, Mr. Wright, explained a draft of the masonry on the building to acknowledge Chairman Shiflet's earlier concern.

Principal Planner Husband presented the staff report.

Chairman Shiflet asked for the purpose of the curb stops blocking a portion of the entrance. Principal Planner Husband stated the curb stops are on the north side of the building and were added to prevent cut through traffic. Chairman Shiflet

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mentioned if this poses an issue for the Fire Department; Mr. Husband stated no.

Commissioner Jerry Tyner questioned the space available for the recreational vehicles to maneuver through. Property owner, Jeff Wood addressed the question and stated the plans met the minimum turn radius of recreational vehicles.

Chairman Shiflet called for anyone wishing to speak for or against the request to come forward, seeing no one, he closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2017-04 WITH STAFF RECOMMENDATIONS NOTED IN THE STAFF REPORT. MOTION TO APPROVE CARRIED 5-1. (BOWEN)**