

**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
JULY 18, 2024**

D.1 ZC24-0101 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JAKE AND VIRGINIA MURRAH FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AND AN ACCESSORY DWELLING UNIT AT 6909 LITTLE RANCH ROAD, BEING 1.84 ACRES DESCRIBED AS LOT 3, BLOCK 1, MORGAN MEADOWS.

CONTINUED

Chair Welborn introduced the item, opened the public hearing, and called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

James Loveless, 13808 Bates Aston Road, Haslet, Texas, presented the request.

Commissioner Goetz and the applicant discussed the size of the proposed accessory building.

Chair Welborn and the applicant discussed the number of electric meters proposed on the lot.

Commissioner Ross, Chair Welborn and the applicant discussed the proposed timeline for the project as well as the number of permits involved.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Narayana and Mr. Comstock discussed the elements included in the total square footage of the accessory building.

Chair Welborn and Mr. Comstock discussed the previously denied case near the subject property on the same street.

July 18, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

Commissioner Ross and Mr. Comstock discussed the concept of two single family homes on a single lot without a replatting into two lots.

Vice Chair Stamps and Mr. Comstock discussed the size of the proposed accessory buildings and the percentages allowed of the overall lot size, as well as previously approved accessory dwelling units.

Commissioner Narayana, Mr. Comstock and the applicant discussed the size and height of the primary house relative to the accessory structures.

Commissioner McMahon and Mr. Comstock discussed the 5% lot area maximum for accessory buildings.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Matt Garvin, 6908 Little Ranch Road, North Richland Hills, Texas, spoke in favor of the request.

Chair Welborn and Mr. Garvin discussed various aspects of the proposal including placement and size of the proposed buildings.

Dianne Moody, 6900 Little Ranch Road, North Richland Hills, Texas, spoke about the general concerns from the neighbors regarding possible rental homes.

Chair Welborn closed the public hearing.

Commissioner Ross and Mr. Comstock discussed the mechanisms in place by the city to prevent the renting of accessory dwelling units.

Chair Welborn discussed the opposition emails received by the city from the neighbors. The opposition will trigger the 20% opposition calculation and the requirement for a supermajority vote at City Council.

Vice Chair Stamps and Mr. Comstock discussed the number and size of permanent accessory buildings that have been approved in the city.

A motion was made by Vice Chair Stamps, seconded by Commissioner Goetz,

to deny ZC24-0101.

Vice Chair Stamps, Commissioners Goetz and Ross discussed detailed reasons for supporting the denial motion.

Chair Welborn discussed the fact that two lots and two living units would appraise for a larger amount.

Commissioner Narayana and Commissioner McMahon discussed their rationale for support of the request.

Vice Chair Stamps discussed his concern for the precedent that is set by approved building of the size requested.

Commissioner Ross discussed the fact that the proposal could be changed to something more acceptable to those in opposition.

Motion to deny failed 3-4 with Chair Welborn, Commissioner Narayana, Commissioner Kidd and Commissioner McMahon opposing.

There was a discussion of the two options to either continue the request to the August 1, 2024, Planning and Zoning Commission meeting or provide a decision tonight by the Planning and Zoning Commission.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER MCMAHON TO CONTINUE ZC24-0101 TO THE AUGUST 1, 2024 PLANNING AND ZONING COMMISSION MEETING. MOTION TO CONTINUE CARRIED 7-0.

**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
AUGUST 1, 2024**

C.1 ZC24-0101 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JAKE AND VIRGINIA MURRAH FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AND AN ACCESSORY DWELLING UNIT AT 6909 LITTLE RANCH ROAD, BEING 1.84 ACRES DESCRIBED AS LOT 3, BLOCK 1, MORGAN MEADOWS. CONTINUED FROM THE JULY 18, 2024, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

Chair Welborn introduced the item, stated the public hearing remained open from the July 18 meeting, and called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

James Loveless, 13808 Bates Aston Road, Haslet, Texas, presented the request.

Chair Welborn and the applicant discussed the side setback for the accessory structure.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Chair Welborn and Mr. Comstock discussed the minimum setbacks for accessory buildings.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Mack Garvin, 6908 Little Ranch Rd, North Richland Hills, Texas, spoke in favor of the request.

Chair Welborn called for anyone wishing to speak for or against the request to come

August 01, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Narayana commented that the standards for floor area and wall heights for accessory buildings may be worth reviewing in the future.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC24-0101.

MOTION TO APPROVE CARRIED 7-0.