

**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
SEPTEMBER 21, 2023**

C.2 ZC23-0074 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AND AN ACCESSORY DWELLING UNIT AT 7409 BURSEY ROAD, BEING 2.784 ACRES DESCRIBED AS LOT 8, BLOCK 1, GREEN VALLEY COUNTRY ESTATES.

APPROVED WITH CONDITIONS

Commissioner Risky returned to the Chamber at 7:55 p.m.

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the item.

Chair Welborn called for the applicant to present the request.

Jason Haynie, 7409 Bursey Road, North Richland Hills, Texas, presented the request. He discussed the prior improvements made to the property and the existing accessory building. Mr. Haynie stated that he has intended to convert this building into an accessory dwelling unit since purchasing the property. He discussed his plan to construct a second accessory building for use as a hobby shop and storage space. He also discussed the design of the two buildings and the variances requested for the units including roof pitch and separate electric meter for the accessory building.

Commissioner Ross and Mr. Haynie discussed plans for a driveway to the rear accessory building.

Commissioner Narayana and Mr. Haynie discussed the size of the primary residence and the accessory dwelling unit.

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

Commissioner Ross and Mr. Husband clarified that the applicant could construct a driveway to the permanent accessory building with a paving permit at any time after

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the building was constructed.

Commissioner Narayana and Mr. Husband discussed the comparison of the square footage of the primary residence and the accessory buildings.

Commissioner Goetz and Mr. Husband discussed the height of the permanent accessory building and its location in relation to the surrounding houses.

Commissioner Narayana, Mr. Husband, and Mr. Haynie discussed how the trees on the property would be affected by construction of the accessory building. Mr. Haynie stated that he selected the location to maintain as many trees as possible and to maintain the neighbor's privacy.

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.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0074 WITH THE ALLOWANCE FOR A SEPARATE ELECTRIC METER FOR THE PERMANENT ACCESSORY BUILDING.

MOTION TO APPROVE CARRIED 6-0.