

**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.2 ZC24-0104 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ZACHARY RAY FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6800 MEADOW CREEK ROAD, BEING 1.29 ACRES DESCRIBED AS LOT 9, BLOCK 3, MORGAN MEADOWS.

APPROVED

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.

Zachary Ray, 6800 Meadow Creek Road, North Richland Hills, Texas, presented the request.

Commissioner Narayana and the applicant discussed access to North Forty Road for the proposed building.

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

Commissioner Ross and Mr. Comstock discussed masonry requirements and the inability of the city to regulate building materials.

Commissioner Goetz and Mr. Comstock discussed similar buildings in the subject neighborhood in terms of size, including any variances granted.

Commissioner Narayana, Mr. Comstock and the applicant discussed standard sizing for manufactured accessory buildings in relation to the proposed 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

July 18, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

hearing.

Vice Chair Stamps and Commissioner Ross discussed their rationale for supporting the request.

Chair Welborn discussed various screening methods for the proposed building.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC24-0104. MOTION TO APPROVE CARRIED 7-0.