

**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  
OCTOBER 21, 2021**

**D.1 ZC21-0005 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LISA HAM FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 7612 SHADY GROVE ROAD, BEING 1.105 ACRES DESCRIBED AS LOT 2, BLOCK 1, MCKEE ADDITION**

**APPROVED WITH CONDITIONS**

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

Lisa Ham, 7612 Shady Grove Rd, North Richland Hills, Texas presented the request.

Chair Welborn and the applicant discussed how long the concrete foundation has been on the property and the when the property was platted.

Commissioner Hoffa and the applicant discussed the timing of building construction.

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

Chair Welborn and Mr. Comstock discussed the waiver requests associated with this case, the rear building line setback, the distance from the building to the properties in Shady Oaks subdivision, and the size of the building.

Vice Chair Tyner and Mr. Comstock discussed the existing concrete slab.

Commissioner Hoffa and Mr. Comstock discussed the standard plan review and inspection processes for permanent accessory buildings.

Chair Welborn, Vice Chair Tyner, and the applicant discussed the other temporary structures located on the property behind the garage.

Commissioner Hoffa and Mr. Comstock discussed construction methods and the use of heavy timber columns for awning supports.

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Commissioner Roby and the application discussed the anticipated timing for completion of the building.

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

Warren Dewey, 8537 Grandview Drive, North Richland Hills, Texas, was called to spoke in opposition to the request.

Balendra Pathman, 8541 Grandview Drive, North Richland Hills, Texas, spoke in opposition to the request.

Sandra Huzenlaub, 8304 Shady Oaks Drive, North Richland Hills, Texas, spoke in opposition to the request.

Lynn Wilson, 8533 Grand View Drive, North Richland Hills, Texas, spoke in opposition to the request.

Debbie Dewey, 8537 Grand View Drive, North Richland Hills, Texas, spoke in opposition to the request.

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.

Chair Welborn and City Engineer Nathan Frohman discussed drainage plans for Shady Oaks subdivision and water flow in the area.

Commissioner Luppy and Mr. Comstock discussed building permit reviews and drainage plan requirements.

Commissioner Stamps and Mr. Comstock discussed the roof pitch of the covered area and storage of items around the building.

Chair Welborn and the applicant discussed drainage on the property.

Vice Chair Tyner, Commissioner Bowen, and Mr. Comstock discussed whether a condition of approval could be considered to require the covered area to be removed from the building.

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Commissioner Stamps and Mr. Comstock discussed the DRC recommendation.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC21-0005 SUBJECT TO THE REMOVAL OF THE 540-SQUARE-FOOT COVERED AREA ON THE EAST SIDE OF THE BUILDING.**

**MOTION TO APPROVE CARRIED 4-2-1 (CHAIR WELBORN AND COMMISSIONER HOFFA VOTING AGAINST AND COMMISSIONER ROBY ABSTAINING).**