

**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
APRIL 3, 2025**

C.1 ZC25-0130 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SUSAN HOLDEN FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8033 VALLEY DRIVE, BEING 1.89 ACRES DESCRIBED AS LOT 1, BLOCK 1, HOLDEN VALLEY RANCH ADDITION

APPROVED

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

Chair Welborn called for the applicant to present the request.

Kevin and Susan Holden, 8033 Valley Drive, North Richland Hills, Texas presented the request.

Commissioner Ross and the applicants discussed the location of the gate and gravel driveway on the property and the use of horse trailers on the site.

Commissioner Goetz and the applicants discussed the location of trees and the number of horses on the property.

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

Commissioner Narayana and Mr. Husband discussed the standards under which a paved driveway would be required to be constructed.

Alternate Carpenter and Mr. Husband discussed the concrete paving associated with the building.

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

John Albury, 8024 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

Doug Mann, 8025 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

James Orton, 8041 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

Knox Martin, 8040 Valley Drive, 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 forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Narayana and Mr. Husband discussed the visibility of the proposed accessory structure from the street.

Commissioner Kerby discussed the existing trees screening the building from view of the street.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER ROSS TO APPROVE ZC25-0130.

MOTION TO APPROVE CARRIED 7-0.