

**EXCERPT FROM THE SEPTEMBER 1, 2016
PLANNING AND ZONING COMMISSION MEETING MINUTES**

C.1 ZC 2016-14 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ADIENE JONES FOR A ZONING CHANGE FROM R-1 SINGLE FAMILY TO R-1-S SPECIAL SINGLE FAMILY ON 2.06 ACRES LOCATED AT 7512 BURSEY ROAD.

APPROVED

Chairman Randall Shiflet and Commissioner Steven Cooper left the Council Chambers at 9:13 p.m. in order to recuse themselves. They are both property owners within 200 feet of this zoning request.

Vice Chairman Bill Schopper read the caption for ZC 2016-14.

Planning Manager Clayton Comstock introduced the zoning change request.

Applicant Adiene Jones, 7801 Forest Hills Court, presented her zoning request. Ms. Jones has a buyer for the home on Bursey Road but they want to be able to have a horse on the property.

Vice Chairman Schopper opened the public hearing.

Lynn Lensing, 7508 Bursey Road, NRH, came forward to speak in favor of the request.

Elizabeth Sheppard, 2856 Mimosa Park Drive, Richland Hills, came forward to speak in favor of the request.

Monty Carpenter, 7516 Bursey Road South, NRH, came forward to speak in favor of the request.

Ron Dalton, 7529 Woodhaven Drive, NRH, came forward to speak in favor of the request.

Vice Chairman Schopper closed the public hearing.

Commissioner Mike Benton motioned to approve the zoning request and Commissioner Don Bowen seconded the motion.

Commissioner Benton asked about the type of fencing that is required to keep horses in the city as well as the fence maintenance that is required.

Planning Manager Comstock detailed the R-1-S zoning regulations including the enclosure requirements.

Commissioner Benton stated that a horse could damage a regular wooden fence.

Mr. Comstock stated that fencing is not required in the city code.

Commissioner Kathy Luppy asked if there were any other lots zoned R -1-S in the immediate area.

Mr. Comstock replied that Mr. Carpenter, just to the east of the subject lot, rezoned his property to R-1-S in 2013. That is the only R-1-S property along the south side of Bursey Road.

Commissioner Don Bowen asked if Mr. Carpenter could have chickens.

Mr. Comstock stated that the animal code allows one animal per acre in terms of livestock.

Commissioner Bowen asked Mr. Comstock to go over the estate lot guidelines that were established in 2014.

Mr. Comstock discussed the work sessions conducted by the Planning and Zoning Commission and City Council in 2014 that addressed estate lots. The staff recommendation is denial of the request in reiteration of the results of those work sessions.

Commissioner Bowen asked if there had been many phone calls to staff about this request.

Mr. Comstock replied that there have been several calls and most of those callers are present this evening and in favor of the request.

COMMISSIONER BENTON MOVED TO APPROVE ZC 2016-14. COMMISSIONER BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 4-0.