

**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
NORTH RICHLAND HILLS, TX 76180
SEPTEMBER 21, 2017**

**C.1. SUP 2017-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM KEVIN TRAVELL FOR A SPECIAL USE PERMIT FOR AN
ACCESSORY BUILDING LARGER THAN 1,000 SQUARE FEET ON 2.015
ACRES LOCATED AT 7504 BURSEY ROAD.**

APPROVED

Chairman Randall Shiflet introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request.

Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present their request.

Dohrman Wintermute, 7504 Bursey Road, North Richland Hills, Texas 76182 presented their request.

Chairman Shiflet asked if the four existing structures will be removed.

Mr. Wintermute stated that all existing accessory buildings would be removed.

Chairman Shiflet called for Mr. Husband to present the staff report.

Mr. Husband presented the staff report.

Chairman Shiflet asked if the Development Review Committee's recommendation for denial is due to the existing code. Mr. Husband replied yes, the denial recommendation is based on existing city code and development policy.

Chairman Shiflet expressed that this portion of the code should be revisited.

Chairman Shiflet asked if the structure was attached to the house would there need for a special use permit.

September 21, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

Mr. Husband stated no.

Commissioner Don Bowen asked if the fifteen foot height limitation should be upheld or if the existing pitch is acceptable.

Mr. Husband stated there is no opposition to the proposed pitch.

Chairman Shiflet stated the matching roof pitch is to address flat roofs or slight grades of roofs, not necessarily to limit architectural designs that mimic the primary structures.

Mr. Husband stated there are different interpretations of how to measure the height of the building, but that the City's code specifically defines the height from the ground to the peak of the roof.

Commissioner Jerry Tyner asked the applicant what the intent of the building is.

Mr. Wintermute stated the building will be used for lawn equipment, wood working, and storage.

Commissioner Justin Welborn asked what the minimum set backs are with reference to adjacent properties and buildings.

Mr. Husband stated the property is zoned R-1 and that the side and rear yard setback requires about ten feet. Mr. Husband continued, stating the proposed setbacks exceed this requirement.

Chairman Shiflet asked for anyone wishing to speak for or against the request to come forward, seeing no one, he closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE SUP 2017-06. MOTION TO APPROVE CARRIED 6-0.