

**MINUTES OF THE 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
AUGUST 16, 2018**

C.1. ZC 2018-19 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOUG AND ELIZABETH MANN FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1-S SPECIAL SINGLE-FAMILY AT 8025 VALLEY DRIVE, BEING 2.26 ACRES DESCRIBED AS TRACT 1B12, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chairman Justin Welborn introduced items C.1 and C.2 and announced the items will be presented together and voted on separately. Chairman Welborn opened the public hearing and called on Principal Planner Clayton Husband to introduce the request. Mr. Husband presented the request.

Chairman Welborn called for the applicant to present the request.

Doug Mann, 8025 Valley Drive, North Richland Hills, Texas, 76182, presented the request.

Chairman Welborn and the applicant discussed height and size differences between the existing wooden barn and the proposed metal building.

Commissioner Don Bowen and the applicant discussed the future plans of the secondary living unit. Commissioner Bowen stated the secondary living unit may not be used as rental space.

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

Commissioner Bowen and Mr. Husband discussed the potential for the secondary living unit being 85% masonry and the metal structure having a 4-foot wainscoting. Commissioner Bowen and Mr. Husband discussed staff's recommendation to not attach the secondary living unit to the primary residence as required by the zoning ordinance.

Commissioner Mason Orr and Mr. Husband discussed the existing fencing material

August 16, 2018

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

along the southern property line.

Commissioner Kathy Luppy and Mr. Husband discussed the maximum size structure permitted for a secondary living unit as compared to the proposal.

Chairman Welborn and Mr. Husband discussed the square footage of the secondary living unit and porch area.

Chairman Welborn called for anyone wishing to speak for or against the request.

Deborah Turnage, 7015 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the request.

Donna Albury, 8024 Valley Drive, North Richland Hills, Texas 76182; Kevin Holden, 8033 Valley Drive, North Richland Hills, Texas 76182; Susan Holden, 8003 Valley Drive, North Richland Hills, Texas 76182; and George Dumith, 7325 Bursey Road, North Richland Hills, Texas 76182 recorded their support for the proposal but wished to not speak.

Chairman Welborn called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Welborn closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-19.

MOTION TO APPROVE CARRIED 4-0.