

**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
DECEMBER 20, 2018**

C.3 ZC 2018-26 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CBG SURVEYING TEXAS, LLC FOR A ZONING CHANGE FROM AG AGRICULTURE TO R-1 SINGLE-FAMILY RESIDENTIAL AT 8625 RUMFIELD ROAD, BEING 0.959 ACRES DESCRIBED AS TRACTS 14A AND 14E, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chairman Justin Welborn stated items C.3, C.4, and D.1 are related items and will be presented together, opened the public hearing for items C.3 and C.4, and called for the Planning Director Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Chairman Welborn called for the applicant to present the request.

The applicant, Luke Steinbrink, 8541 Smith Drive, North Richland Hills, Texas 76182, presented the requests.

Ex-Officio Kelvin Deupree asked the applicant if business will be conducted within the building. The applicant stated no.

Chairman Welborn called for Mr. Comstock to present the staff reports. Mr. Comstock presented the staff reports.

Commissioner Don Bowen and Mr. Comstock discussed the structure layout pertaining to the square footage, porch, and structure.

Michaele Kelley, 8616 Kirk Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

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

Chairman Welborn and Mr. Comstock discussed existing entitlements for primary

accessory structures as well as the proposed waivers.

Chairman Welborn and the applicant discussed the other facades of the building.

Chairman Welborn asked the applicant if the structure could be placed further than 15 feet from the rear property line. Mr. Steinbrink's builder, Ben Loibl, 2409 Avenue J, Arlington, Texas 76006, and the applicant discussed the potential of moving the structure.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-26.

MOTION TO APPROVE CARRIED 4-0.