

**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
APRIL 5, 2018**

C.2. ZC 2018-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO R-2 SINGLE FAMILY RESIDENTIAL AT 8228, 8300, 8304, AND 8308 SAYERS LANE AND A PORTION OF 7601 DAVIS BOULEVARD, BEING 2.952 ACRES DESCRIBED AS LOTS 1, 2AR1, 2AR2, 2R1, AND 2R2, BLOCK 3, WOODBERT ADDITION.

APPROVED

Chairman Randall Shiflet introduced items C.2. and C.3. stating the items will be discussed together, but voted on separately. Chairman Shiflet opened the public hearing and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Randall Shiflet called for the applicant to present the request.

Mark Wood, 6617 Precinct Line Road, North Richland Hills, Texas 76182, presented the request.

Vice Chairman Steven Cooper and Mr. Wood discussed the dimensions of the lot. Vice Chairman Cooper stated dissatisfaction with the lot width of the commercial lots.

Chairman Shiflet called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Vice Chairman Cooper and Mr. Comstock discussed lot dimensions of similar commercial properties to the north of the proposal.

Chairman Shiflet and Mr. Comstock discussed the possibilities of two-story office buildings in the proposed non-residential planned development. Chairman Shiflet and Mr. Comstock also discussed lots similar to the non-residential proposal as well as median openings along Davis Boulevard with access Sayers Lane.

Chairman Shiflet, Vice Chairman Cooper, Commissioner Justin Welborn, and Mr. Wood discussed the lot sizes for the residential and non-residential planned

development zoning requests.

Commissioner Jerry Tyner and Mr. Wood discussed the traffic pattern for the south conceptual office building.

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

Vice Chairman Steven Cooper stated the lot width for the non residential planned-development is not wide enough.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2018-05.

MOTION TO APPROVE CARRIED 6-0.