

**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
SEPTEMBER 6, 2018**

C.3. ZC 2018-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT, LLC FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 7501 MID-CITIES BOULEVARD AND 7441 COLLEGE CIRCLE, BEING 5.52 ACRES DESCRIBED AS TRACT 10H, JOHN BARLOUGH SURVEY, ABSTRACT 130; AND LOT A1C, BLOCK 28, COLLEGE HILLS ADDITION.

DENIED

Chairman Justin Welborn stated he filed an affidavit of disqualification and exited the Council Chambers at 9:56 p.m.

Vice Chairman Jerry Tyner opened the public hearing, introduced the item, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Vice Chairman Tyner called for the applicant to present the request.

John Pitstick, on behalf of Beaten Path Development and Our Country Homes, 700 West Harwood Road, Hurst, Texas 76054, presented the request.

Ex-Officio Kelvin Deupree and Mr. Pitstick discussed pedestrian access throughout the development as well as the distance between homes.

Vice Chairman Tyner called for Mr. Comstock to present the staff report. Mr. Comstock the staff report.

Ex-Officio Duepree and Mr. Comstock discussed the percentages of single-story and multi-story residences and the future course to alter those percentages if ever needed.

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

September 06, 2018

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Commissioners Kathy Luppy, Mason Orr, Don Bowen, and Ex-Officio Deupree commented about various item discussed in the staff report.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER LUPPY TO DENY ZC 2018-08.

MOTION TO DENY CARRIED 5-1-1, WITH COMMISSIONER WENDY WERNER OPPOSING AND CHAIRMAN JUSTIN WELBORN ABSTAINING.