DRAFT

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
MAY 21, 2020

D.3   SDP 2020-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM URBAN TRAILS BEATEN PATH DEVELOPMENT FOR A REVISED SPECIAL DEVELOPMENT PLAN FOR URBAN TRAILS AT NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, BEING 10.92 ACRES DESCRIBED AS URBAN TRAILS ADDITION PHASES ONE AND TWO.
<u>**APPROVED**</u>

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

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

John Pitstick and Dustin Austin, with Beaten Patch Development, 700 W Harwood Road, Hurst, Texas 76054 presented the request.

Vice Chair Tyner and Mr. Pitstick discussed the definitions of building plate.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the phone number provided.

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

Commissioner Werner and Mr. Comstock discussed the proposed building plate height requirement.

Commissioner Olvey and Mr. Pitstick discussed the number of bedrooms proposed in the residences.

Vice Chair Tyner stated his concerns about the reduced parking request.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call

the number provided. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

Commissioner Werner and Mr. Comstock discussed the building design of the duplex units.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE SDP 2020-02, WITH A MODIFICATION TO THE REQUESTED PARKING RATIO REQUIREMENT TO EQUAL 3.48 PARKING SPACES PER UNIT.

MOTION TO APPROVE CARRIED 6-0.