

**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  
NOVEMBER 18, 2021**

**D.1 ZC 2020-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TORINO LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7509 CHAPMAN DRIVE, BEING 2.74 ACRES DESCRIBED AS TRACT 4, JOHN MCCOMAS SURVEY, ABSTRACT 1040.**

**APPROVED**

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

Chair Welborn called for the applicant to present the request.

Bob Flynn, 1313 Regency Court, Southlake, Texas, presented the request.

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

Commissioner Bowen and Mr. Comstock discussed the keeping of livestock on the property.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

John Cope, 6724 Meadow Road, spoke in opposition to the request.

Guy Shaver, 6732 Meadow Road, spoke in opposition to the request.

Rich Kopenec, 7616 Chapman Road, spoke in opposition to the request.

James Newberry, 7512 Chapman Dr, spoke in opposition to the request.

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

November 18, 2021

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

hearing.

Chair Welborn and Mr. Comstock discussed building setbacks from adjacent properties, the three existing lots on Meadow Road, traffic on Chapman Road, and the land use plan as it pertains to this property.

Commissioner Bowen and Mr. Comstock discussed livestock on the property and the lot size limitations.

Vice Chair Tyner and Mr. Comstock discussed building setbacks from the lots on Bartay Drive.

**A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2020-07 BY CHANGING THE REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO A RESIDENTIAL INFILL PLANNED DEVELOPMENT WITH THE STANDARDS PROPOSED BY THE DEVELOPMENT REVIEW COMMITTEE.**

**MOTION TO APPROVE CARRIED 5-0.**