

**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
FEBRUARY 21, 2019**

C.1 ZC 2019-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING, INC. FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE AT 8161 PRECINCT LINE ROAD, BEING 1.37 ACRES DESCRIBED AS A PORTION OF TRACTS 5 AND 5M, WC NEWTON SURVEY, ABSTRACT 1182; TRACTS 8, 8D, AND 8H, S RICHARDSON SURVEY, ABSTRACT 1266; AND TRACTS 8 AND 8E, T PECK SURVEY, ABSTRACT 1209.

APPROVED

Chairman Justin Welborn announced he filed an affidavit of disqualification and exited the Council Chambers at 7:40 p.m.

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

Clay Cristy, on behalf of ClayMoore Engineering, 1903 Central Drive, Bedford, Texas 76021, presented the request.

Amir Aboutalebi, 2826 Volterra Way, Keller, Texas 76248, on behalf of NorthStar Dermatology also presented the request.

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

Vice Chairman Tyner and Mr. Comstock discussed continued access for Ms. Ratcliff's residence to the west of the proposed zoning change.

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.

Commissioner Don Bowen stated he applauds the efforts of the applicant to acquire and develop the remaining property on Precinct Line Road.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVED. APPROVE ZC 2019-01. MOTION TO APPROVE CARRIED 4-0-1.