

**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.4. ZC 2018-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE AT 8165 PRECINCT LINE ROAD, BEING 1.817 ACRES DESCRIBED AS TRACTS 8B, 8C, AND A, THOMAS PECK SURVEY, ABSTRACT 1209; AND TRACTS 5D AND 5F, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Vice Chairman Jerry Tyner stated he filed an affidavit of disqualification and exited the Council Chambers at 10:41 p.m.

Commissioner Kathy Luppy introduced the item, opened the public hearing, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Commissioner Luppy called for the applicant to present the request.

Amir Aboutalebi, 2826 Volterra Way, Keller, Texas 76248, presented the request.

Matt Moore, on behalf of ClayMoore Engineering, 1903 Central Drive, Bedford, Texas 76021, continued to present the request.

Commissioner Luppy and Mr. Moore discussed the plans for the existing residence on the lot.

Janet Golightly, 8165 Precinct Line Road, North Richland Hills, Texas 76182, continued to present the request.

Michelle Rawls, realtor for the Golightly family, 2104 East State Highway 114, Southlake, Texas, 76092, continued to present the request.

Commissioner Luppy called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

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Ex-Officio Kelvin Deupree and Mr. Comstock discussed the 2012 Comprehensive Plan with respect to the subject property and Kroger Marketplace.

Commissioner Sarah Olvey and Mr. Comstock discussed the proposed layout of the property.

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

Commissioner Don Bowen stated in this scenario the applicants presented valid arguments for the subject property to be zoned office rather than single-family residential as shown on the 2012 Land Use Plan.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE ZC 2018-13.

MOTION TO APPROVE CARRIED 5-0-2, WITH CHAIRMAN JUSTIN WELBORN AND VICE CHAIRMAN JERRY TYNER ABSTAINING.