

**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.1. ZC 2018-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY, P.C., FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7125 DOUGLAS LANE, BEING 5.942 ACRES DESCRIBED AS TRACTS 2Z, 2Z1, 2J, AND 2J1, JOHN CONDRA SURVEY, ABSTRACT 311. (CONTINUED FROM THE AUGUST 16, 2018, PLANNING AND ZONING COMMISSION MEETING)**

DENIED

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY VICE CHAIRMAN JERRY TYNER TO REMOVE ZC 2018-10 FROM THE TABLE.

MOTION TO REMOVE ZC 2018-10 FROM THE TABLE CARRIED 7-0.

Chairman Justin Welborn reopened the public hearing, introduced the item, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called the applicant to present the request.

Mark Wood, on behalf of Howe Wood Company, 6617 Precinct Line Road, North Richland Hills, Texas 76182, introduced the property owner, Chester Christopher.

Chester Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182, presented the request.

Mr. Wood reapproached the Commission and continued to present the request.

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

Chairman Welborn and Mr. Comstock discussed how the boundary for the residential estate area was created. Mr. Comstock stated that it was created by staff based on existing contiguous areas of R-1-S and AG zoned properties as well as lot sizes and

September 06, 2018

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

residential densities.

Chairman Welborn announced Planning Technician John Chapman will begin calling individuals who filled out and submitted a public meeting appearance card to speak.

Austin Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

R. Lynn Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Jim Buresh, 7124 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Peggy Smith, 7121 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition of the request.

Joyce Goldring, 7009 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition of the request.

Ty Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Commissioner Don Bowen asked that all comments be directed to the Commission and concern only the request by the applicant.

Ryan McCallion, 7401 Continental Trail, North Richland Hills, Texas 76182, spoke in support of the request.

Elaine McCallion, 7401 Continental Trail, North Richland Hills, Texas 76182, spoke in support of the request.

Cindy Gorman, 7301 Shadyhollow Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Debra Turnage, 7015 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Tammy Hart, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition of the request.

September 06, 2018

Planning and Zoning Commission Meeting Minutes

Page 2 of 4

Robin Langley, 7237 Windcrest Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Jack Reynolds, 6708 Little Ranch Road, North Richland Hills, Texas 76182, spoke in favor of the request.

Sylvia Ventura, 6724 Little Ranch Road, North Richland Hills, Texas 76182, spoke in support to the request.

Allie Herd, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Robert Shank, 6113 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Those who did not wish to speak, but registered their opposition to the request: Kathy Mattox, 7112 Windhaven Road, North Richland Hills, Texas 76182; Clifford Mattox, 7112 Windhaven Road, North Richland Hills, Texas 76182; Brooke Allen, 7237 Windcrest Lane, North Richland Hills, Texas 76182; Pam Moon, 7129 Douglas Lane, North Richland Hills, Texas 76182; Marietta Gonzales, 7036 Windhaven Road, North Richland Hills, Texas 76182; Dianne Skinner, 7217 Windcrest Lane, North Richland Hills, Texas 76182; Johnny Darla, 7209 Windcrest Lane, North Richland Hills, Texas 76182; William Mahiu, 7113 Douglas Lane, North Richland Hills, Texas 76182; and Suzanne Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182.

Those who did not wish to speak, but registered their support for the request: Marcia Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182; Brad Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182; and Robert Martinson, 6716 Little Ranch Road, North Richland Hills, Texas 76182.

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

Commissioner Kathy Luppy commented that the upcoming 2018 comprehensive plan is proposed to be adopted by the end of the year and will likely include a residential estate lot recommendation.

Commissioner Mason Orr stated the R-2 zoning request is reasonable.

September 06, 2018

Planning and Zoning Commission Meeting Minutes

Page 3 of 4

Vice Chairman Jerry Tyner stated he was part of the 2014 joint meeting with City Council when the estate lot subject was first discussed and that he is opposed to the request.

Chairman Welborn summarized the applicant's statements concerning the value of the subdivision and this particular property is appropriate to be zoned R-2.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO DENY ZC 2018-10.

MOTION TO DENY CARRIED 4-3, WITH CHAIRMAN JUSTIN WELBORN, COMMISSIONER SARAH OLVEY, AND COMMISSIONER MASON ORR OPPOSING.