

**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
OCTOBER 17, 2019**

C.3 ZC 2019-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8141 AND 8145 PRECINCT LINE ROAD, BEING 4.225 ACRES DESCRIBED AS TRACTS 5B AND 5B3, WC NEWTON SURVEY, ABSTRACT 1182, AND TRACTS 8C AND 8C3, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chair Welborn announced he has a conflict of interest for item D.1 and would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating his conflict.

Chair Welborn left the dais at 8:07 p.m.

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.

Ottis Lee, Baird, Hampton, & Brown, 949 Hilltop Drive, Weatherford, Texas, presented the request.

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

Vice Chair Tyner and Mr. Comstock discussed future access for the adjacent lot near the property.

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

Paul Betik, 9133 Venado Drive, North Richland Hills, Texas, spoke in opposition to

October 17, 2019

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

the request.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-16.

MOTION TO APPROVE CARRIED 5-0-1, WITH CHAIR WELBORN ABSTAINING.