

**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
FEBRUARY 6, 2025**

C.5 ZC25-0126 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAGLE INC FOR A SPECIAL DEVELOPMENT PLAN FOR AN OFFICE BUILDING AT 6320 SMITHFIELD ROAD, BEING 3.698 ACRES DESCRIBED AS TRACTS 5A AND 5B, JOHN BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

Vice Chair Stamps recessed the meeting at 9:09 p.m.

Vice Chair Stamps reconvened the meeting at 9:13 p.m.

Vice Chair Stamps introduced the item, opened the public hearing, and called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Vice Chair Stamps called for the applicant to present the request.

Troy Ragle, 790 Mountain Gilead Road, Keller, Texas, presented the request.

Commissioner Goetz and the applicant discussed the timeline for construction of the project. Mr. Ragle stated construction would likely take 18 months.

Commissioner Narayana and the applicant discussed the number of employees at the site. Mr. Ragle stated 50-80 employees are likely when the office opens, with about 100 employees depending on the number of projects in the area.

Vice Chair Stamps and the applicant discussed the possibility of leasing office space within the building.

Commissioner McMahon and the applicant discussed the architectural design of the building.

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

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Commissioner Narayana and Mr. Comstock discussed the parking requirements in the transit oriented development district.

Commissioner Goetz and Mr. Comstock discussed the location of the building on the property.

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

Commissioner Narayana spoke about the possibility of allowing staff approval to setback standards when sites are affected by easements like the case under consideration.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC25-0126.

MOTION TO APPROVE CARRIED 5-0.