

**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
NOVEMBER 3, 2022**

C.3 ZC22-0042 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FORT WORTH CHRISTIAN SCHOOL FOR A SPECIAL USE PERMIT FOR OUTDOOR RECREATION AREAS WITH ELEVATED LIGHTS AT 6200 HOLIDAY LANE, BEING 41.07 ACRES DESCRIBED AS LOT 1, BLOCK 1, FORT WORTH CHRISTIAN SCHOOL ADDITION.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Kent Means, 5552 Greenview Court, North Richland Hills, Texas, presented the request. He stated they are requesting approval for elevated lights at the softball field and future tennis courts. He stated the softball field lights would be installed this year, and lights at the tennis courts installed in the future when the courts are constructed.

Vice Chair Luppy and the applicant discussed start time and length of softball games and the season.

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

Chair Welborn and Mr. Comstock discussed whether the special use permit would need to be revised if the tennis courts were relocated. Mr. Comstock stated as long as the lighting plan met the approved standards, the special use permit would not need to be revised.

Commissioner Bowen and Mr. Comstock discussed the special use permit expiration clause and whether that should be extended or eliminated for this property.

Ex-Officio Ross and Mr. Comstock discussed whether or not the tennis courts could come back when they were actually built-in case plans changed.

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Chair Welborn and the applicant discussed the timing for construction of the tennis courts, which could be built within three years depending on funding.

Commissioner Stamps, Commissioner Bowen, and the applicant discussed the appropriate amount of time for an expiration date for special use permit approval. Commissioner Bowen stated that five years would be an appropriate time frame.

Commissioner Stamps and Mr. Comstock discussed the scope of the special use permit approval, which covers only elevated lighting at the softball field and future tennis courts.

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

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY VICE CHAIR LUPPY TO APPROVE ZC22-0042 WITH AN EXTENSION OF THE EXPIRATION OF THE SPECIAL USE PERMIT TO FIVE YEARS.

MOTION TO APPROVE CARRIED 4-0.