

**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 18, 2021**

D.2 ZC21-0006 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MMA TEXAS FOR A ZONING CHANGE FROM OC (OUTDOOR COMMERCIAL) TO RD-PD (REDEVELOPMENT PLANNED DEVELOPMENT) IN THE 8600-8800 BLOCKS OF BOULEVARD 26, BEING 24.31 ACRES DESCRIBED AS LOTS 3R1, 3R3R, AND 4R, BLOCK 2, WALKER BRANCH ADDITION.

DENIED

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.

Nikki Moore and TJ Moore, ECM Development, 2201 E Lamar Boulevard, Arlington, Texas presented the request.

Chair Welborn and the applicant discussed unit counts in the applicant's other communities, David Weekley Homes and Greystar's involvement in the project.

Commissioner Stamps and the applicant discussed the build-to-rent concept and demand for the product.

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

Chair Welborn and Mr. Comstock discussed the nature of the proposed open space provided within this development and future plans for redevelopment of attractions at NRH2O and its effects on the proposed project.

Chair Welborn and Mr. Comstock discussed the remaining undeveloped land in the city and setbacks and zoning standards in the Outdoor Commercial zoning district.

Ex-Officio Bridges, Mr. Comstock, and Director of Economic Development Craig

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Hulse discussed the history of zoning requests and development on the property.

Chair Welborn and Mr. Comstock discussed the changes in land area between the 2012 and 2019 land use plans regarding medium density residential and retail commercial land uses.

Commissioner Stamps and Mr. Comstock discussed the missing middle housing concept.

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

Lauren Morgan, Greystar Management, 8745 Montreal Mews, North Richland Hills, Texas, spoke in favor of the request.

Gene Snow, 6300 Midway Road, Haltom City, Texas, spoke in favor of the request.

Spencer Massey, 6300 Midway Road, Haltom City, Texas, spoke in favor of the request.

Bill Dahlstrom, Jackson Walker LLP, 2323 Ross Avenue, Dallas, Texas, spoke in favor of the request.

Douglas Cooper, MMA Texas, 519 East Border Street, Arlington, Texas, recorded their support for the request but did not wish to speak.

Paula Nichols, 3520 Sheffield Drive, Arlington, Texas, recorded their support for the request but did not wish to speak.

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 BOWEN, SECONDED BY COMMISSIONER STAMPS TO DENY ZC21-0006.

MOTION TO DENY CARRIED 5-0.