

**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
JANUARY 16, 2020**

D.1 SDP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HKS, INC., FOR A SPECIAL DEVELOPMENT PLAN FOR AN ELEMENTARY SCHOOL IN THE 6700-6800 BLOCKS OF DAVIS BOULEVARD, BEING 10.94 ACRES DESCRIBED AS PORTIONS OF LOT 1, BLOCK 2, SMITHFIELD ADDITION; AND TRACTS 1B, 1B5, 1B6, AND 3B1, CROCKETT SURVEY, ABSTRACT 273.

APPROVED

Chair Welborn announced that Commissioner Luppy has a conflict of interest for items C.4, C.5, and D.1 and would abstain from discussion. She filed an affidavit of disqualification with the city secretary stating her conflict.

Commissioner Luppy left the dais at 7:23 p.m.

Chair Welborn stated since they are related items on the same property, items C.4, C.5, and D.1 would be presented together, but the Commission will take action on each one separately.

Chair Welborn introduced the item 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.

Wayne Reynaud, 305 N. Saint Paul Street, Suite 100, Dallas, Texas presented the request.

Chair Welborn, Commissioner Werner, and the applicant discussed the screening fence requirements on the site.

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

Chair Welborn and Mr. Comstock discussed the surrounding areas and how they would be affected by the project.

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Commissioner Werner and Mr. Comstock discussed drainage on the site.

Vickie Coles, 5645 Jamaica Circle, North Richland Hills, Texas spoke representing Smithfield Cemetery and about the fence between the school and the cemetery property.

Lawrence Fortney, 8016 Mickey Street, North Richland Hills, Texas spoke about the screening wall and site drainage.

Marianne Stahlhut, 6801 Smithfield Road, North Richland Hills, Texas spoke in favor of the request.

Mary Pat Fortney, 8016 Mickey Street, North Richland Hills, Texas spoke about traffic and drainage on the site.

Chair Welborn and the applicant discussed drainage and the screening fence location on the site.

Chair Welborn, Commissioner Werner, and the applicant discussed the sidewalk requirement on Smithfield Road.

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 OLVEY TO APPROVE SDP 2019-03.

MOTION TO APPROVE CARRIED 3-1-1, WITH COMMISSIONER WERNER VOTING AGAINST AND COMMISSIONER LUPPY ABSTAINING.