

**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
AUGUST 3, 2023**

D.2 ZC23-0072 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A SPECIAL DEVELOPMENT PLAN FOR A TRANSITIONAL PARKING LOT AT 6412 DAVIS BOULEVARD, BEING 6.93 ACRES DESCRIBED AS TRACTS 2A2, 2A2F, 2C1, 2C1D, AND 2C1D1, JOHN H. BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

Vice Chair Stamps introduced the item and stated that Commissioner Narayana has a conflict of interest for item D.2 and would recuse herself from discussion and deliberation of this request. He stated an affidavit of disqualification has been filed with the City Secretary's Office.

Commissioner Narayana left the chamber at 7:30 p.m.

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

Rick Figueroa, 8800 Kirk Lane, North Richland Hills, Texas, presented the request. He discussed the lack of parking at the adjacent property to the north and how the subject property can alleviate these issues. Mr. Figueroa discussed the concept plan for the subject property, phasing of development, and coordination with design professionals and neighboring landowners to ensure the connectivity of current and future developments. He discussed plans for a temporary, transitional parking lot that will be used while the permanent parking lot is being constructed.

Commissioner Ross and Mr. Figueroa discussed the area that would be used as temporary parking and pedestrian barriers to delineate the parking area.

Vice Chair Stamps, Commissioner Ross, and Mr. Figueroa discussed the construction timeline for the project and tenant use of the parking area.

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Commissioner Goetz asked Mr. Figueroa if he had obtained permission from Smurfit Kappa to build across the drainage channel.

Jeff Kutak, Smurfit Kappa, 2804 Burlwood Drive, Arlington, Texas, came forward to speak. Mr. Kutak discussed his conversations with Mr. Figueroa and Smurfit Kappa's legal counsel regarding the drainage channel adjacent to the subject property. He indicated Smurfit Kappa's intent either to convey an access easement or the subject property to Mr. Figueroa.

Commissioner Bridges and Mr. Figueroa discussed traffic and parking issues at Total ReComp.

Ex-Officio Luppy and Mr. Figueroa discussed how the plans for parking aligned with Development Review Committee recommendations and the timeline for construction of the buildings in the concept plan.

Commissioner Goetz and Mr. Figueroa clarified that the parking spaces shown on the concept plan will accommodate both the current developments to the north and future developments on the subject property.

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

Commissioner Bridges and Mr. Comstock discussed how restricting temporary parking would affect the construction of the permanent parking lot.

Vice Chair Stamps and Mr. Comstock clarified the process and timeline for completing the parking lot and landscaping requirements.

Vice Chair Stamps and Mr. Comstock discussed how the current plan addresses City Council's comments from the previous request.

Vice Chair Stamps, Commissioner Ross, and Mr. Comstock discussed City Council's comments on the temporary parking lot from the previous request.

Vice Chair Stamps and Mr. Comstock discussed what penalties would be incurred if the construction doesn't meet the timeline.

Ex-Officio Luppy and Mr. Comstock discussed how the concept plan compares to the transit oriented development standards.

Commissioner Ross and Mr. Comstock clarified that this request would only act upon the parking lot, not on the concept plan.

Commissioner Goetz and Mr. Comstock discussed possible traffic volume and safety concerns along Davis Boulevard due to the new developments and the dedication of right-of-way adjacent to the property.

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

Michelle Keyworth, 9040 Creek Trail, Fort Worth, came forward to speak. She discussed the opening of Keyworth Brewing, her concerns with parking on the site, and measures she is taking to ensure that customers will be able to park at the site.

There being no one else wishing to speak, Vice Chair Stamps closed the public hearing.

Vice Chair Stamps and Commissioner Bridges clarified that the Commission would vote on the case to approve or deny, subject to any conditions that may be considered.

Vice Chair Stamps discussed the parking issues on the adjacent property.

Mr. Figueroa discussed how the temporary parking lot would positively affect his tenants and the measures that will be taken to ensure the lot is safe.

Vice Chair Stamps and Mr. Comstock discussed staff's concerns about and conditions that could be included regarding the temporary parking lot.

Commissioner Ross and Ex-Officio Luppy stated their support for the request as it helps support future economic development.

Commissioner Goetz stated that she will be voting against the request due to her concerns about traffic safety.

Vice Chair Stamps discussed the need for a temporary crossing to be built.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES, TO APPROVE ZC23-0072, SUBJECT TO THE CONDITIONS OUTLINED BY THE DEVELOPMENT REVIEW COMMITTEE AND ALLOWING A TEMPORARY PARKING AREA THAT INCLUDES ROCK OR STONE TO DELINEATE THE AREA BUT PROHIBIT THE USE OF TRAFFIC CONES.

MOTION TO APPROVED CARRIED 4-1-1, WITH COMMISSIONER GOETZ OPPOSING AND COMMISSIONER NARAYANA ABSTAINING.