

**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 17, 2023**

**D.6 ZC23-0060 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM COVER 2 CAPITAL FOR A SPECIAL DEVELOPMENT PLAN FOR A MIXED-USE, MULTI-FAMILY DEVELOPMENT AT 6405-6421 SMITHFIELD ROAD, 7801 GUY STREET, AND 7805-7829 ARTHUR DRIVE, BEING 6.04 ACRES DESCRIBED AS LOTS 1R AND 3-8, BLOCK 2; AND LOTS 1-5, BLOCK 3, MEACHAM ADDITION.**

**APPROVED WITH CONDITIONS**

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.

Blake Poston, 428 Brookview Drive, Dallas, Texas, and Bryan Welty, 6448 Lakeshore Drive, Dallas, Texas, representing Cover 2 Capital, presented the request. Mr. Poston discussed Cover 2 Capital's business model and past developments of the company. He discussed the history of the project, Cover 2 Capital's process in assembling the land for the project, and the breakdown of the square footage for the project and the parking provided.

Mr. Welty discussed the mix of housing types on the site to provide an appropriate transition to the single family neighborhood to the south. Mr. Welty discussed the sizes and locations of the open spaces, pedestrian features of the buildings, and planned improvements to Arthur Drive, including sewer, curb, and drainage improvements.

Mr. Poston discussed plans for the parking garage and the layout of the structure, including the separation of the parking garage to accommodate both commercial and residential users. He discussed the amenities offered for residents of the property.

Mr. Welty discussed the exterior designs and proposed materials of the buildings, and displayed concept images of the interior of the buildings and the units. He discussed the results of the traffic impact analysis and recommendations from the

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engineer for mitigating traffic concerns at the intersection of Mid Cities Boulevard and Smithfield Road.

Chair Welborn and Mr. Welty discussed that future traffic analysis should include school traffic counts and discussed the access to the property and mitigation efforts for traffic.

Chair Welborn and Mr. Poston discussed the unit mix of the property, which the applicant indicated the intended mix of 65% one-bedroom and 35% two-bedroom in the four-story building. They also discussed the ownership versus lease status of the townhomes, and the expected rents of the units.

Mr. Welty discussed the plans for commercial tenants on the property.

Chair Welborn, Mr. Poston, and Mr. Welty discussed the estimated construction timeline.

Commissioner Ross and Mr. Welty discussed the design of the parking structure. The applicant shared their intent to finish the railway-facing façade in masonry that complements the building design.

Commissioner Goetz and Mr. Welty discussed the townhome tenants' access to community amenities if they were rented and maintenance of the townhome units if they were owned.

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

Mr. Comstock discussed the requested waivers to the Transit Oriented Development code, including a revision to the Smithfield TOD character zone boundaries, landscaping standards on private property, mixed-use criteria for ground floor space, townhome lot standards, and parking.

Commissioner Goetz and Mr. Comstock discussed the schools that serve the property. The property is within the Smithfield Elementary, Smithfield Middle, and Birdville High school attendance zones.

Ex-Officio Luppy and Mr. Comstock discussed the reconstruction of Arthur Drive.

Commissioner Ross and Mr. Comstock discussed the lots on the south side of Arthur Drive.

Chair Welborn and Mr. Comstock discussed the process and timing of the adoption of the TOD Code in 2008-2009.

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

Pat O'Connor, 7800 Arthur Drive, North Richland Hills, Texas, discussed his concerns with the project including the traffic impacts on Arthur Drive and Smithfield Road, the changing of the character zone along Arthur Drive, and drainage improvements. He stated that Arthur should be constructed as a full TOD street.

Jim O'Connor, 8221 Cardinal Lane, North Richland Hills, Texas, discussed his concerns with traffic impacts along Arthur Drive, parallel parking on Smithfield Road, traffic flow through the parking garage, and drainage on the property.

Vincent O'Connor, 7802 Arthur Drive, North Richland Hills, Texas, discussed his concerns with traffic created by the development and the negative effect of the pedestrian crossings on Smithfield Road. He stated his support for expanding Arthur Drive.

Pake Rossi, 7804 Arthur Drive, discussed his concerns regarding the potential for rental of townhomes, and the height of the multi-family buildings.

Virginia O'Connor, 8221 Cardinal Lane, North Richland Hills, Texas, discussed her concerns with the height of the multi-family buildings.

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

Chair Welborn stated the project would be required to comply with state and local codes regarding engineering standards even if the waivers are approved. He discussed the traffic impact analysis and the need to include school year traffic counts and ensuring appropriate levels of service on area roads.

Chair Welborn and Mr. Welty discussed Cover 2 Capital's work with the city to determine appropriate public infrastructure designs for the project.

Mr. Poston clarified that the project would include a fire lane turnaround at the west end of Arthur Drive.

Chair Welborn and Mr. Welty discussed the management of the townhomes whether they were rented instead of sold.

Chair Welborn, Mr. Welty, and Mr. Poston discussed the TEXRail parking lot and improvements to pedestrian crossings.

Commissioner Goetz and Mr. Welty discussed the process for converting Arthur Drive into a complete TOD street.

Commissioner Ross, Mr. Welty, and Mr. Poston discussed how Cover 2 Capital has handled concerns from the neighbors. Commissioner Ross stated his preference for three story building along Arthur Drive to serve as a better transition to the single family neighborhood.

A MOTION WAS MADE BY COMMISSIONER RISKY TO APPROVE ZC23-0060. THE MOTION FAILED DUE TO LACK OF A SECOND.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0060, WITH THE EXCEPTION OF THE EXPANSION OF THE TOD CORE AREA.

Chair Welborn stated that he would not support the motion, but that he does support the project and that the design is appropriate for the area. He stated that regulating plan was developed without benefit of a specific project and thinks the TOD area will begin to transition from large single-family lots to a denser environment. He stated the Commission is primarily considering the waivers to the TOD code and that the project is subject to all other development standards.

Commissioner Ross stated he agrees the area is in transition and thinks there is an obligation to maintain the boundaries of the established character zones. He also stated that he hopes to see a plan that incorporates a design that provides a more suitable transition for the single-family development.

Commissioner Bridges stated his support for Commissioner Ross's statement.

Ex-Officio Luppy stated that sometimes pieces have to be sacrificed for the benefit of a project.

Commissioner Risky stated that he believes that the project is of a great quality and will bring in good quality residents.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0060, WITH THE EXCEPTION OF THE EXPANSION OF THE TOD CORE AREA.**

**MOTION TO APPROVE CARRIED 3-2, WITH CHAIR WELBORN AND COMMISSIONER RISKY OPPOSING.**