

**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.2 ZC23-0059 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM ALEX FERNANDEZ FOR A SPECIAL USE PERMIT FOR AN EVENT
CENTER AT 8545 AIRPORT FREEWAY, BEING 11.6 ACRES DESCRIBED
AS LOT 8R, BLOCK A, RICHLAND OAKS ADDITION.**

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called the applicant to present the request.

Alex Fernandez and Fabiola Navarrete, 4608 Marseille Drive, Arlington, Texas, presented the request. Mr. Fernandez discussed the two event venues that they currently operate, and the services offered by the company. Ms. Navarrete discussed the company's work with local vendors.

Chair Welborn and the applicant discussed that the Fort Worth location has been in operation five years and the Burleson location for three years.

Mr. Fernandez discussed the availability of shared parking on the property.

Chair Welborn and the applicant discussed the length of the lease for the property. Mr. Fernandez stated they would have a five-year lease with options for renewal.

Mr. Fernandez discussed the proposed layout for the event center space.

Commissioner Ross and the applicant discussed alcohol service, security for events, and whether the property owner is supportive of the DRC comments regarding site improvements for landscaping, refuse container screening, and lighting. Mr. Fernandez stated all events are catered and food would not be prepared on site, and alcohol would be served but not sold with licensed bartenders and security provided. He stated they are supportive of the proposed site improvements.

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

Mr. Husband discussed the conditions for approval outlined in the DRC comments.

Commissioner Risky and Mr. Husband discussed the condition related to prohibiting outdoor events on the property.

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 ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0059, SUBJECT TO LANDSCAPING, OUTDOOR LIGHTING, AND REFUSE CONTAINER SCREENING IMPROVEMENTS.

MOTION TO APPROVE CARRIED 4-1, WITH COMMISSIONER RISKY OPPOSING.