

**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  
OCTOBER 3, 2024**

**D.3 PLAT24-0074 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A PRELIMINARY PLAT OF GOLDEN GROVE, BEING 12.424 ACRES LOCATED AT 8250 MAIN STREET.**

**APPROVED WITH CONDITIONS**

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.

Osama Nashed, ANA Consultants LLC, 5000 Thompson Terrace, Colleyville, Texas, representing the owner, came forward to present the request. He stated the project was designed to comply with the transit oriented development district standards. He stated the development held a meeting with residents from the adjacent neighborhood on September 24 to discuss the plans for the property.

Chair Welborn and the applicant discussed the drainage analysis for the site, preliminary plans for drainage improvements in the existing channel, the runoff from adjacent commercial property, and requirements for a flood study for review by FEMA to modify the floodplain.

Commissioner Goetz and the applicant discussed the existing drainage channel and easement on an adjacent lot at the southeast corner of the property.

Commissioner Narayana and the applicant discussed the need to cooperate with adjacent lot owners relative to overall drainage design for the area.

Commissioner McMahon and the applicant discussed the existing drainage channel and easement on an adjacent lot at the southeast corner of the property.

Commissioner Narayana and the applicant discussed the variety of lot sizes and house designs in the development.

Commissioner Ross and the applicant discussed the front build-to line requirement

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within the transit oriented development district.

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

*Commissioner Narayana left the dais at 8:32 PM.*

*Commissioner Narayana returned to the dais at 8:34 PM.*

Commissioner McMahon and Mr. Comstock discussed the requirements for traffic studies for the site and adjacent area.

Alternate Carpenter and Mr. Comstock discussed requirements for traffic studies for Cardinal Lane.

Commissioner Narayana and Mr. Comstock discussed connectivity with adjacent properties in relation to traffic circulation.

Chair Welborn, Commissioner Ross, Commissioner Narayana, Mr. Comstock, and Mr. Nashed discussed the connector street requirements and blocks within the transit oriented development and that the layout on the property to the west was conceptual and not intended for construction.

Commissioner Stamps and Mr. Comstock discussed the planned connectivity to Davis Boulevard through the adjacent property at the time it develops.

Chair Welborn and City Engineer Nathan Frohman discussed preliminary plans for drainage and floodplain, the cross section details of the proposed concrete channel, and the necessary floodplain study.

Chair Welborn, Mr. Frohman, and the applicant discussed the open space area on top of the gas line in relation to placement of the proposed channel.

Chair Welborn and Mr. Frohman discussed the National Floodplain Insurance Program, the higher standards adopted by the city than what is required by the FEMA insurance plan, and the possibility of improving the adjacent lots both upstream and downstream by the proposed development.

Commissioner Stamps and Mr. Frohman discussed the output of the water channel.

Chair Welborn, Commissioner Narayana, and Mr. Frohman discussed the

impervious surface on the adjacent lots in relation to drainage impacts.

Chair Welborn and Commissioner McMahon discussed the existing and proposed drainage impacts.

Commissioner Narayana and the applicant discussed amenities that could be constructed adjacent to the drainage channel at the south side of the site and the lot fronting Cardinal Lane.

Chair Welborn and Mr. Comstock discussed the landscape requirements in the transit oriented development district.

Chair Welborn and Mr. Comstock discussed tree preservation near the larger open space areas and the five percent landscaping requirement.

Commissioner Goetz and Mr. Comstock discussed maintenance requirements of the open space and drainage areas by the homeowner's association.

Commissioner Narayana and Mr. Comstock discussed sidewalk connectivity and walking paths on the property.

Alternate Carpenter and Mr. Comstock discussed fencing and screening requirements for the property.

Commissioner McMahon and Mr. Comstock discussed examples of other homeowner's associations responsibilities for maintaining water courses and drainage areas.

Chair Welborn discussed the site's conformity to the conformity to the transit oriented development standards.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY VICE CHAIR STAMPS TO APPROVE PLAT24-0074 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 6-1, WITH COMMISSIONER GOETZ VOTING AGAINST.**