

**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  
APRIL 3, 2025**

**C.2 ZC25-0127 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TBG PARTNERS FOR A ZONING CHANGE FROM O-1 (OFFICE) TO RESIDENTIAL PLANNED DEVELOPMENT (R-PD) AT 8851 BUD JENSEN DRIVE, BEING 13.82 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I. ADDITION. (CONTINUED FROM THE MARCH 20, 2025, PLANNING AND ZONING COMMISSION MEETING)**

**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 for the applicant to present the request.

Bill Gietema, representing Arcadia, 910 S Pearl Expressway, Suite 33, Dallas, Texas, presented the request.

Chair Welborn and the applicant discussed the potential for redevelopment of the adjacent office site as an extension of the development.

Commissioner Goetz and the applicant discussed the plans for the creation of a homeowner's association for proposed development or if it would be absorbed into an existing Hometown association.

Commissioner Narayana and the applicant discussed the drainage easement on the property in relation to the location of the offsite parking areas, parking easements, sidewalks on adjacent properties, and the use of city-owned property on the south.

Chair Welborn, Commissioner Ross, and the applicant discussed the price points of townhouses and property tax comparisons for the properties.

Alternate Carpenter and the applicant discussed the speed tables and green streets in the site design.

Alternate Kerby and the applicant discussed the parking spaces planned for each residence.

Chair Welborn and the applicant discussed the maintenance of the green streets, and the overall number of units proposed in relation to the dimensions of the property.

Commissioner Narayana and the applicant discussed the design differences between mews and alleys and the widths of street types in the layout.

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

Commissioner McMahon and Mr. Husband discussed parking behind the houses in relation to the mews.

Commissioner Ross and Mr. Husband discussed the review and comments from the Development Review Committee.

Commissioner Narayana and the applicant discussed the design of residences where the front of a house faced the side of another house.

Chair Welborn, Commissioner Narayana, and the applicant discussed the design of the side elevations of houses and the inclusion of porches, covered stoops, and similar features.

Chair Welborn and the applicant discussed the possible home builders for the development.

Alternate Carpenter and the applicant discussed sound attenuation for the homes on the north side of the development adjacent to Birdville High School property.

Commissioner Ross asked to review the emails and public input submitted for the case. Copies of emails were distributed to the Commission.

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

Laura Kay Hyde, 8316 Bridge Street, North Richland Hills, Texas, spoke in opposition to the request.

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.

Chair Welborn and Commissioner Ross discussed the public input emails that were submitted for the case.

Commissioner Ross and the applicant discussed the number of stories proposed for the houses in the development.

Chair Welborn and Mr. Husband discussed parking at the NRH Centre and senior center property.

Chair Welborn and the applicant discussed lot dimensions for the detached and townhouse lots and the economic rationale regarding the density in phases of Hometown.

Commissioner McMahon and the applicant discussed the dead end mews and streets in relation to emergency vehicle access and deliveries.

Chair Welborn and the applicant discussed parking management in relation to the Hometown homeowner's association.

Commissioner Narayana and the applicant discussed the plans for fire sprinkler systems in all houses.

Commissioner Goetz spoke in support of the application.

Chair Welborn spoke in support of the application.

Commissioner Ross spoke in opposition to the application due to its location.

Commissioner Narayana spoke in support of the application and stated it's the best option for the property.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER NARAYANA TO APPROVE ZC25-0127.

MOTION TO APPROVE CARRIED 5-2, WITH COMMISSIONERS ROSS AND MCMAHON OPPOSING.