

**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
FEBRUARY 2, 2023**

C.1 ZC21-0004 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TRC ARCHITECTS FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND R-7-MF (MULTIFAMILY) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 3918-3920 RUFÉ SNOW DRIVE AND 3917-3921 FLORY STREET, BEING 1.04 ACRES DESCRIBED AS LOTS 5B1, 5C1, 8A, AND 8B, BLOCK 1, JACK M. ESTES SUBDIVISION.

APPROVED

Chair Welborn opened the public hearing and called for the applicant to present the request.

Terry Cunningham, 3604 S Cooper St, Arlington, Texas, presented the request.

Chair Welborn and Mr. Cunningham discussed the proposed screening wall.

Chair Welborn and the applicant discussed the project's phasing.

Ex-Officio Ross and Mr. Cunningham discussed the proposed outside storage areas.

Commissioner Stamps and the applicant discussed the business types proposed for the development.

Mr. Comstock confirmed details of the masonry screening walls 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.

Chair Welborn and Ex-Officio Ross stated the renovation of the old buildings would be an improvement for the area.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER STAMPS, TO APPROVE ZC21-0004, SUBJECT TO THREE ADDITIONAL ORNAMENTAL EVERGREEN TREES BEING PROVIDED ADJACENT TO 3915 FLORY STREET.

MOTION TO APPROVE CARRIED 5-0.