

**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
JULY 15, 2021**

D.1 ZC 2021-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 8.506 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150.

APPROVED

Chair Welborn stated since they are related items on the same property, items D.1 and D.2 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the items, 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.

Mark Wood, Howe/Wood & Company, 6617 Precinct Line Road, North Richland Hills, Texas, presented the request.

Chair Welborn and the applicant discussed the design of the drainage channel and the red tip photinia hedge next to the Tarrant County Maintenance Center.

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

Chair Welborn, Commissioner Stamps, and Mr. Husband discussed the John Barfield trail extension.

Commissioner Bowen and Mr. Husband discussed the length of Cooper Court and fire department access to the lots.

Commissioner Hoffa and Mr. Husband discussed sidewalk connections and access to the proposed commercial area.

Chair Welborn and Mr. Husband discussed the existing sidewalk on Spring Oak Drive, the possibility of future connection, and opportunities for direct connection to the trail.

Commissioner Stamps, Mr. Husband, and the applicant discussed the possibility of saving existing trees on the site.

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

Kate Price, 7304 Spring Oak Drive, North Richland Hills, spoke in opposition to the request.

Jory Price, 7304 Spring Oak Drive, North Richland Hills, spoke in opposition to the request.

Charles Shook, 9116 Comis Drive, North Richland Hills, spoke about the request but did not register support or opposition.

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 Public Works Director Caroline Waggoner discussed the drainage channel, vegetation located within the channel, and traffic in the subject area.

Chair Welborn and Planning Director Clayton Comstock discussed the Parks, Recreation and Open Space Master Plan and subsequent 2016 update, and how that plan relates to this property, the Land Use Plan recommendations for the property, and the power lines traversing the property.

Chair Welborn and Commissioner Bowen discussed this proposal relative to the Vision 2030 plan.

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A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2021-02.

MOTION TO APPROVE CARRIED 7-0.