

**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.4 ZC23-0062 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SHARVELL SHAW, ON BEHALF OF NATURON PROPERTIES LLC, FOR A REVISION TO PLANNED DEVELOPMENT 13 AT 8612 AIRPORT FREEWAY, 8743 BEDFORD EULESS ROAD, AND 8703 BEDFORD EULESS ROAD, BEING 5.03 ACRES DESCRIBED AS LOTS 1A, 2, AND 3, BLOCK 13, WOODCREST ADDITION AND LOTS A1, B, AND C, INGRESS & EGRESS EASEMENT, WOODCREST ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, 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.

Sharvell Shaw, 806 Shady Creek Lane, Bedford, Texas, presented the request. Ms. Shaw discussed the plan for the space and the proposed services offered at the business. She stated that this is her first location for an event space and discussed the operation hours of surrounding businesses and how this would impact parking.

Commissioner Ross and Ms. Shaw discussed the recommended improvements from the Development Review Committee and the property owner's support for these improvements.

Commissioner Risky and Ms. Shaw discussed the daytime business versus nighttime business.

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

Mr. Comstock discussed the recommended landscaping and driveway improvements by the Development Review Committee.

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

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forward.

James Jenkins, 4817 Weyland Drive, North Richland Hills, Texas, discussed his concerns with the fencing and the maintenance of the greenbelt.

Kevin Mettner, 4913 Weyland Drive, North Richland Hills, Texas, discussed his concerns with safety issues due to property access from Airport Freeway and vehicle damage to the fence.

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 Mr. Comstock discussed fencing requirements in the proposed planned development document revision.

Commissioner Ross thanked the applicant for investing in the location.

**A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0062.**

**MOTION TO APPROVE CARRIED 5-0.**