

**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
MAY 19, 2022**

C.1 ZC22-0022 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CAPITAL REAL ESTATE INC FOR TO REVISE THE PD (PLANNED DEVELOPMENT) FOR 8521 DAVIS BOULEVARD, BEING 2.09 ACRES DESCRIBED AS LOT 4, BLOCK 1, D.J. ANDERSON 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.

Allison Morgan, Capital Real Estate Inc, 60 South Sixth Street, Minneapolis, Minnesota, presented the request. She stated the E. A. Young Academy private school was relocating to another city and that the Children's Courtyard child care center would lease the building, which requires an amendment to the property zoning. She indicated the swimming pool would be removed but no other site improvements were planned.

Commissioner Luppy and the applicant discussed about the intended use of the accessory building adjacent to the pool. The applicant stated the building would either continue to use for restroom facilities or for storage for the child care center.

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

Chair Welborn and Mr. Comstock discussed the proposed use and its potential effects on alcoholic beverage sales in the area. Mr. Comstock noted that an initial review of the alcoholic beverage code suggests that the child care center would not affect the ability of adjacent restaurants to sell alcohol.

Commissioner Hoffa and Mr. Comstock discussed the differences between private schools with limited enrollment and child care centers and their effects on alcoholic beverage sales in the area.

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

Gary Vieregger, 8532 High Point Court, North Richland Hills, Texas, spoke in favor of the request and asked if there were plans to increase the height of the building. Ms. Morgan indicated building improvements are not proposed and the tenant intends to occupy the building as constructed.

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.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC22-0022.

MOTION TO APPROVE CARRIED 5-0.