

**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.4 ZC23-0050 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A SPECIAL DEVELOPMENT PLAN FOR A TRANSITIONAL PARKING LOT AT 6412 DAVIS BOULEVARD, BEING 6.93 ACRES DESCRIBED AS TRACTS 2A2, 2A2F, 2C1, 2C1D, AND 2C1D1, JOHN H. BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

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

Rick Figueroa, 8800 Kirk Lane, North Richland Hills, Texas, presented the request

Chair Welborn and the applicant discussed the purchase of the land and the proposed temporary parking arrangement.

Chair Welborn and Mr. Comstock discussed accessibility standards for the proposed temporary overflow parking.

Ex-Officio Ross and the applicant discussed other shared parking options, traffic circulation, and hours of existing and future businesses as they relate to parking needs.

Chair Welborn and Mr. Frohman discussed the proposed sidewalk along Davis Boulevard.

Chair Welborn and the applicant discussed the timing for construction of the permanent parking lot.

Ex-Officio Ross and the applicant discussed the proposed number of parking stalls for the temporary lot.

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

Michelle Keyworth, 9040 Creede Trail, Fort Worth, Texas, spoke in favor of the request.

Chair Welborn and Ms. Keyworth discussed the number of employees and proposed hours of her business operation.

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.

Commissioner Stamps and Mr. Comstock discussed the long term plan for the Smithfield TOD areas and how this request fits with that plan.

Chair Welborn and Mr. Comstock discussed the potential liability if any for the City related to temporary grass parking.

Ex-Officio Ross and Mr. Comstock discussed the possibility of an expiration date for the temporary lot.

Commissioner Stamps, Ex-Officio Ross, and Mr. Comstock discussed the recommended Development Review Committee conditions for the application.

Mr. Comstock discussed the TEXRail station parking lot and how it was designed to include a location for future building construction.

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVE ZC23-0050 SUBJECT TO THE CONDITIONS OUTLINED BY THE DEVELOPMENT REVIEW COMMITTEE, ALLOWING A TEMPORARY GRASS PARKING AREA, LANDSCAPING TO BE INSTALLED WITHIN SIX MONTHS AFTER CONSTRUCTION OF THE PERMANENT PARKING LOT, ADDITION OF BARRIERS OR OTHER FEATURES TO DIRECT PEDESTRIANS AWAY FROM DAVIS BOULEVARD TO THE INTERNAL SIDEWALK, AND IMPLEMENTATION OF TOD STREET AND SIDEWALK STANDARDS WHERE POSSIBLE.

MOTION TO APPROVE CARRIED 5-0.