

**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 15, 2024**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

Meeting went into Recess

Meeting Reconvened

A.1 MANAGING DIRECTOR REPORT

A.2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

A.3 PRESENTATION REGARDING ARTICLE IV (ZONING DISTRICTS) OF THE ZONING ORDINANCE.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Present Commissioner Justin Welborn, Commissioner Bryan Kidd, Commissioner Jared Ross, Commissioner Greg Stamps, Commissioner Jayashree Narayana, Commissioner Brianne Goetz, Commissioner Alternate A Paul Epperley, and Commissioner Alternate B Aaron Carpenter

Absent Commissioner Amy McMahon

Non-Voting

A.1 PLEDGE

A.2 PUBLIC COMMENTS

B. MINUTES

B.1 APPROVE MINUTES OF THE AUGUST 1, 2024, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVED. APPROVE MINUTES OF THE AUGUST 1, 2024, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT24-0068 CONSIDERATION OF A REQUEST FROM C2C SMITHFIELD LP FOR A PRELIMINARY PLAT OF SMITHFIELD STATION ADDITION, BEING 5.998 ACRES LOCATED AT THE NORTHWEST CORNER OF SMITHFIELD ROAD AND ARTHUR DRIVE.

APPROVED

Chair Welborn introduced the item and called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Blake Poston 4208 Brookview Drive, Dallas TX came forward to present the request

Commissioner Ross and the applicant discussed the abandonment and use of Guy Street on the property.

Chairman Welborn and the applicant discussed the railroad agreement and permeable pavement details.

Chairman Welbron and the applicant discussed the materials of the building elevations.

Commissioner Welborn and the applicant discussed the traffic details around the property.

Commissioner Narayana and the applicant discussed the open space and singular lot

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details.

Commissioner Ross and the applicant discussed townhomes lots and accessibility of the parking garage to and from the street.

Commissioner Narayan and the applicant discussed the adjacency details of the Smithfield Station parking lot.

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

Chair Welborn called for Mr. Frohman to discuss additional traffic details.

Commissioner Narayana and Mr. Frohman discussed the details of the turn lane in reference to the parking garage.

Commissioner Goetz, Mr. Frohman, and the applicant discussed the entry points and traffic controls regarding the parking garage on property.

Commissioner Stamps and Mr. Comstock discussed Main Street in connection to the proposed property.

Commissioner Narayana and Mr. Comstock discussed the on street parking options available.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER, ALTERNATE B CARPENTER TO APPROVED. APPROVE PLAT24-0068 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC24-0106 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARC TREVINO FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO RE-1 (RESIDENTIAL ESTATE) AT 8017 VALLEY DRIVE, BEING 3.095 ACRES DESCRIBED AS TRACTS 1 AND 1C4 STEPHEN RICHARDSON SURVEY, ABSTRACT 1266; AND TRACT 1B2D, JOHN CONDRA SURVEY, ABSTRACT 310.

APPROVED

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Chair Welborn introduced the item, opened the public hearing, and called for Managing Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Marc Trevino at 7300 Bursey Rd, NRH presented the request.

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

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

Kevin Holden at 8033 Valley Drive spoke in favor.

Sandra at 8009 Valley Drive spoke about the drainage

Chair Welborn closed the public hearing.

Chair Welborn called for Mr. Frohman to speak about the drainage on the property.

Commissioner Narayana and staff discussed the details of curb, gutter, and maintenance on the streets in the area in reference to drainage.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER KIDD TO APPROVED. APPROVE ZC2-0106. MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, August 9, 2024, by 5:00 PM.

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Jailan Hadnot
Planning Technician

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.

Note

Alternate Carpenter led the Pledge of Allegiance to the United States and Texas flags.

Note

There were no requests to speak from the public.

Note

At 7:47pm.