

**MINUTES OF THE 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  
JANUARY 17, 2019**

**C.2 ZC 2018-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DRENNER GROUP FOR A ZONING CHANGE FROM O-1 OFFICE TO R-7-MF MULTIFAMILY AT 8851 BUD JENSEN DRIVE, BEING 13.815 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I ADDITION.**

**DENIED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Steve Drenner, on behalf of Drenner Group, LLC, 200 Lee Barton Drive Suite 100, Austin, Texas 78704, presented the request.

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

Commissioner Mason Orr and Mr. Comstock discussed potential development around the subject property and how it could affect possible future development for the subject property.

Chairman Welborn and Mr. Comstock discussed the number of apartments built or planned within the Town Center (or HomeTown) District.

Commissioner Sarah Olvey and Mr. Comstock discussed occupancy rates for built Town Center District apartments.

Vice Chairman Jerry Tyner and Mr. Comstock discussed cross access from the subject property to Grand Avenue. Vice Chairman Tyner and Mr. Comstock discussed the common access easement running through the northern portion of the subject property.

Steve Koons, 6054 Lake Way Mews, North Richland Hills, Texas 76180, spoke in

opposition of the request.

Tammy Woodman, 6213 Winter Park Drive, North Richland Hills, Texas, spoke in opposition of the request.

Chairman Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chairman Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO DENY ZC 2018-04.**

**MOTION TO DENY CARRIED 7-0.**

Prior to Chairman Welborn calling for the vote, Commissioner Don Bowen spoke about the importance of thoughtful land use planning.