

**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  
JUNE 15, 2023**

**D.1 ZC22-0037 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY HORN AND ASSOCIATES FOR A REVISED SPECIAL DEVELOPMENT PLAN AT 6701-6725 DAVIS BOULEVARD AND 8005-8029 MAIN STREET, BEING APPROXIMATELY 11.1 ACRES DESCRIBED AS LOT 1, BLOCK 3; LOTS 1R AND 3R, BLOCK C; AND LOTS 1-8, BLOCK D, SMITHFIELD ADDITION; AND A PORTION OF TRACT 1Q, JOHN M CROCKETT SURVEY, ABSTRACT 273.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Josh Eames, Presidium Development LLC, 2919 Blackstone Drive, Frisco, Texas, presented the request. He discussed the history of Presidium and the company's existing properties, their experience with mixed-use development, and an overview of the proposed project. Mr. Eames stated that the company is working with the Smithfield Masonic Lodge to relocate and construct them a new building.

Commissioner Ross and Mr. Eames confirmed that elevator service would be provided in each residential building.

Commissioner Ross, Mr. Eames, and Larry Williams, Kimley-Horn and Associates, 3545 Chapman Street, The Colony, Texas, discussed the traffic analysis for the property and how commercial and residential parking spaces will be separated.

Chair Welborn and Mr. Williams discussed the peak hours for parking demand.

Ex-Officio Luppy and Mr. Eames discussed the landscaping along the fence with the Smithfield Cemetery and maintenance of the road access to the cemetery.

Chair Welborn, Commissioner Narayana, and Mr. Eames discussed the

reconfiguration of parking spaces along Snider Street to promote walkability.

Chair Welborn, Commissioner Ross, and Mr. Husband discussed a previous plan that included an open space area that could be converted into parking and if this could be an option for this project.

Chair Welborn and Mr. Eames discussed the challenges of constructing flex spaces that could convert to retail space within the multifamily residential buildings.

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

Chair Welborn, Commissioner Ross, and Mr. Husband discussed the inclusion of the roundabout as open space in the development.

Commissioner Goetz and Mr. Husband discussed the ground floor residential space in the northern buildings and related TOD standards.

Commissioner Ross, Craig Hulse, Director of Economic Development, and Mr. Husband discussed the school district's involvement with the project design.

Chair Welborn and Mr. Hulse discussed the viability of ground floor retail spaces in the multifamily buildings on the site.

Commissioner Narayana and Mr. Hulse discussed the location of the amenity area and how this affects the walkability and design of the project.

Commissioner Ross and Mr. Husband discussed the design of the commercial buildings and how they fit the historic character of the district.

Commissioner Narayana and Mr. Husband discussed the open space behind the commercial buildings.

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

Terry Snider, 317 Chandler Lake Court, Fort Worth, Texas, discussed his family's history in Smithfield and the restaurant location.

Reagan Stinson, 9004 Kirk Lane, North Richland Hills, Texas, stated her concerns

regarding public notice for the project, how the development will impact the traffic at the school, and public safety about road conditions in the city.

Vickie Coles, 5645 Jamaica Circle, North Richland Hills, Texas, discussed her involvement with the Smithfield Cemetery Association and their concerns with how the development will impact their access to the site and access to utilities. She stated their desire for the City and Presidium to assist with driveway and gate construction, and proposed a fence design that would match the existing fence. She discussed the size of the landscape buffer, the maintenance of trees on the property, and balconies would face the cemetery.

Brandon M. Arnold, 6402 Kinship Court, Keller, Texas, discussed the Smithfield Masonic Lodge's support for the request and for the land swap and construction of a new lodge.

There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn and Mr. Eames discussed how Presidium would address access and utilities to the cemetery during construction.

Mr. Eames discussed the landscape buffer along the cemetery fence, the security of the site during construction, and clarified the location of balconies on the buildings.

Ex-Officio Luppy and Mr. Eames discussed Presidium's plan for maintenance of landscaping on the site.

Commissioner Ross, Commissioner Narayana, and Mr. Eames discussed the streetscaping along Snider Street and alternatives for parking and design.

Commissioner Narayana and Mr. Eames discussed the streetscaping along the southwest corner of the roundabout.

Mr. Husband stated that the special development plan does not include Back Forty Smokehouse and discussed the notification process for special development plans.

Commissioner Goetz and Mr. Eames discussed the location of balconies in relation to the cemetery and the possibility for screening.

Commissioner Goetz, Mr. Eames, and Mr. Husband discussed tree mitigation for the project.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER ROSS TO APPROVE ZC22-0037 WITH SUBJECT TO PEDESTRIAN ELEMENTS BEING ADDED TO THE SNIDER STREET DESIGN, THE INCLUSION OF PEDESTRIAN ELEMENTS AT THE SOUTHWEST CORNER OF SNIDER STREET AND NORTHEAST PARKWAY, AND CLARIFYING THE FENCE AND LANDSCAPE DESIGN FOR THE AREA ADJACENT TO THE CEMETERY.

MOTION TO APPROVE CARRIED 5-0.