

**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
DECEMBER 2, 2021**

D.1 ZC 2021-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7704 DAVIS BOULEVARD, BEING 3.353 ACRES DESCRIBED AS LOT 12, BLOCK 2, ST JOSEPH ESTATES.

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.

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas, presented the request.

Chair Welborn and the applicant discussed the proposed right-in/right-out entrance to the neighborhood and if the proposed lots could be incorporated into one of the adjacent homeowners association.

Commissioner Bowen and the applicant discussed Lot 13 and the tree preservation easement.

Chair Welborn and the applicant discussed the masonry wall at the entrance to the subdivision.

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

Planning Director Clayton Comstock discussed the Land Use Plan and how it relates to this proposal.

Commissioner Bowen and Mr. Comstock discussed the tree preservation easement.

Commissioner Hoffa and Mr. Comstock discussed the private open space and the

December 02, 2021

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

proposed landscaping.

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

Todd Hickson, 7625 Ira Drive, North Richland Hills, Texas, spoke in favor of the request.

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.

Chair Welborn discussed the long term viability of commercial in this location compared to the proposed residential development.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC 2021-03.

MOTION TO APPROVE CARRIED 6-0.