

**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 6, 2024**

D.1 ZC23-0087 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP INC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RESIDENTIAL INFILL PLANNED DEVELOPMENT (RI-PD) AT 7825 MOCKINGBIRD LANE, BEING 0.97 ACRES DESCRIBED AS LOT 2, BLOCK 3, RED GATE ADDITION.

DENIED

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 the applicant to present the request.

Curtis Young, Sage Group, 1130 North Carroll Avenue, Southlake, Texas, presented the request.

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

Alternate Luppy and Mr. Husband discussed the interest in commercial uses for this property in the past.

Commissioner Ross and City Engineer Nathan Frohman discussed how the median on Mockingbird will affect development of the proposed residential lots.

Mr. Husband discussed the driveway locations for the proposed lots.

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.

A motion was made by Commissioner Ross to deny ZC23-0087. The motion failed due to lack of a second.

June 06, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

Commissioner Ross and Mr. Husband discussed the number of lots and the types of standards that could be included in a planned development.

Chair Welborn and Mr. Husband discussed the site development and architectural standards that are typically included in planned development districts.

Chair Welborn and Mr. Young discussed the driveway location for proposed lot 3 and stated the developer would commit to locating the driveway on Irish Drive.

Commissioner Ross and Mr. Young discussed the viable number and size of residential lots for the location adjacent to the Irish Meadows and Emerald Hills subdivisions.

Tommy Cunningham, 1 Country Place, North Richland Hills, stated he is the property owner and discussed the economic feasibility of developing fewer than four lots on the property.

A motion was made by Commissioner Ross to deny ZC23-0087. The motion failed due to lack of a second.

A revised motion was made by Commissioner Risky, seconded by Alternate Luppy, to approve ZC23-0087.

Chair Welborn stated he is not in favor of the site layout or residential zoning designation for the property, citing parking and concern about the long-term use of the property as single-family residential use.

Commissioner Bridges stated the driveway location on Irish Drive is preferred but does not think residential is the highest and best use for the property at this time.

Commissioner Ross stated he is not in favor of the proposed site layout or single-family residential use at this location.

Chair Welborn stated some commercial uses could be appropriate, but the site may not be favorable for office or retail.

The revised motion failed 2-3, with Chair Welborn, Commissioner Ross, and Commissioner Bridges voting against.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO DENY ZC23-0087.

MOTION TO DENY CARRIED 3-2, WITH COMMISSIONER RISKY AND ALTERNATE LUPPY OPPOSED.