

**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 5, 2025**

D.3 ZC25-0136 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DAVIS BLVD JVA LLC FOR A SPECIAL USE PERMIT FOR A DETENTION POND AT 8320 DAVIS BOULEVARD, BEING 3.925 ACRES DESCRIBED AS TRACT 7A4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Samuel Tulley, representing Davis Blvd JVA LLC, 321 Inverness Drive, Roanoke, Texas, presented the request.

Commissioner Narayana and the applicant discussed the property owner's association responsibility for maintenance of the pond.

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

Commissioner Narayana and Mr. Husband discussed the purpose of the detention pond.

Alternate Carpenter and Mr. Husband discussed the design and purpose of the pond.

Commissioner McMahon and Mr. Husband discussed landscape requirements for the pond and the adjacent residential property.

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

Brittany Roach, 8609 Timber Drive, North Richland Hills, Texas, stated concerns

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about long-term maintenance of the pond.

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 and Mr. Husband discussed the contents of the standard pond maintenance agreement.

Chair Welborn and the applicant discussed the construction timeline for the project.

Alternate Kerby and Chair Welborn discussed the term of the maintenance agreement.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER KERBY TO APPROVED. APPROVE ZC25-0136. MOTION TO APPROVE CARRIED 7-0.