

**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
MAY 7, 2020**

D.4 ZC 2020-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY INC. FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 8320 DAVIS BOULEVARD, BEING 3.93 ACRES DESCRIBED AS TRACT 7A4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

DENIED

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

Chair Welborn called for the applicant to present the request.

The following applicants presented the request in part:

Brian Scott, Real Estate Equities Development, 1400 Corporate Center Curve, Suite 100, Eagan, Minnesota 55121.

Doug Powell, The John R. McAdams Company Inc., 201 Country View Drive, Roanoke, Texas 76262.

Steve Miller, Real Estate Equities Development, 1400 Corporate Center Curve, Suite 100, Eagan, Minnesota 55121.

Justin Lansdowne, The John R. McAdams Company Inc., 201 Country View Drive, Roanoke, Texas 76262.

Chair Welborn and Mr. Scott discussed the ownership of the project and the distinctions between a cooperative and condominium.

Chair Welborn and Mr. Miller discussed the site selection process for the project.

Commissioner Bowen and Mr. Miller discussed the occupancy restrictions for family

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members of residents.

Commissioner Deupree and Mr. Miller discussed the emergency entrance gate, resident parking, and the garage location.

Commissioner Deupree and Mr. Lansdowne discussed the topography of the property and the retaining wall.

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

Chair Welborn and Mr. Comstock discussed the building height, setback requirements, detention pond, landscaping, building materials, site lighting, and screening.

Commissioner Deupree and Mr. Comstock discussed lighting for the walking trail and landscaping.

Mr. Comstock presented information the public comment received prior to the public hearing.

Chair Welborn called for a recess at 8:55 p.m.

Chair Welborn reconvened the meeting at 9:00 p.m.

Chair Welborn opened the public hearing and asked for those wishing to speak for or against the request to call the phone number provided.

Jim Jones, 8804 Thornbridge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

Austin Stevens, 8229 Thorncrest Court, North Richland Hills, Texas 76182, spoke in opposition to the request.

Randall Armstrong, 8808 Thorndale Court, North Richland Hills, Texas 76182, spoke in opposition to the request.

Carol Rogers, 8313 Thornbird Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

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Danny Roberts, 8808 Thornbridge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

Mark McCandless, 8800 Thorndale Court, North Richland Hills, Texas 76182, spoke in opposition to the request.

Chair Welborn, Mr. Comstock, and Ms. Waggoner discussed the traffic analysis threshold worksheet and peak traffic counts.

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

Commissioner Bowen stated the proposed zoning change is inconsistent with current ordinances.

Commissioner Luppy stated the proposed zoning change is inconsistent with the Vision 2030 land use plan.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO DENY ZC 2020-03.

MOTION TO DENY CARRIED 4-2, WITH CHAIR WELBORN AND COMMISSIONER DEUPREE OPPOSING.