

**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
OCTOBER 3, 2024**

D.2 PLAT24-0073 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A PRELIMINARY PLAT OF ORCHARD WALK ESTATES, BEING 4.298 ACRES LOCATED AT THE SOUTHWEST CORNER OF DAVIS BOULEVARD AND TURNER DRIVE.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item 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.

Osama Nashed, ANA Consultants LLC, 5000 Thompson Terrace, Colleyville, Texas, representing the owner, came forward to present the request.

Commissioner Ross and the applicant discussed potential home builders for the community.

Commissioner Goetz asked if the development would include ones-story or two-story houses. Mr. Nashed stated a mix of both would be constructed.

Chair Welborn and the applicant discussed the potential location of franchise utilities in the front or rear of the lots. Mr. Nashed stated they are open to placing the utilities in the front of the lots as part of the final design.

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

Commissioner Narayana and Mr. Comstock discussed the details of the open space and the responsibilities of the homeowner's association.

Commissioner Goetz and Mr. Comstock discussed the purpose for the right-of-way dedication on Turner Road. Mr. Comstock stated it provides area for a future realignment of the intersection.

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Comissioner Narayana and Mr. Comstock discussed the sidewalk requirements along Davis Boulevard.

Alternate Carpenter and Mr. Comstock discussed the design of an improvements to the drainage channel on the property.

Chair Welborn and Mr. Comstock discussed the homeowner's association responsibilities for maintenance of open space areas and the use of low-maintenance materials in those areas.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER GOETZ TO APPROVED. APPROVE PLAT24-0073 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.