



CITY OF NORTH RICHLAND HILLS  
PLANNING AND ZONING COMMISSION AGENDA  
4301 CITY POINT DRIVE  
NORTH RICHLAND HILLS, TX 76180  
THURSDAY, MAY 20, 2021

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WORK SESSION: 6:30 PM

Held in the City Council Chamber, Third Floor

A. CALL TO ORDER

A.1. [Planning Director report](#)

A.2. [Discuss items from the regular Planning and Zoning Commission meeting](#)

A.3. [Discuss Transit Oriented Development zoning district standards.](#)

**REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)**

Held in the City Council Chamber, Third Floor

A. CALL TO ORDER

A.1 PLEDGE

A.2 PUBLIC COMMENTS

An opportunity for citizens to address the Planning and Zoning Commission on matters which are scheduled on this agenda for consideration by the Commission, but not scheduled as a public hearing. In order to address the Planning and Zoning Commission during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Planning and Zoning Commission meeting.

B. MINUTES

- B.1 [Approve Minutes of the May 6, 2021, Planning and Zoning Commission meeting.](#)
- C. PLANNING AND DEVELOPMENT
  - C.1 [RP 2021-03 Consideration of a request from Spooner & Associates for a replat of Lots 2R1 and 2R2, Block 1, Watermere on the Preserve, being 2.52 acres located at 8605 Davis Boulevard.](#)
  - C.2 [RP 2021-04 Consideration of a request from Texas Surveying Inc. for a replat of Lot 8R, Block 33, Richland Terrace Addition, being 0.42 acres located at 4904 Marilyn Lane.](#)
- D. PUBLIC HEARINGS
  - D.1 [ZC 2021-02 Public hearing and consideration of a request from FW Western Ridge LLC for a zoning change from C-1 \(Commercial\) to RI-PD \(Residential Infill Planned Development\) at 7201 and 7501 Precinct Line Road, being 8.506 acres described as portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150. \(CONTINUED FROM THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.\)](#)
  - D.2 [ZC 2021-04 Public hearing and consideration of a request from FW Western Ridge LLC for a zoning change from C-1 \(Commercial\) to NR-PD \(Nonresidential Planned Development\) at 7201 and 7501 Precinct Line Road, being 0.767 acres described as portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150. \(CONTINUED FROM THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.\)](#)

- D.3 [ZC 2021-01 Public hearing and consideration of a request from The John R. McAdams Company for a zoning change from AG \(Agricultural\) to R-PD \(Residential Planned Development\) at 8337 Davis Boulevard, being 3.459 acres described as a portion of Tract 5, Thomas Peck Survey, Abstract 1209.](#)

## EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

## E. ADJOURNMENT

### CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, May 14, 2021, by 5:00 PM.

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Clayton Husband AICP  
Principal Planner

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.**