

**MINUTES OF THE 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
AUGUST 16, 2018**

C.3. ZC 2018-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT AT 8124 BOULEVARD 26, BEING 0.42 ACRES DESCRIBED AS LOT 2, BLOCK H, RICHLAND OAKS ADDITION.

APPROVED

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

Chairman Welborn called for the applicant to present the request.

Daniel Franklin, on behalf of Baird, Hampton & Brown, 301 William D. Tate Avenue, Grapevine, Texas, 76051, presented the request.

Ex-Officio Kelvin Deupree and the applicant discussed the anticipated traffic volume generated from this site.

Chairman Welborn and Mr. Franklin discussed the purpose of the additional space requested.

Commissioner Mason Orr and the applicant discussed parking for employees.

Commissioner Don Bowen confirmed with staff that landscaping would be required to be irrigated.

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

Torrey McGraw, 15100 Trinity Boulevard, Fort Worth, Texas, 76155, spoke in favor of the request.

Chairman Welborn called for anyone wishing to speak for or against the request to

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come forward. There being no one wishing to speak, Chairman Welborn closed the public hearing.

Commissioner Bowen and Mr. Husband discussed design standard suggestions from staff.

Chairman Welborn commented on the landscape plan and the potential ability to disguise the current structure and proposed structure with greenery.

Chairman Welborn and Mr. Husband discussed the landscape plan and irrigation responsibilities.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-17.

MOTION TO APPROVE CARRIED 4-0.