

**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 2, 2019**

**C.4 ZC 2019-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM GINGER CURTIS FOR A ZONING CHANGE FOR AN EVENT
CENTER AT 8300 STARNES ROAD, BEING 0.543 ACRES DESCRIBED
AS LOT AR2, BLOCK 2, CRESTWOOD ESTATES 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.

Keshia Carlton, events director for Urban Fire House, and Eric Curtis, on behalf of the applicant, Ginger Curtis, 8300 Starnes Road, North Richland Hills, Texas 76182, presented the request.

Commissioner Wendy Werner and the applicants discussed the type of events planned and how the space will be used. Commissioner Werner and the applicants also discussed the number of parking spaces currently on the property.

Chairman Welborn and the applicants discussed parking agreements between Gateway Church, and Sunshine House.

Commissioner Mason Orr and the applicants discussed how the event center will handle food.

Commissioner Sarah Olvey and the applicants discussed the type of events that have already occurred.

Commissioner Jerry Tyner and the applicants discussed safety concerns for outdoor gatherings and how customers would cross Starnes Road. Vice Chairman Tyner stated his concerns for pedestrian safety.

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

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presented the staff report.

Vice Chairman Jerry Tyner and Mr. Husband discussed the motion pertaining to staff recommendations.

Chairman Welborn clarified with Mr. Husband that two signs will be posted on either side of the driveway on Starnes Road.

Commissioner Don Bowen and Mr. Husband discussed the occupancy load for the event center.

Commissioner Werner clarified with Mr. Husband that the signs will be permanent. Commissioner Werner and Mr. Husband discussed the number of required accessible parking spaces.

Mark Sontag, 7337 Timberidge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request due to increased vehicle and pedestrian traffic.

Chairman Welborn called for anyone else wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chairman Welborn closed the public hearing.

Commissioner Werner and the applicants discussed how often events will be hosted. Chairman Welborn and the applicants discussed the typical size of events.

Commissioner Bowen, Planning Director Clayton Comstock, and Civil Engineer Justin Welborn discussed safety concerns for individuals crossing Starnes Road.

Commissioner Kathy Luppy provided a statement regarding pedestrian travel from the event center to the parking lot across Starnes Road.

Chairman Welborn voiced Commissioner Werner's earlier concerns about accessible parking and recommended the applicant give this issue further consideration.

Commissioner Bowen stated the city and business can only do so much to keep pedestrians safe.

A MOTION WAS MADE BY VICE CHAIRMAN JERRY TYNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2019-05.

MOTION TO APPROVE CARRIED 6-1 WITH COMMISSIONER WENDY WERNER VOTING AGAINST.