

**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
JULY 18, 2019**

- C.1 ZC 2019-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CENTURION AMERICAN ACQUISITIONS, LLC FOR A ZONING CHANGE FROM NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT TO NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT AT 4400 CITY POINT DRIVE, BEING 51.945 ACRES DESCRIBED AS LOT 2, BLOCK 1, LOT 1R1, BLOCK 2, AND LOT 1, BLOCK 3, CITY POINT ADDITION; AND TRACT 9W1A4, WILLIAM WALLACE SURVEY, ABSTRACT 1606.**

APPROVED WITH CONDITIONS

Chair Welborn returned to the dais 7:26 p.m.

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.

Mehrdad Moayedi and Trevor Kollinger, with Centurion American Acquisitions presented the request.

Vice Chair Tyner and the applicants discussed construction phasing and ownership of the swimming pool.

Ex-Officio Deupree and the applicants discussed open space availability, screening, and monument signs.

Commissioner Orr, Vice Chair Tyner, Commissioner Luppy and the applicant discussed the proposed hotel.

Chair Welborn and the applicants discussed homebuilder options for the project and community center options.

Ex-Officio Deupree and the applicants discussed the number of square feet of restaurants in the project.

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Chair Welborn and the applicants discussed the number of townhome buildings in the project, the percentage of window frontage required, and internal screening with wood fences.

Vice Chair Tyner and the applicants discussed eliminating bald cypress trees from the list of proposed trees.

Ex-Officio Deupree and the applicants discussed the entrance and roundabouts.

Vice Chair Tyner and the applicants discussed the right-in-right-out street entrance option on Boulevard 26.

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

Ex-Officio Deupree and Mr. Comstock discussed plasma centers and special use permit requirements, streetlights, Dark Skies compliance, alleyway directions, trails, and parking lots.

Chairman Welborn and Mr. Comstock discussed podium parking, architecture, building materials, driveways, and front entry 40-foot products.

Chair Welborn and Mr. Moayedhi discussed options for pavement in driveways.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Chris Colombe, 4540 Glenville Drive, Plano, Texas, spoke in favor of the project.

Kyle Hants, Richland Hills United Methodist Church, 7301 Glenview Drive, Richland Hills, requested that the development include screening walls and landscaping adjacent to the church property.

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

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER ORR TO APPROVE ZC 2019-09 SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE DEFINITION OF "OPEN SPACE" REQUIREMENTS TO MIRROR THE TOD CODE; (2) THE FINISHED FLOOR ELEVATIONS OF THE RESIDENTIAL UNITS BE CHANGED TO 18 INCHES ABOVE THE SIDEWALK TO MIRROR THE TOD CODE; (3) THE APPLICANT TO EXPLORE USE OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FOR ALL BUILDINGS; (4) THE MINIMUM WINDOW AND DOOR FENESTRATION TO MIRROR THE TOD CODE; AND (5) PROVIDE A SPECIFIC SCREENING WALL DESIGN ALONG BOULEVARD 26.

MOTION TO APPROVE CARRIED 4-1, WITH CHAIR WELBORN VOTING AGAINST.