

**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 20, 2021**

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.

APPROVED

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.

Brian Scott and Shane Wright, 1400 Corporate Center Curve, Egan, Minnesota, and Justin Lansdowne, McAdams, 201 Country View Drive, Roanoke Texas, presented the request.

Chair Welborn and the applicant discussed how shares are sold in a co-op.

Commissioner Bowen and the applicant discussed how ownership and homestead exemption work in the co-op regarding taxes.

Commissioner Hoffa and the applicant discussed maintenance of the facility.

Chair Welborn, Mr. Hoffa, and the applicant discussed the definition of a co-op, pre-sales for this project, and subletting.

Chair Welborn and the applicant discussed management of co-op properties, proposed Texas locations, co-op management structure, mortgage length of other facilities, and parking and construction costs at the proposed facility.

Ex-Officio Stamps and the applicant discussed the structure and make up of co-op boards.

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Commissioner Hoffa and the application discussed security in the parking area and building, and how the wait list works.

Commissioner Bowen and the applicant discussed the property being purchased and the remainder of the overall site.

Commissioner Hoffa and the applicant discussed how parking is assigned.

Commissioner Werner and the applicant discussed grading plans for the property.

Vice Chair Tyner, Commissioner Werner, and the applicant discussed deceleration lanes and the driveway width on Davis Boulevard.

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

Vice Chair Tyner and Mr. Comstock discussed pedestrian access and the land use plan designations for this area.

Chair Welborn, Commissioner Hoffa, and Mr. Comstock discussed parking requirements for the development.

Ex-Officio Stamps and the applicant discussed age restrictions for residents and parking for recreational vehicles and boats.

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

David Young, 612 North Booth Calloway Road, #1302, Hurst, Texas, spoke in favor of the request.

Sondra Branch, 304 Greenbriar Lane, Colleyville, Texas, spoke in favor of the request.

James Harris, 1432 Cat Mountain Trail, Keller, Texas, spoke in favor of the request.

Paul Gordon, 8109 Hallmark Drive, North Richland Hills, Texas, spoke in favor of the request.

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Pamela Copeland, 8344 Saddlebrook Drive, North Richland Hills, Texas, spoke in opposition to the request.

Angelo Puma, 8624 Clara Drive, North Richland Hills, Texas, spoke in opposition to the request.

Alexander Segreti, 8349 Saddlebrook Drive, North Richland Hills, Texas, spoke in opposition to the request.

Brian Copeland, 8344 Saddlebrook Drive, North Richland Hills, Texas spoke in opposition to the request.

Gerald Cooper, 8356 Saddlebrook Drive, North Richland Hills, spoke regarding the request.

Margie Branch, 304 Greenbriar Lane, Colleyville, Texas; Karen Branch, 304 Greenbriar Lane, Colleyville, Texas; Virginia Carroll, 3321 Manchester Circle, Bedford, Texas; Billy and Helen Wishard, 7836 Shady Oaks Drive, North Richland Hills, Texas; Robert Zienski, 8615 Ravenswood Road, Granbury, Texas; Lynne Hipp, 8612 Amherst Court, North Richland Hills, Texas; Kathleen Harris, 1432 Cat Mountain Trail, Keller, Texas; and Susan Imke, 7513 Donna Lane, North Richland Hills, Texas; recorded their support for the request but did not wish to speak.

Jonathan and Jean Shane, 8341 Saddlebrook Drive, North Richland Hills, Texas, recorded their opposition to the request but did not wish to speak.

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.

Chair Welborn and Public Works Director Caroline Waggoner discussed traffic issues for the site.

Commissioner Hoffa, Mr. Comstock, and the applicant discussed the furthest northern lot on the overall subject tract and window shades on the west side of the building.

Chair Welborn and the applicant discussed the height of the screening fence, and trees on the property line.

Commissioner Bowen and the applicant discussed the view of the building from the adjacent lots.

The Commission generally discussed screening trees and berms, adequacy of parking, favorability of the product type, and landscaping.

A MOTION WAS MADE BY COMMISSIONER HOFFA, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2021-01.

MOTION TO APPROVE CARRIED 6-0.