

**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
JANUARY 19, 2023**

WORK SESSION: 6:00 PM

A. CALL TO ORDER

- 1 PRESENTATION ON GREEN VALLEY RACEWAY HISTORIC PLAZA PROJECT
- 2 PRESENTATION ON NORTH RICHLAND HILLS ECONOMIC DEVELOPMENT.
- 3 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

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

A. CALL TO ORDER

Present Commissioner Justin Welborn, Commissioner Jay Risky, Commissioner Don Bowen, Commissioner Greg Stamps, Commissioner Anthony Bridges, and Commissioner Nyja Roby

Absent Commissioner Kathy Luppy, and Commissioner Ex-Officio Jared Ross

Non-Voting

A.1 PLEDGE

Commissioner Risky led the Pledge of Allegiance to the United States and Texas flags.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

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B.1 APPROVE MINUTES OF THE DECEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER STAMPS TO APPROVED. APPROVE MINUTES OF THE DECEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT23-0031 CONSIDERATION OF A REQUEST FROM GEONAV LLC FOR A PRELIMINARY PLAT OF LOTS 1 AND 2, BLOCK 1, SMITHFIELD GATEWAY ADDITION, BEING 4.0547 ACRES LOCATED AT 6251 DAVIS BOULEVARD.

APPROVED

Chair Welborn introduced the item, 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.

Mickey Thomas, MJ Thomas, 4700 Bryant Irvin Ct, Fort Worth, Texas, presented the request.

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

Chair Welborn and Mr. Comstock discussed the timing of the Special Development Plan request.

A MOTION WAS MADE BY COMMISSIONER BRIDGES, SECONDED BY COMMISSIONER STAMPS TO APPROVED. APPROVE PLAT23-0031 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.

C.2 CSEVENT 2022-0135 CONSIDERATION OF A REQUEST FROM STEVE FRENCH WITH CHRISTIAN CLASSIC CRUISERS FOR AN APPEAL FROM SECTION 118-715 (TEMPORARY USES AND BUILDINGS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING THE NUMBER OF PERMITTED EVENTS AT 9200 MID-CITIES BOULEVARD, BEING 69.414 ACRES DESCRIBED AS LOT 1, BLOCK 1, BIRDVILLE HIGH SCHOOL ADDITION.

APPROVED

Chair Welborn introduced the item, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Bobby Stout, XXX, presented the request.

Chair Welborn and the applicant discussed details of the approval process with BISD for use of the facilities.

Commissioner Stamps and the applicant discussed the need for NRH police or other city services at the event.

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

Chair Welborn and Mr. Comstock discussed DRC action on the subject case.

Commissioner Bridges and Mr. Comstock discussed when the special event ordinance was approved in relation to the number of events the organization has held at the location.

Chair Welborn and Mr. Comstock clarified that the Planning and Zoning Commission is the deciding body to determine this variance request for this group only and is not seeking to change the ordinance.

Commissioner Bowen and Mr. Comstock discussed whether other non profits could obtain the variance in question.

Commissioner Stamps asked Stefanie Martinez if other areas of the facility could hold events if the addresses were different.

Chair Welborn and the applicant clarified that the organization will have to come back

next year and request a variance for 2024 events and the current request is only for calendar year 2023.

Commissioner Bowen and Mr. Comstock discussed the reasoning behind the allowance of four events per year.

There was a discussion about how to change the ordinance to allow more special events in the future.

Adjourned at 8:07 pm.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER STAMPS TO APPROVED. APPROVE THE REQUEST TO HOLD ADDITIONAL EVENTS AT THE FACILITY. MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

EXECUTIVE SESSION

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, January 13, 2023, by 6:00 PM.

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.