

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
MAY 5, 2016**

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 5th day of May, 2016 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular session.

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Mark Haynes	Place 1
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Absent:	Mike Benton	Place 2
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner (Recording Secretary)
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

Call to Order

Chairman Randall Shiflet called the meeting to order at 6:31 p.m.

1. General Announcements - Upcoming City Events

Planning Manager Clayton Comstock presented announcements including upcoming events in North Richland Hills.

2. Discuss Development Activity Report and City Council action

Planning Manager Comstock discussed City Council action from their April 25, 2016 meeting.

3. Discussion of Masonry Screening Wall Standards

Planning Manager Comstock introduced the topic and stated that Commissioner Steven Cooper had brought up the masonry screening wall at Bursey Road and Smithfield

Road at a previous meeting and other Commissioners echoed his concerns. In order to find an appropriate minimum standard, Mr. Comstock conducted a visual preference survey by showing pictures of many existing screening walls around town and seeking feedback from the Commission.

Planning Manager Comstock stated that the intention of staff is to remove the standards for masonry screening walls from the Public Works Design Manual as they are private and not public. He also discussed how the walkable area of the sidewalk is decreased when a wall is placed right up against a sidewalk.

There was a discussion between staff and Commission members about the higher standard for screening walls that has been set across the city by John Barfield.

Planning Manager Comstock discussed the currently permitted “thin” walls and showed examples from around town. He then covered the Verti-Crete type wall and explained their dimensions, varieties, and installation procedures.

Chairman Randall Shiflet asked if it was possible to codify that there be a separation between the sidewalk and the fence.

Planning Manager Comstock stated that we would want to insure that if one was destroyed that it could be replaced. There was a discussion about the percentage of destruction and replacement requirements.

The Commission asked questions and discussed column width, visual preferences, and separation of walls from sidewalks.

Planning Manager Comstock discussed staining walls versus painting them and that having some standards in this regard would be very helpful.

Chairman Shiflet asked if there was an avenue to request an exception to the rules. Principal Planner Clayton Husband responded that some area cities like Carrollton allow Special Use Permits if the standard cannot be met. Keller allows modifications with a Planned Development.

Planning Manager Comstock asked specific questions of the Commission on the topic:

- Should the standards between residential and commercial be increased to require thicker walls and larger columns, such as the Verti-Crete system? There was a consensus from the Commission that the standards should be increased.
- Are these same Verti-Crete walls acceptable along thoroughfares? There was a consensus from the Commission that they are acceptable and that they distance between the wall and the sidewalk should be addressed.

Planning Manager Comstock then showed photos of walls made from actual masonry materials and asked if anyone had comments on the column spacing in the pictures.

Commissioner Mark Haynes asked about the spacing of the columns on the Graham Ranch wall. Mr. Comstock replied that it appears to be approximately 50 feet and asked if that distance was acceptable. The Commission recommended 35 foot spacing.

There was a discussion between staff and Commission members about walls that separated residential from commercial and that are not located on a thoroughfare. Commissioner Cooper stated that walls along thoroughfares should look nicer than those that are not and that small reliefs in walls can greatly enhance the appearance.

Commissioner Jerry Tyner stated that caps add a lot to the appearance of the walls.

Planning Manager Comstock discussed the possibility of requiring a five-foot setback on walls next to thoroughfares along with adding landscaping within that setback. He summarized some possible areas for revision:

- Provide a maximum length without a larger column
- Define minimum column size
- Allow replacement of existing non-conforming walls
- Address drainage issues

Staff will draft something and bring it back to the Commission for consideration.

4. Discuss items from the regular Planning and Zoning Commission Meeting

Planning Manager Clayton Comstock summarized the items on the May 5, 2016, Planning and Zoning Commission meeting agenda.

5. Adjournment

There being no other business, Chairman Randall Shiflet adjourned the work session at 7:18 p.m.

REGULAR PLANNING AND ZONING COMMISSION MEETING

The Planning and Zoning Commission regular meeting is immediately following the work session (but not earlier than 7:00 p.m.) in the main council chambers.

A.0 CALL TO ORDER

Chairman Randall Shiflet called the May 5, 2016, meeting to order at 7:24 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Mark Haynes	Place 1

Kathy Luppy Place 5
Steven Cooper Place 7
Jerry Tyner Ex-Officio

Absent: Mike Benton Place 2

Staff Members: Clayton Comstock Planning Manager
 Clayton Husband Principal Planner
 Chad VanSteenberg Planner (Recording Secretary)
 Justin Naylor Civil Engineer
 Marrk Callier Management Assistant

A.1 PLEDGE OF ALLEGIANCE

Jerry Tyner led the pledge of allegiance to the United States and Texas flags.

B. MINUTES

B.1 APPROVE MINUTES OF THE APRIL 21, 2016 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

KATHY LUPPY MOVED TO APPROVE MINUTES OF THE APRIL 21, 2016, PLANNING AND ZONING COMMISSION MEETING. STEVEN COOPER SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

C.1 AP 2016-01 CONSIDERATION OF A REQUEST FROM ROBERT RICHARDSON FOR AN AMENDED PLAT FOR LOT 6R, BLOCK 1, WOODBERT ADDITION ON 0.924 ACRES LOCATED AT 8301 WOODS LANE.

APPROVED

Principal Planner Clayton Husband introduced the amended plat request and stated that the applicant is not in attendance. Staff did not receive a response from them despite making several phone calls prior to the meeting.

Chairman Randall Shiflet asked if the applicant was present and there was no response from the audience. He then asked staff's opinion about postponing or tabling the item.

Planning Manager Clayton Comstock stated that there is no public hearing required on this item and that some action should be taken as there is a set time frame given by state statute for either approval or denial.

BILL SCHOPPER MOVED TO APPROVE AP 2016-01. MARK HAYNES SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C.2 RP 2015-11 CONSIDERATION OF A REQUEST FROM PSI ATLANTIC RICHLAND HILLS TX, LLC FOR A REPLAT OF RED GATE ADDITION ON 4.552 ACRES LOCATED IN THE 7800 BLOCK OF MOCKINGBIRD LANE.

APPROVED

Principal Planner Clayton Husband introduced the replat request.

Ryan Alspaugh, 3960 Broadway Boulevard, Garland, stated that the purpose for this plat was to create easements for construction purposes.

Principal Planner Husband summarized the staff report for this replat request and stated that it meets the requirements of the subdivision regulations and it is recommended for approval.

KATHY LUPPY MOVED TO APPROVE RP 2015-11. DON BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 RP 2016-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JPC REALTY LTD FOR A REPLAT OF LOTS 23R AND 24R, BLOCK 1, W.E. ODELL ADDITION ON 1.10 ACRES LOCATED AT 8121-8129 ODELL STREET.

APPROVED

Planning Manager Clayton Comstock introduced the replat request.

Chairman Randall Shiflet opened the Public Hearing for RP 2016-06 at 7:32 p.m.

Shawn Lewis, 100 Kings Row Drive, Mansfield, stated that they received zoning approval and are now splitting this property in order to construct two professional medical offices. His company was able to provide a traffic analysis to the City Council.

Chairman Shiflet asked if the building elevations are the same as what was presented at the previous meeting.

Mr. Lewis stated that they are the same.

Planning Manager Comstock summarized the staff report and stated that the Commission's approval is recommended.

Chairman Shiflet called for any interested speakers, seeing none, he closed the Public Hearing for RP 2016-06 at 7:36 p.m. and entertained a motion on the request.

DON BOWEN MOVED TO APPROVE RP 2016-06. KATHY LUPPY SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

D.2 SDP 2016-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM OUR COUNTRY HOMES FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS ON 27.842 ACRES IN THE 6400 AND 6500 BLOCKS OF IRON HORSE BOULEVARD.

APPROVED

Planning Manager Clayton Comstock introduced the special development plan request stating that this is the same subject area that was previously presented to the Commission and to City Council. Following the denial by City Council in March, the applicant made revisions to the request in order to address some of the concerns from the City Council. The applicant is now requesting five waivers associated with this project.

John Pitstick representing Our Country Homes, 700 W. Harwood Road, Hurst, stated that his company wants to meet the TOD ordinance and the desires of the community with this request. They have made several changes to the proposed development including six building types instead of four originally. These include townhomes, Texas Townhomes, detached homes, and live/work units on Tracts One and Two. As a result of recommendations from City Council, Tract Three now contains three story mixed-use buildings and a three story apartment building.

Mr. Pitstick stated that all buildings now face the streets in this proposed development. He discussed the flexible first floor residential units in detail and described how they can convert back and forth from residential to commercial depending on market demand.

Chairman Randall Shiflet asked if the flex units are similar to what is on Walker and Parker Boulevards in HomeTown.

Mr. Pitstick answered yes, they are commercially constructed buildings but there was not a demand at that point for commercial occupancy. We are asking for only a portion of our buildings to be converted.

Commissioner Steven Cooper asked if there are currently any live/work units in North Richland Hills.

Mr. Pitstick answered no.

Commissioner Cooper asked which communities nearby have those types of units.

Mr. Pitstick replied that many cities in the area are moving this direction including Plano, Frisco, and Flower Mound. This is not a sub-lease situation; you live and work in the same building. He stated that they will market these units to be platted and sold individually and the city would issue a certificate of occupancy for the commercial portion. The proposal is for fifteen live/work units.

Chairman Shiflet asked if these units could be deed restricted.

Mr. Pitstick answered yes.

Commissioner Cooper asked what controls the requirement to live and work in those units.

Mr. Pitstick answered that these will be individually platted and the mortgage would take care of sub-leasing concerns.

Mr. Pitstick discussed the requested variances including open space, on-street parking on Iron Horse Boulevard, permitted building types, reduction of façade openings, and the Texas Townhome cottage option.

Chairman Shiflet opened the Public Hearing for SDP 2016-03 at 8:09 p.m.

Planning Manager Comstock summarized the special development plan request and covered the variance requests in detail.

Chairman Shiflet called for anyone wishing to speak, seeing no one, he closed the Public Hearing for SDP 2016-03 at 8:13 p.m. and entertained a motion on the request.

STEVEN COOPER MOVED TO APPROVE SDP 2016-03. BILL SCHOPPER SECONDED THE MOTION.

Chairman Shiflet commented that this proposal is similar to the popular West 7th area in Fort Worth. He would like to see the same thing happen here.

MOTION TO APPROVE CARRIED 6-0.

ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:15 p.m.

Chairman

Secretary

Randall Shiflet

Don Bowen

Recording Secretary
