

**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
FEBRUARY 1, 2018**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 1st day of February, 2018 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Randall Shiflet	Place 4, Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Mason Orr	Place 6
	Robert Housewright	Ex-Officio
Absent:	Steven Cooper	Place 7, Vice Chairman
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant
	Fahad Rajabali	Engineer Associate

Chairman Randall Shiflet called the work session to order at 6:30 p.m.

A.1 PLANNING MANAGER REPORT

Planning Manager Clayton Comstock summarized the actions taken on Planning related items at the January 8, 2018 and January 22, 2018 City Council meeting. He further discussed current development activity in North Richland Hills.

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A.2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Planning Manager Clayton Comstock discussed item C.1. on the agenda and asked the Commission for questions. Chairman Randall Shiflet asked a question concerning the type of multi-family development that could be built at the location. Mr. Comstock stated the multi-family zoning district would require a Special Use Permit for the purpose of detailing the design on the complex and not the land use.

Principal Planner Clayton Husband discussed items C.2., C.3., D.1., D.2., and D.3., and asked the Commission for questions.

Pertaining to item C.2., Commissioner Justin Welborn asked if the existing wood siding of the fire house will be natural wood or Hardi board. Mr. Husband stated the applicant intends to use natural wood and not Hardi board. Chairman Shiflet asked what the condition is of the wood fence to the west. Mr. Husband stated the fence is in decent shape. Chairman Shiflet asked if this would be a shared fence with the property owners to the west. Mr. Husband stated the property owner at 8300 Starnes Road will be responsible for the upkeep of the fence. Commissioner Mason Orr asked if the gate on the western fence will be removed. Mr. Husband stated the intent is to remove the gate, according to the site plan.

Chairman Shiflet adjourned the work session at 6:59 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:04 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Mason Orr	Place 6
	Robert Housewright	Ex-Officio
Absent:	Steven Cooper	Place 7, Vice Chairman
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager

Clayton Husband	Principal Planner
Chad VanSteenberg	Planner
John Chapman	Planning Technician
Caroline Waggoner	City Engineer
Justin Naylor	Civil Engineer
Marrk Callier	Management Assistant
Fahad Rajabali	Engineer Associate

A.1. PLEDGE OF ALLEGIANCE

Commissioner Mason Orr led the pledge of allegiance to the United States and Texas flags.

B. MINUTES

B.1. APPROVE MINUTES OF THE JANUARY 4, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE MINUTES OF THE JANUARY 4, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1. ZC 2017-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP FOR A ZONING CHANGE FROM R-7-MF MULTIFAMILY TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT IN THE 7300 BLOCK OF CIRCLE DRIVE, BEING 5.80 ACRES DESCRIBED AS LOT 2, BLOCK 35, HOLIDAY NORTH ADDITION.

APPROVED

Chairman Randall Shiflet introduced the item, opened the public hearing, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present their request.

Curtis Young, on behalf of the Sage Group, Inc., 1130 North Carroll Avenue, Southlake, Texas 76092, presented the request.

Commissioner Justin Welborn and the applicant discussed fencing criteria for the planned development. Commissioner Welborn voiced support for metal fencing along the North Electric Trail.

Commissioner Don Bowen and the applicant discussed ownership and upkeep of the drainage area.

Chairman Shiflet called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Mike Shingler, 7529 Circle Drive, North Richland Hills, Texas 76180, spoke in opposition of the proposal and provided a petition to the Commission.

Steven Linford, 7300 Circle Drive, North Richland Hills, Texas 76180, spoke about how the proposal will affect his property and privacy.

Those who filled out a speaker card, but did not wish to speak:

Robert Hill, 7516 Circle Drive, North Richland Hills, Texas 76180 marked for and against the proposal. Leah Collins, 7528 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal. Ronald Jenkins, 7520 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal. Chris Null, 7525 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal.

The applicant discussed traffic counts, drainage concerns, and privacy.

City Engineer Caroline Waggoner discussed drainage on the northern side of the property. Ms. Waggoner stated engineering plans will be drafted by the applicant and examined during the platting process and discussed upkeep of the channel with Commissioner Welborn.

Chairman Shiflet and Mr. Comstock discussed petition rules and laws, and differences between zoning changes and platting applications.

Chairman Shiflet stated the plans presented are all conceptual and continued to state the proposal is only for a zoning change and not the platting process, which will include open space, drainage, and lot size details.

Commissioner Jerry Tyner discussed the city policy and process to be approved for road humps in a neighborhood.

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

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2017-15.

MOTION TO APPROVE CARRIED 4-1, WITH COMMISSIONER JUSTIN WELBORN VOTING AGAINST DUE TO WOOD FENCING ALONG THE NORTH ELECTRIC TRAIL.

C.2. ZC 2017-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM M.J. WRIGHT & ASSOCIATES, INC., FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT AT 8300 STARNES ROAD, BEING 0.543 ACRES DESCRIBED AS LOT AR2, BLOCK 2, CRESTWOOD ESTATES ADDITION.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet opened the public hearing and called for the applicant to present the request.

Ginger Curtis and Jeremy Hodo, 8300 Starnes Road, North Richland Hills, Texas 76182, presented their request.

Chairman Shiflet asked if the proposal included a residential component. Ms. Curtis stated no.

Chairman Shiflet called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

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

public hearing.

Commissioner Jerry Tyner asked what type of wood paneling will be used. Ms. Curtis stated red cedar.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE ZC 2017-16.

MOTION TO APPROVE CARRIED 5-0.

C.3. ZC 2017-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MILLER SURVEYING, INC., FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE FAMILY RESIDENTIAL AT 7809 ODELL STREET, BEING 0.403 ACRES DESCRIBED AS LOTS 3 AND 4, BLOCK 1, MOLLIE B. COLLINS ADDITION.

APPROVED

Chairman Randall Shiflet introduced items C.3. and D.1., opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet asked the applicant to present their request.

Gail Shah, 7809 Odell Street, North Richland Hills, Texas 76182, stated reasons for their request.

Chairman Shiflet called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE ZC 2017-10.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

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D.1. AP 2017-03 CONSIDERATION OF A REQUEST FROM MILLER SURVEYING, INC., FOR AN AMENDED PLAT OF LOT 3R, BLOCK 1, MOLLIE B. COLLINS ADDITION ON 0.403 ACRES LOCATED AT 7809 ODELL STREET.

APPROVED

This item was presented in conjunction with item C.3.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE AP 2017-03.

MOTION TO APPROVE CARRIED 5-0.

D.2. RP 2017-14 CONSIDERATION OF A REQUEST FROM JEFF WOOD AND CARLOS DORRIS FOR A REPLAT OF LOT 4R1, BLOCK 1, WALKERS BRANCH ADDITION, ON 1.40 ACRES LOCATED AT 8405 HARWOOD ROAD.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present the request.

Trevor Truss, 8241 Mid Cities Boulevard, North Richland Hills, Texas 76182, presented the request.

Chairman Shiflet called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE RP 2017-14.

MOTION TO APPROVE CARRIED 5-0.

D.3. FP 2017-09 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT, LLC, FOR A FINAL PLAT OF THORNBRIDGE NORTH ADDITION ON 17.607 ACRES LOCATED IN THE 8100 BLOCK OF PRECINCT LINE ROAD.

APPROVED

Commissioner Justin Welborn announced he filed an affidavit of disqualification and exited the Council Chambers at 8:14 p.m.

Chairman Shiflet introduced the item and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present the request.

Edward Chadwick, on behalf of Baird Hampton & Brown, 1901 Martin Drive, Weatherford, Texas 76086, presented the request.

Chairman Shiflet called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE FP 2017-09.

MOTION TO APPROVE CARRIED 4-0-1, WITH COMMISSIONER JUSTIN WELBORN RECUSING HIMSELF FROM THE ITEM.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:21 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary