

**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
APRIL 5, 2018**

Work Session

Call to Order

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 5th day of April, 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
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Kathy Luppy	Place 5
	Mason Orr	Place 6

Absent:	Don Bowen	Place 3
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Fahad Rajabali	Engineer Associate

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

A.1 PLANNING MANAGER REPORT

Planning Manager Clayton Comstock summarized actions taken on planning related items at the March 23, 2018, City Council Meeting. He further discussed current development activity and upcoming events in North Richland Hills.

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

Planning Manager Clayton Comstock discussed all items on the regular agenda and asked for questions.

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Pertaining to items C.2. and C.3. Chairman Randall Shiflet and Commissioner Justin Welborn discussed drainage with staff.

Chairman Randall Shiflet adjourned the meeting at 7:00 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:08 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Kathy Luppy	Place 5
	Mason Orr	Place 6

Absent:	Don Bowen	Place 3
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Fahad Rajabali	Engineer Associate

A.1. PLEDGE OF ALLEGIANCE

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

Chairman Randall Shiflet congratulated Commissioner Justin Welborn on his family's newborn.

B. MINUTES

Approve minutes of the March 15, 2018, Planning and Zoning Commission meeting.

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A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE MINUTES OF THE MARCH 15, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1. ZC 2018-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TEAGUE, NALL, AND PERKINS, INC., FOR A ZONING CHANGE FROM R-1-S SPECIAL SINGLE-FAMILY TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8120 SAYERS LANE, BEING 2.199 ACRES DESCRIBED AS LOT 8, BLOCK 3, WOODBERT ADDITION.

APPROVED

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

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

Tom Rutledge, 6620 Cedar Crest Drive, North Richland Hills, Texas 76182, representing Mark Mudry, presented the request.

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

Guy Jones, 7828 Redwood Court, North Richland Hills, Texas 76180, spoke in opposition of the request.

Evelyn Kidd, 8125 Sayers Lane, North Richland Hills, Texas 76180, spoke in opposition of the request.

Jeremy Hodo, 7648 Bridlewood Court, North Richland Hills, Texas 76180, spoke in opposition of the request.

Maureen Markey, 7453 Timberhill Drive, North Richland Hills, Texas 76180, spoke in opposition of the request.

Clint Holly, 8124 Sayers Lane, North Richland Hills, Texas 76180, spoke in opposition

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of the request.

Charles Bunch, 7640 Bridlewood Court, North Richland Hills, Texas 76180, did not speak, but registered opposition to the request.

Ida Smith 7636 Bridlewood Court, North Richland Hills, Texas 76180, did not speak but was against the request.

Mark Mudry, 6617 Cedar Grove Drive, North Richland Hills, Texas 76180, spoke in support of the request.

Joe Alvarez, 7644 Bridlewood Court, North Richland Hills, Texas 76180, spoke in opposed of the request.

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.

Chairman Shiflet called for a motion. Vice Chairman Steven Cooper motioned the approve the request subject to discussion, seconded by Commissioner Jerry Tyner.

Chairman Shiflet stated the request is solely for the zoning change of the property.

A MOTION WAS MADE BY VICE-CHAIRMAN STEVEN COOPER, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE ZC 2018-02.

MOTION TO APPROVE CARRIED 6-0.

C.2. ZC 2018-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO R-2 SINGLE FAMILY RESIDENTIAL AT 8228, 8300, 8304, AND 8308 SAYERS LANE AND A PORTION OF 7601 DAVIS BOULEVARD, BEING 2.952 ACRES DESCRIBED AS LOTS 1, 2AR1, 2AR2, 2R1, AND 2R2, BLOCK 3, WOODBERT ADDITION.

APPROVED

Chairman Randall Shiflet introduced items C.2. and C.3. stating the items will be discussed together, but voted on separately. Chairman Shiflet opened the public hearing and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

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Chairman Randall Shiflet called for the applicant to present the request.

Mark Wood, 6617 Precinct Line Road, North Richland Hills, Texas 76182, presented the request.

Vice Chairman Steven Cooper and Mr. Wood discussed the dimensions of the lot. Vice Chairman Cooper stated dissatisfaction with the lot width of the commercial lots.

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

Vice Chairman Cooper and Mr. Comstock discussed lot dimensions of similar commercial properties to the north of the proposal.

Chairman Shiflet and Mr. Comstock discussed the possibilities of two-story office buildings in the proposed non-residential planned development. Chairman Shiflet and Mr. Comstock also discussed lots similar to the non-residential proposal as well as median openings along Davis Boulevard with access Sayers Lane.

Chairman Shiflet, Vice Chairman Cooper, Commissioner Justin Welborn, and Mr. Wood discussed the lot sizes for the residential and non-residential planned development zoning requests.

Commissioner Jerry Tyner and Mr. Wood discussed the traffic pattern for the south conceptual office building.

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

Vice Chairman Steven Cooper stated the lot width for the non residential planned-development is not wide enough.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2018-05.

MOTION TO APPROVE CARRIED 6-0.

- C.3. ZC 2018-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT AT 7601 DAVIS BOULEVARD, BEING A 0.691-ACRE PORTION OF PROPERTY DESCRIBED AS LOT 1, BLOCK 3, WOODBERT ADDITION.**

APPROVED

Item was presented and discussed in conjunction with item C.2.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-06.

MOTION TO APPROVE CARRIED 6-0.

- C.4. ZC 2018-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING, INC., FOR A ZONING CHANGE FROM R-6-T TOWNHOME TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7885 LYNDALANE, BEING 0.208 ACRES DESCRIBED AS LOT 1R, BLOCK 1-R NORTHRIDGE ADDITION.**

APPROVED

Chairman Randall Shiflet introduced items C.4. and D.1. stating the items will be discussed together, but voted on separately. Chairman Shiflet opened the public hearing for item C.4. 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.

Joshua Anderson, representing Texas Surveying, 104 South Walnut Street, Weatherford, Texas, 76086, presented the request.

Chairman Shiflet called for Mr. Comstock to present the staff report. Mr. Comstock 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 KATHY LUPPY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2018-03.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1. RP 2018-01 CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING, INC. FOR A REPLAT OF LOT 1R, BLOCK 1-R, NORTHRIDGE ADDITION, BEING 0.208 ACRES LOCATED AT 7885 LYNDA LANE.

APPROVED

Item was discussed in conjunction with item C.4.

A MOTION WAS MADE BY VICE-CHAIRMAN STEVEN COOPER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE RP 2018-01.

MOTION TO APPROVE CARRIED 6-0.

D.2. FP 2018-01 CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT, LLC, FOR A FINAL PLAT OF CAMBRIDGE ESTATES PHASE 2, BEING 2.88 ACRES LOCATED IN THE 6000 BLOCK OF WESSEX STREET.

APPROVED

Chairman Randall 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.

Kyle Kruppa with Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas 76180, on behalf of Cambridge NRH Development, LLC, 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 MASON ORR TO APPROVE FP 2018-01.

MOTION TO APPROVE CARRIED 6-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:13 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary