

**EXCERPT FROM THE MINUTES OF THE JUNE 16, 2016
PLANNING AND ZONING COMMISSION MEETING**

C.2 ZC 2016-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DUSTIN AUSTIN FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE FAMILY ON 14.78 ACRES LOCATED IN THE 8100 BLOCK OF PRECINCT LINE ROAD.

APPROVED

Planning Manager Clayton Comstock introduced ZC 2016-07.

Applicant Representative, John Pitstick, Our Country Homes, 700 West Harwood Road, Hurst, TX came forward to present the request.

Mr. Comstock summarized the staff report for this zoning change request.

Chairman Randall Shiflet asked Mr. Comstock to address a question from the audience about tree preservation related to this project.

Mr. Comstock stated that the North Richland Hills Tree Preservation Ordinance allows for the removal of trees for residential developments and no tree replacement is required. Each individual lot is required to have a total of three trees measuring three inches in diameter and one of those trees must be in the front yard. Over 100 trees will be required in this development based on the proposed number of lots, but this will not replace the more mature trees that exist there today.

Chairman Shiflet opened the public hearing at 7:41 p.m.

Mary Stokic, 9105 Thornridge Drive, North Richland Hills, came forward in opposition to the application. She stated that she has lived in North Richland Hills for 26 years and 10 years in Thornbridge. Her family chose the neighborhood because of the green spaces, walking paths, children's playground, and the pasture that is adjacent to their property. Ms. Stokic does not want to get in the way of the property owner or the developer but is against the plan because of the loss of mature trees. The road that is proposed near her yard is also a concern. She asked the Commission to set some standards for what the development will look like.

Glenn Burch, 8324 Thornridge Drive, North Richland Hills, came forward in opposition to the application. He stated that he understands the current tree ordinance but wants to encourage the city to strengthen the requirements in creative ways.

Chairman Shiflet reminded the audience that this case was a request to change the zoning of the subject property only and the layout of the proposed subdivision was not being deliberated.

Susan and Greg Small, 9101 Thornridge Drive, North Richland Hills, came forward in opposition to the application. Ms. Small stated that their home is on the southern boundary of the proposed development and that all the homes lining that border have wrought iron rear fences that look out onto a pond and mature trees on the subject property. She stated that they are distraught about losing that view and would like to ask if there is a possibility that the existing pond could be used instead of the proposed ponds along Precinct Line Road. Ms. Small also reiterated the concerns that Mary Stokic had about the road planned behind their homes.

Mr. Pitstick returned to the podium to address the comments and stated that his company wants to work with the residents. He stated that this neighborhood is being proposed as Thornridge North and his company wants to save as many trees as possible which would make the lots more marketable. To lay out a new plan would increase development costs but they want to work with existing property owners to provide a good transition. Mr. Pitstick stated that they have sent out letters and want to meet with the surrounding neighbors.

Mike Stokic, 9105 Thornridge Drive, North Richland Hills, came forward to propose flipping the layout of the development such that the detention ponds would be at the back adjacent to the existing homes and the new lots would be located on the eastern side closer to Precinct Line Road.

Susan Small, 9101 Thornridge Drive, North Richland Hills, returned to the podium to request that the rear yards of the proposed homes be placed adjacent to the lots along Thornridge Drive instead of the current layout.

Chairman Shiflet stated that Mr. Pitstick is listening and he can address these concerns when he meets with the residents.

Chairman Shiflet closed the public hearing at 7:55 p.m.

KATHY LUPPY MOVED TO APPROVE ZC 2016-07. DON BOWEN SECONDED THE MOTION.

Don Bowen stated he understands the comments about loving the pasture behind the homes, but although he knows it isn't feasible, the only way to guarantee that the property stays in its current state is to own it. He also stated that the location of the detention ponds is not arbitrary and they would only hold water temporarily until they slowly drained, but they would not be like the pond that is currently there.

MOTION TO APPROVE CARRIED 6-0.