

**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
NORTH RICHLAND HILLS, TX 76180
MAY 19, 2016**

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 19th day of May 2016 at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Bill Schopper	Vice Chair
	Mark Haynes	Place 1
	Mike Benton	Place 2
	Don Bowen	Place 3
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Absent:	Randy Shiflet	Chair
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad Vansteenberg	Planner
	Justin Naylor	Engineer Associate

CALL TO ORDER

Vice Chairman Bill Schopper called the Work Session to order at 6:03 p.m.

1 ANNOUNCEMENTS - UPCOMING CITY EVENTS

Planning Manager Clayton Comstock presented announcements related to upcoming events in the City of North Richland Hills.

2 DISCUSS DEVELOPMENT ACTIVITY REPORT AND CITY COUNCIL ACTION.

Planning Manager Clayton Comstock discussed current development activity and the

actions of the May 16, 2016 City Council Meeting.

3 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

This item was discussed later in the meeting.

4 PRESENTATION OF COUNCIL CHAMBER AUDIO/VISUAL TECHNOLOGY

The Commission recessed at 6:10 p.m. in the Council Workroom and reconvened at 6:12 p.m. in the City Council Chambers.

Planning Manager Clayton Comstock presented the audio/visual capabilities of the new City Council Chambers to the Planning and Zoning Commission. City Secretary Alicia Richardson provided details about the operations of the new agenda management system.

The Commission recessed at 6:31 p.m. in the City Council Chambers and reconvened at 6:35 p.m. in the Council Workroom.

5 PRESENTATION ON THE IRON HORSE TOD CORRIDOR CROSS SECTIONS

Planning Manager Clayton Comstock gave a presentation on the proposed Iron Horse Transit Oriented Development (TOD) corridor street cross sections. He explained that the City had contracted with Kimley Horn and Associates to study the Iron Horse Boulevard corridor within the TOD and discussed the existing conditions.

Commissioner Steven Cooper asked if the fifteen foot raised median was measured from the center point to the sides. Planning Manager Comstock answered that the measurement is from back of curb to back of curb.

Planning Manager Comstock discussed the proposed developments in the Iron Horse TOD area which include the TexRail Station and the adjacent Iron Horse Village, the Iron Horse Commons development, and the Fountains at Iron Horse. He explained that the volume analysis was based on these proposed developments.

Parking considerations were discussed in detail which included angled parking (30 degree), parallel for nonresidential, and back-in angled parking. Commissioner Steven Cooper stated that he liked the back-in angled parking he had seen in Austin.

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Commissioner Mike Benton asked if there will be a transition lane between the travel lanes and the parking. Planning Manager Comstock replied that he would research that issue.

Planning Manager Comstock defined the variations in the TOD Code between "Commercial Avenue" and "TOD Boulevard". He also discussed that the Kimley Horn study divided the parking types on Iron Horse Boulevard into three sections:
Section One - Browning Drive to Rufe Snow Drive. North of Bold Ruler Lane - parallel parking recommended, south of Bold Ruler Lane - angled parking recommended.
Section Two - Boulder Drive to Browning Drive is recommended for angled parking.
Section Three - Loop 820 to Boulder Drive is recommended for angled parking.

Commissioner Mike Benton requested to see more examples of angled parking.

Commissioner Steven Cooper asked if there would be opportunities to transport pedestrians to the Smithfield Rail Station via golf carts. Planning Manager Comstock responded that Davis Boulevard would likely be difficult to cross.

REGULAR MEETING

A. CALL TO ORDER

Vice Chairman Bill Schopper called the meeting to order at 7:10 p.m.

ROLL CALL

Present:	Bill Schopper	Vice Chair
	Mark Haynes	Place 1
	Mike Benton	Place 2
	Don Bowen	Place 3
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Absent:	Randy Shiflet	Chair
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
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A.1 PLEDGE OF ALLEGIANCE

Commissioner Steven Cooper led the Pledge of Allegiance.

EXECUTIVE SESSION

There was no Executive Session held at the meeting.

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 5, 2016 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER HAYNES MOVED TO APPROVE THE MINUTES OF THE MAY 5, 2016 PLANNING AND ZONING COMMISSION MEETING. COMMISSIONER BENTON SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

C PUBLIC HEARINGS

There were no items for this category.

D. PLANNING AND DEVELOPMENT

D.1 PP 2016-02 CONSIDERATION OF A REQUEST FROM ROBERT ESPINOSA FOR A PRELIMINARY PLAT OF LOT 3, BLOCK 13, MEADOWVIEW ESTATES ON 0.969 ACRES LOCATED AT 8409 RUMFIELD ROAD.

APPROVED

Principal Planner Clayton Husband presented item and was available to answer questions.

Applicant Buck Nguyen, 6513 Courtier Ct, Mckinney, Texas, presented both cases.

COMMISSIONER HAYNES MOVED TO APPROVE PP 2016-02. COMMISSIONER BENTON SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

D.2 FP 2016-04 CONSIDERATION OF A REQUEST FROM ROBERT ESPINOSA FOR A FINAL PLAT OF LOT 3, BLOCK 13, MEADOWVIEW ESTATES ON 0.969 ACRES LOCATED AT 8409 RUMFIELD ROAD.

APPROVED

This item was discussed and considered with item D.1.

COMMISSIONER COOPER MOVED TO APPROVE FP 2016-04. COMMISSIONER BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

D.3 PP 2015-06 CONSIDERATION OF A REQUEST FROM OCH DEVELOPMENT FOR A PRELIMINARY PLAT OF IRON HORSE COMMONS ADDITION ON 18.284 ACRES LOCATED IN THE 6400 AND 6500 BLOCK OF IRON HORSE BOULEVARD.

APPROVED

Planning Manager Clayton Comstock presented item and was available to answer questions.

Applicant representative John Pitstick, 700 West Harwood Road, presented the request.

Mr. Comstock summarized staff report.

COMMISSIONER BENTON MOVED TO APPROVE PP 2015-06. COMMISSIONER HAYNES SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Vice Chairman Bill Schopper adjourned the meeting at 7:27 p.m.