

**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
JULY 18, 2019**

WORK SESSION: 6:00 PM

CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 18th day of July, 2019 at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Don Bowen	Place 3
	Sarah Olvey	Place 4
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst
	Paulette Hartman	Deputy City Manager
	Maleshia McGinnis	City Attorney
	Craig Hulse	Director of Economic Development
	Dave Pendley	Chief Building Official
	Vickie Loftice	Managing Director of Community Services

Chair Welborn called the work session to order at 6:12 p.m.

1. ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBERS IN PLACES 1, 3, 5, AND 7.

Marrk Callier administered the oath of office to Kathy Luppy, Place 5. The oath of office for Justin Welborn, Place 1, and Wendy Werner, Place 7 was administered by another notary before the meeting, and the oath of office for Don Bowen was postponed due to his absence.

2. ELECTION OF OFFICERS

Due to the absence of Commissioner Bowen and Commissioner Olvey, the election of officers was postponed to the first meeting in September.

3. PLANNING DIRECTOR REPORT.

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on July 8, 2019.

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

Planning Director Clayton Comstock discussed items C.1 and D.1 on the regular meeting agenda. Item D.2 was not discussed in the work session.

Mr. Comstock and Chair Welborn discussed the deed restrictions and items for the planned development related to item D.1 FP 2018-06.

Regarding item C1. ZC 2019-09:

Mr. Comstock and Vice Chair Tyner discussed the locations for commercial uses.

Mr. Comstock and Chair Welborn discussed a section of open space in the project.

Mr. Comstock, City Engineer Caroline Waggoner, and Vice Chair Tyner discussed the possibility of a right-in-right-out intersection on Boulevard 26.

Mr. Comstock and Chair Welborn discussed parking availability, sidewalks, and parkway width.

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Mr. Comstock and Chair Welborn discussed lot sizes in a different project.

Deputy City Manager Paulette Hartman discussed public improvement districts, tax increment financing, developer agreements, and building materials.

5. DISCUSSION OF POTENTIAL UPDATES TO THE CITY CODE DUE TO STATE LAW CHANGES

Planning Director Clayton Comstock discussed the progress on updates to the City Code due to state law changes that go into effect September 1, 2019.

Chair Justin Welborn adjourned the work session at 7:06 p.m.

REGULAR MEETING: Immediately following work session (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chair Welborn called the regular meeting to order at 7:16 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Don Bowen	Place 3
	Sarah Olvey	Place 4
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst
	Paulette Hartman	Deputy City Manager
	Maleshia McGinnis	City Attorney
	Dave Pendley	Chief Building Official

A.1 PLEDGE

Ex-Officio Deupree led the Pledge of Allegiance to the United States and Texas flags.

EXECUTIVE SESSION

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

B. MINUTES

APPROVED

B.1 APPROVE MINUTES OF THE JUNE 20, 2019, PLANNING AND ZONING COMMISSION MEETING.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JUNE 20, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1 FP 2018-06 CONSIDERATION OF A REQUEST FROM BENCHMARK AMERICAN HOMES, LLC, FOR A FINAL PLAT OF DIAMOND PARK ESTATES, BEING 3.539 ACRES LOCATED IN THE 6300-6400 BLOCKS OF GLENVIEW DRIVE.

APPROVED

Chair Welborn introduced the item, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Osama Nashed, ANA Consultants presented the request.

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Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED COMMISSIONER LUPPY TO APPROVE FP 2018-06.

MOTION TO APPROVE CARRIED 5-0.

D.2 PP 2018-04 CONSIDERATION OF A REQUEST FROM RIGHT QUEST LLC FOR A PRELIMINARY PLAT OF IRON HORSE HEIGHTS, BEING 9.564 ACRES LOCATED IN THE 6300 BLOCK OF IRON HORSE BOULEVARD.

APPROVED

Chair Welborn announced he has a conflict of interest for item D.1 and would abstain from discussion. He filed an affidavit of disqualifications with the city secretary stating his conflict.

Chair Welborn left the dais 7:23 p.m.

Vice Chair Tyner introduced the item, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Vice Chair Tyner called for the applicant to present the request.

Heath Voyles, Kimley Horn, 5750 Genesis Court, Suite 200, Frisco, Texas, presented the request.

Vice Chair Tyner called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Ex-Officio Deupree and Mr. Comstock discussed location of commercial property.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER ORR TO APPROVE PP 2018-04.

MOTION TO APPROVE CARRIED 4-0-1, WITH CHAIR WELBORN ABSTAINING.

C. PUBLIC HEARINGS

C.1 ZC 2019-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CENTURION AMERICAN ACQUISITIONS, LLC FOR A ZONING CHANGE FROM NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT TO NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT AT 4400 CITY POINT DRIVE, BEING 51.945 ACRES DESCRIBED AS LOT 2, BLOCK 1, LOT 1R1, BLOCK 2, AND LOT 1, BLOCK 3, CITY POINT ADDITION; AND TRACT 9W1A4, WILLIAM WALLACE SURVEY, ABSTRACT 1606.

APPROVED WITH CONDITIONS

Chair Welborn returned to the dais 7:26 p.m.

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Mehrdad Moayedi and Trevor Kollinger, with Centurion American Acquisitions presented the request.

Vice Chair Tyner and the applicants discussed construction phasing and ownership of the swimming pool.

Ex-Officio Deupree and the applicants discussed open space availability, screening, and monument signs.

Commissioner Orr, Vice Chair Tyner, Commissioner Luppy and the applicant discussed the proposed hotel.

Chair Welborn and the applicants discussed homebuilder options for the project and community center options.

Ex-Officio Deupree and the applicants discussed the number of square feet of restaurants in the project.

Chair Welborn and the applicants discussed the number of townhome buildings in the project, the percentage of window frontage required, and internal screening with wood fences.

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Vice Chair Tyner and the applicants discussed eliminating bald cypress trees from the list of proposed trees.

Ex-Officio Deupree and the applicants discussed the entrance and roundabouts.

Vice Chair Tyner and the applicants discussed the right-in-right-out street entrance option on Boulevard 26.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Ex-Officio Deupree and Mr. Comstock discussed plasma centers and special use permit requirements, streetlights, Dark Skies compliance, alleyway directions, trails, and parking lots.

Chairman Welborn and Mr. Comstock discussed podium parking, architecture, building materials, driveways, and front entry 40-foot products.

Chair Welborn and Mr. Moayedhi discussed options for pavement in driveways.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Chris Colombe, 4540 Glenville Drive, Plano, Texas, spoke in favor of the project.

Kyle Hants, Richland Hills United Methodist Church, 7301 Glenview Drive, Richland Hills, requested that the development include screening walls and landscaping adjacent to the church property.

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

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER ORR TO APPROVE ZC 2019-09 SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE DEFINITION OF "OPEN SPACE" REQUIREMENTS TO MIRROR THE TOD CODE; (2) THE FINISHED FLOOR ELEVATIONS OF THE RESIDENTIAL UNITS BE CHANGED TO 18 INCHES ABOVE THE SIDEWALK TO MIRROR THE TOD CODE; (3) THE APPLICANT TO EXPLORE USE OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FOR ALL BUILDINGS; (4) THE MINIMUM WINDOW AND DOOR FENESTRATION TO MIRROR THE TOD CODE; AND (5) PROVIDE A SPECIFIC SCREENING WALL DESIGN ALONG BOULEVARD 26.

MOTION TO APPROVE CARRIED 4-1, WITH CHAIR WELBORN VOTING AGAINST.

PLANNING AND DEVELOPMENT

D.3 CONSIDERATION OF THE VISION2030 ECONOMIC DEVELOPMENT PLAN. (CONTINUED FROM THE JUNE 6, 2019, PLANNING AND ZONING COMMISSION MEETING)

TABLED

Chair Welborn introduced the item, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Mr. Comstock requested that the the item be tabled to a future meeting.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED COMMISSIONER LUPPY TO TABLE THE VISION2030 ECONOMIC DEVELOPMENT PLAN FOR CONSIDERATION AT A FUTURE MEETING.

MOTION TO TABLE CARRIED 5-0.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:15 p.m.

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary