

**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
MARCH 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 March, 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
	Don Bowen	Place 3
	Mason Orr	Place 6
Absent:	Kathy Luppy	Place 5
	Robert Housewright	Ex-Officio
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant
	Craig Hulse	Director of Economic Development

Chairman Randall Shiflet called the meeting 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 February 26, 2018, City Council meeting. He further discussed City announcements and current development activity in North Richland Hills.

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

Planning Manager Clayton Comstock discussed items D.2., C.1., C.2., and D.1. Mr. Comstock also explained to the Commission that for courtesy to the applicant, item D.2. will be presented first.

With regards to item C.1., Chairman Randall Shiflet asked if the overhead doors on the eastern side of the proposed structure will cater to outdoor storage behind the structure to the east. Mr. Comstock stated the applicant has stated the overhead doors are for ventilation purposes and that there is no additional room on the property to the east to store anything outside. Chairman Shiflet asked if the fencing is masonry. Mr. Comstock stated yes.

With reference to item D.2., Commissioner Don Bowen asked if a drainage issue prevents the subdivision entry to be at the intersection of Dawn Drive and Glenview Dr. Mr. Comstock stated that is an option, but because the cost to install the infrastructure and signal lights, developers have not been supportive. Mr. Comstock continued, stating that because this developer does not have ownership of the far eastern property recommendations have been made to construct the subdivision entry on the eastern property line to prevent an additional subdivision street entrance on Glenview Drive. Commissioner Justin Welborn asked Mr. Comstock if wooden garage doors are a requirement, Mr. Comstock stated it is not a requirement of City code, but often encouraged in RI-PD zoning districts.

Chairman Shiflet adjourned the worksession at 6:55 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:05 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Mason Orr	Place 6

Absent:	Kathy Luppy	Place 5
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant
	Craig Hulse	Director of Economic Development

A.1 PLEDGE OF ALLEGIANCE

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

B. MINUTES

APPROVE MINUTES OF THE FEBRUARY 15, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE MINUTES OF THE FEBRUARY 15, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.2. FP 2017-07 CONSIDERATION OF A REQUEST FROM NOORNEEL LLC FOR A FINAL PLAT OF LOTS 5-7, BLOCK 5, BRENTWOOD ESTATES, BEING 5.11 ACRES LOCATED AT 8479 DAVIS BOULEVARD.

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.

Sandeep Sandhu, 704 Gateshead Court, Southlake, Texas 76092, presented the request.

Chairman Shiflet asked the applicant if the intent of this plat is to divide the parcel into three lots from one lot.

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

Chairman Shiflet and Mr. Husband discussed signage opportunities on North Tarrant Parkway.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY VICE CHAIRMAN STEVEN COOPER TO APPROVE FP 2017-07.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1. SDP 2018-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM REVEST, LLC, FOR A SPECIAL DEVELOPMENT PLAN AT 6428 DAVIS BOULEVARD, BEING 2.454 ACRES DESCRIBED AS TRACT 7A, JOHN'S 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 asked for the applicant to present the request.

Rick Figueroa, 8800 Kirk Lane, North Richland Hills, Texas 76182, presented the request.

Commissioner Justin Welborn and the applicant discussed the type of flatwork being used on the proposed building.

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

Commissioner Don Bowen asked if the property to the east is in the floodplain. Mr. Comstock stated the property to the east is developable and does have some flood

plain.

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 JUSTIN WELBORN TO APPROVE SDP 2018-01.

MOTION TO APPROVE CARRIED 6-0.

C.2. ZC 2017-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BENCHMARK AMERICAN HOMES, LLC, FOR A ZONING CHANGE FROM LR LOCAL RETAIL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 6351, 6413, 6415, AND 6429 GLENVIEW DRIVE, BEING 3.535 ACRES DESCRIBED AS LOTS B AND B1, DIAMOND LOCH ADDITION, AND TRACT 2B2, R.P. BARTON SURVEY, ABSTRACT 175.

APPROVED

Chairman Randall Shiflet introduced items C.2. and D.1., opened the public hearing for item C.2. 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.

Osama Nashed, behalf of ANA Consultants, 5000 Thompson Terrace, Colleyville, TX 76034, representing Benchmark American Homes, presented the request.

Benjamin Robertson, 305 Shadow Grass Avenue, Fort Worth, TX 761201 on behalf of Benchmark American Homes, also presented the request.

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

Commissioner Don Bowen stated support for the entrance of the subdivision aligning with Dawn Drive. Mr. Husband stated that type of intersection was studied, but was not chosen.

Commissioner Justin Welborn and Mr. Nashed discussed possibilities of the existing overhead service lines crossing Glenview Drive to the structure and recommended

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the service lines be moved underground.

Commissioner Welborn and Mr. Nashed discussed development entry signs to the subdivision.

Commissioner Welborn also discussed the opportunity to allow other architecturally enhanced garage doors other than wood. Commissioner Welborn recommended the applicant work with staff to discuss other architectural design standards for garage doors. Chairman Shiflet asked Mr. Husband if wooden garage doors are required for residential infill planned development. Mr. Husband stated it is not required, but recommended. Mr. Comstock stated the wooden garage door requirement is an option.

Mark Chandler, 6400 Diamond Loch North, North Richland Hills, TX 76180, was called to speak and spoke on behalf of a group greater than or equal to ten and presented concerns about the development.

With reference to Mr. Chandler's comments, Commissioner Don Bowen stated the referenced detention pond will not hold water, but will only catch runoff water.

Commissioner Welborn and the applicant discussed the promises made by Benchmark American Homes to the residents from the 6400 block of Diamond Loch North.

In reference to Mr. Chandler's comments, Mr. Robertson stated construction of the fences on the north property line would be coordinated with each adjacent property owner.

In reference to comments made by Mr. Chandler, Mr. Nashed discussed the proposed drainage plan for the request.

Commissioner Jerry Tyner asked if a homeowners' association will be established and be responsible for the detention pond's maintenance. Mr. Nashed stated yes.

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 Don Bowen stated saving more trees than just the ten oak trees would be in the best interest of the developer and home builder.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE ZC 2017-11, SUBJECT TO THE TEN PROTECTED OAK TREES BEING PRESERVED WITHIN THE COMMON AREA OPEN SPACE ADJACENT TO LOT 11, NO TWO-STORY HOMES ON LOTS 1 THROUGH 11, AND TO PLACE OVERHEAD LINES CROSSING GLENVIEW UNDERGROUND IF NEEDED.

MOTION TO APPROVE CARRIED 6-0.

PLANNING AND DEVELOPMENT

D.1. PP 2018-02 CONSIDERATION OF A REQUEST FROM BENCHMARK AMERICAN HOMES, LLC, FOR A PRELIMINARY PLAT OF DIAMOND PARK ESTATES, BEING 3.535 ACRES LOCATED AT 6351, 6413, 6415, AND 6429 GLENVIEW DRIVE.

APPROVED

Item D.1. was presented in conjunction with item C.2.

Commissioner Justin Welborn asked if the right-of-way line will be on the eastern boundary line. Principal Planner Clayton Husband stated yes.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY VICE CHAIRMAN STEVEN COOPER TO APPROVE PP 2018-02, SUBJECT TO APPROVAL OF THE PROPOSED ZONING CHANGE APPLICATION.

MOTION TO APPROVE CARRIED 6-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:08 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary