

**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  
DECEMBER 6, 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 6th day of December, 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: | Justin Welborn | Place 1, Chairman      |
|          | Jerry Tyner    | Place 2, Vice Chairman |
|          | Kathy Luppy    | Place 5, Secretary     |
|          | Don Bowen      | Place 3                |
|          | Sarah Olvey    | Place 4                |
|          | Mason Orr      | Place 6                |
|          | Wendy Werner   | Place 7                |
|          | Kelvin Deupree | Ex-Officio             |

Absent:

|        |                   |   |
|--------|-------------------|---|
| Staff: | Clayton Comstock  | Planning Director                       |
|        | Clayton Husband   | Principal Planner                       |
|        | Caroline Waggoner | Public Works Director                   |
|        | Justin Naylor     | Civil Engineer                          |
|        | Dave Pendley      | Chief Building Official                 |
|        | Craig Hulse       | Director of Economic Development        |
|        | Maleshia McGinnis | City Attorney                           |
|        | Kenneth Rawson    | Assistant Fire Chief                    |
|        | Vickie Loftice    | Managing Director of Community Services |
|        | Rick Scott        | Assistant Police Chief                  |

Chairman Justin Welborn called the work session to order at 6:30 p.m.

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock discussed current development activity in North Richland Hills and provided City announcements.

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

Planning Director Clayton Comstock presented a history of the development of HomeTown.

Mr. Comstock presented an overview of the items on the regular agenda.

Regarding item C.1, Chairman Justin Welborn asked if the roof pitch waiver needed to be addressed with the special use permit. Mr. Comstock stated yes.

Regarding item C.2, Vice Chairman Jerry Tyner asked if 6a and 6b will be one property. Mr. Comstock stated the tracts refer to the zoning regulations rather than property lines, and the lot layout would be established at time of platting.

Chairman Welborn adjourned the work session meeting at 7:03 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

Chairman Justin Welborn called the meeting to order at 7:10 p.m.

|          |                |                        |
|----------|----------------|------------------------|
| Present: | Justin Welborn | Place 1, Chairman      |
|          | Jerry Tyner    | Place 2, Vice Chairman |
|          | Kathy Luppy    | Place 5, Secretary     |
|          | Don Bowen      | Place 3                |
|          | Sarah Olvey    | Place 4                |
|          | Mason Orr      | Place 6                |
|          | Wendy Werner   | Place 7                |
|          | Kelvin Deupree | Ex-Officio             |

Absent:

|        |                   |                   |
|--------|-------------------|-------------------|
| Staff: | Clayton Comstock  | Planning Director |
|        | Clayton Husband   | Principal Planner |
|        | Chad VanSteenberg | Planner           |

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|                   |   |
|-------------------|---|
| John Chapman      | Planning Technician                     |
| Caroline Waggoner | Public Works Director                   |
| Justin Naylor     | Civil Engineer                          |
| Dave Pendley      | Chief Building Official                 |
| Craig Hulse       | Director of Economic Development        |
| Maleshia McGinnis | City Attorney                           |
| Kenneth Rawson    | Assistant Fire Chief                    |
| Vickie Loftice    | Managing Director of Community Services |
| Rick Scott        | Assistant Police Chief                  |

#### **A.1 PLEDGE OF ALLEGIANCE**

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

#### **B. MINUTES**

##### **B.1 APPROVE MINUTES OF THE NOVEMBER 15, 2018, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE MINUTES OF THE NOVEMBER 15, 2018, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 7-0.**

#### **C. PUBLIC HEARINGS**

##### **C.1 SUP 2018-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROBERT D. WINKLER, JR. FOR A SPECIAL USE PERMIT FOR A METAL ACCESSORY BUILDING AT 6725 MEADOW ROAD, BEING 1.33 ACRES DESCRIBED AS LOT 3, BLOCK 4, MORGAN MEADOWS SUBDIVISION. (CONTINUED FROM THE NOVEMBER 15, 2018, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

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Chairman Welborn called for the applicant to present the request.

The applicant, Robert D. Winkler, Jr., 6725 Meadow Road, North Richland Hills, Texas 76182, presented the request.

Chairman Welborn asked if the existing structures would be removed from the property for the proposed structure. Mr. Winkler stated yes. Chairman Welborn also discussed the roof pitch ratio variance with Mr. Winkler.

Commissioner Don Bowen asked the applicant if the proposed structure will be used as a garage to store vehicles. Mr. Winkler stated no.

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

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

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE SUP 2018-09 AS PRESENTED WITH CONDITIONS THAT ADDRESS THE PROPOSED VARIANCES.**

**MOTION TO APPROVE CARRIED 7-0.**

Prior to proceeding with the remaining items, Chairman Justin Welborn called for Planning Director Clayton Comstock to summarize the remaining requests. Mr. Comstock summarized the remaining requests and public hearing protocol.

**C.2 TR 2018-03 PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, REGARDING SECTION 118-472 (TOWN CENTER DENSITY RESTRICTIONS) TO ALLOW THE CONSIDERATION OF RESIDENTIAL USES BY SPECIAL USE PERMIT ON "TRACTS 6A & 6B" AND TO REMOVE THE ALLOWANCE FOR RESIDENTIAL USES ON "TRACT 7."**

**APPROVED**

Planning Director Clayton Comstock introduced items C.2 and C.3.

Chairman Justin Welborn announced items C.2 and C.3 will be presented together, and voted on separately. Chairman Welborn opened the public hearing and called for the applicant to present the request.

The applicant, Bill Gietema, on behalf of Arcadia Realty Corp., 3500 Maple Avenue Suite 1165, Dallas, Texas 75219, presented their request for item C.3.

Ex-Officio Kelvin Deupree asked if the private drive within the development will be gated. Mr. Gietema stated the entrance may be access controlled, but within a public easement for emergency vehicles.

Commissioner Mason Orr and Mr. Gietema discussed how the open spaces will be maintained.

Vice Chairman Jerry Tyner and Mr. Gietema discussed trash collection for the courtyard townhomes.

Commissioner Wendy Werner and Mr. Gietema discussed the pink area indicated on the concept plan. Mr. Gietema stated the pink square in the private lane represents a raised pedestrian crossing in the form of a speed table.

Ex-Officio Deupree and Mr. Gietema discussed the amount of parking provided for each residence.

Commissioner Don Bowen asked Mr. Gietema if there is more parking for the residences other than the covered parking. Mr. Gietema stated additional parking will be located on the street, which includes approximately 57 parking spaces.

Chairman Welborn asked if the parking ratio for this development will be similar to other parts of HomeTown. Mr. Gietema stated the parking ratio will be similar to other developments with this type of product in the metroplex.

Ex-Officio Deupree and Mr. Gietema discussed the number of bedrooms for each courtyard townhome product with relation to parking.

Chairman Welborn and Mr. Gietema discussed the architectural style of the courtyard townhomes in relation to the current characteristic of HomeTown and what was illustrated during the presentation.

Chairman Welborn and Mr. Gietema discussed the strategy of introducing and

phasing the courtyard townhome product that has not been tested in North Richland Hills. Mr. Gietema stated if the market does not support the courtyard townhomes, this approval would still allow for traditional "row home" townhouses.

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

Patricia Nolan, 6275 Sherbert Drive, North Richland Hills, Texas 76180, spoke in opposition to the requests.

Maureen Garrison, 8804 Grand Avenue, North Richland Hills, Texas 76180, spoke in opposition to the requests.

Chairman Welborn called for anyone wishing to speak for or against items C.2 and/or C.3. There being no one else wishing to speak for or against the requests, Chairman Welborn closed the public hearing.

Chairman Welborn and Mr. Comstock discussed other possible instances in HomeTown with one-bedroom townhomes. Chairman Welborn and Mr. Comstock discussed the parking surrounding the development as well as the required parking for the multi-family development. Chairman Welborn and Mr. Comstock discussed overflow parking to other public facilities such as the NRH Library.

Chairman Welborn and Public Works Director Caroline Waggoner discussed the history of projected traffic volume for HomeTown on the west side of the lakes. Mr. Gietema and Chairman Welborn discussed how the traffic patterns will be affected based on the proposed developments.

**A MOTION WAS MADE BY VICE CHAIRMAN JERRY TYNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE TR 2018-03.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.3 SUP 2018-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A SPECIAL USE PERMIT FOR TOWNHOUSE AND MULTIFAMILY RESIDENTIAL USES AT 9005 GRAND AVENUE, BEING 4.302 ACRES DESCRIBED AS TRACTS 1A AND 1H, LANDON C. WALKER SURVEY, ABSTRACT 1652.**

**APPROVED**

This item was presented in conjunction with item C.2.

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE SUP 2018-16, SUBJECT TO CITY COUNCIL APPROVAL OF TR 2018-03 AND SUBJECT TO DEVELOPMENT REVIEW COMMITTEE APPROVAL OF A COMPREHENSIVE SITE PLAN FOR THE DEVELOPMENT.**

**MOTION TO APPROVE CARRIED 6-1, WITH COMMISSION DON BOWEN OPPOSING.**

**C.4 SUP 2018-14 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CROMWELL HOSPITALITY, LLC FOR A SPECIAL USE PERMIT FOR A HOTEL AT 9030 GRAND AVENUE, BEING 2.829 ACRES DESCRIBED AS TRACT 5E01, LANDON C. WALKER SURVEY, ABSTRACT 1652; AND LOT 3E, BLOCK 1, NORTHEAST CROSSING ADDITION.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

The applicant, Sanjiv Melwani, on behalf of Cromwell Hospitality, LLC, 643 NE Loop 820, Richland Hills, Texas 76118, presented the request.

Ex-Officio Kelvin Deupree asked Mr. Melwani if the rear facade of the development will also features the same masonry on the front facade. Mr. Melwani stated yes.

Commissioner Don Bowen asked if the rooms will have kitchenettes. Mr. Melwani stated yes, all rooms will have kitchenettes.

Commissioner Wendy Werner and Mr. Melwani discussed the amenities provided to guests and how those amenities may affect the amount of time a resident may stay.

Chairman Welborn and Mr. Melwani discussed the Marriott demographic data presented.

Commissioner Mason Orr and Mr. Melwani discussed pedestrian access and walkability of the hotel's proposed location.

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

Commissioner Don Bowen and Mr. Comstock discussed the proposed commercial flex space noted on the concept plan north of the proposed hotel.

Commissioner Bowen and Mr. Comstock discussed ownership of the tracts associated with items C.3 and C.4.

Chairman Welborn asked if the remaining undeveloped land on the tract will be maintained after the development of the hotel. Mr. Comstock stated yes, it would be maintained by the City.

Ex-Officio Deupree and Mr. Comstock discussed the parking requirement for the hotel.

Ex-Officio Deupree and Mr. Comstock discussed the dumpster enclosure and possible screening behind Kroger.

Hunter Hayes, 2450 Oak Hill Circle, Fort Worth, Texas 76109, representing the commercial property owner and tenants of The Venue, spoke in support to the request.

Andy Anderson, 6091 Precinct Line Road, North Richland Hills, Texas 76180, representing the commercial property owner and tenants of The Crossing Shopping Center, spoke in support of the request.

Patricia Nolan, 6275 Sherbert Drive, North Richland Hills, Texas 76180, spoke in opposition to the request.

Bill Gietema, 3500 Maple Avenue Suite 1165, Dallas, Texas 75219, as property owner of the subject property and master developer of HomeTown, spoke in support of the request.

Steve Harriman, 8601 Ice House Drive, North Richland Hills, Texas 76180, spoke in support of the request.



Tina McDonald, 7556 Fieldstone, North Richland Hills, Texas 76180, as manager of the applicant's existing Hilton Garden Inn hotel in Hurst and NRH resident, spoke in support of the request.

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

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY VICE CHAIRMAN JERRY TYNER TO APPROVE SUP 2018-14.**

**MOTION TO APPROVE CARRIED 7-0.**

Meeting went into recess at 9:27 p.m.

Meeting reconvened at 9:33 p.m.

**C.5 SUP 2018-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A SPECIAL USE PERMIT FOR SINGLE-FAMILY COTTAGE LOTS AT 6201 AND 6101 PARKER BOULEVARD, AND 8951 GRAND AVENUE, BEING 15.3044 ACRES DESCRIBED AS TRACTS 1 AND 1A08, LANDON C. WALKER SURVEY, ABSTRACT 1652; AND LOT 1R2, BLOCK E, HOMETOWN DOLCE ADDITION, PHASE 1.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

Bill Gietema, on behalf of Arcadia Realty, 3500 Maple Avenue Suite 1165, Dallas, Texas 75219, presented the request.

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

Ex-Officio Kelvin Deupree and Mr. Comstock discussed the finished floor elevation of

the residences.

Vice Chairman Jerry Tyner and Mr. Comstock discussed what the impact this development could have on the student enrollment at Walker Creek Elementary.

Chairman Welborn and Mr. Comstock discussed the potential for new pedestrian crossings along Parker Boulevard adjacent to this phase of HomeTown.

Wes Gray, 8808 Grand Avenue, North Richland Hills, Texas 76180, spoke in opposition to the request.

Maureen Garrison, 8804 Grand Avenue, North Richland Hills, Texas 76180, spoke in opposition to the request.

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

Commissioner Don Bowen, Mr. Comstock, and Mr. Gietema discussed the flexibility of the concept plan to change townhomes to cottage lots and the maximum number of each product allowed. Mr. Gietema explained several lot layouts he would consider developing. Mr. Gietema commented to developing single-family detached products along Grand Avenue between the new street and The Lakes. He also stated that any single-family detached product east of the new street would be positioned across from the existing single-family homes on Grand Avenue.

**A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE SUP 2018-13, SUBJECT TO A MAXIMUM OF 85 TOWNHOME UNITS, A MAXIMUM OF 55 COTTAGE UNITS, A MINIMUM OF 20 GARDEN HOME UNITS, AND REQUIRING AT LEAST ONE MASONRY ELEVATION PER COTTAGE OPTION.**

**MOTION TO APPROVE CARRIED 7-0.**

**D. PLANNING AND DEVELOPMENT**

There were no scheduled Planning and Development items.

**E. ADJOURNMENT**

Chairman Justin Welborn adjourned the meeting at 10:08 p.m.

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Justin Welborn, Chairman

Attest:

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Kathy Luppy, Secretary