

**MINUTES OF THE 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**

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 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.