

**From:** Clayton Comstock  
**Sent:** Wednesday, December 18, 2019 2:00 PM  
**To:** 'Randall Shiflet'; Justin Welborn  
**Cc:** Mark Hindman; Planning  
**Subject:** RE: PP 2019-07 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition Phase 2, being 21.55 acres located at 4401 City Point Drive.

Good afternoon, Randy –

Your input has been received and will become part of the public record for case PP 2019-07 as it moves forward through the Planning & Zoning Commission and City Council. Regarding your question about why such an application would move forward to P&Z for review, the new HB 3167 passed by the State Legislature and effective September 1, 2019 requires us to place a plat application on a Planning & Zoning Commission agenda within 30 days of a complete application otherwise the plat is considered to be approved as submitted.

Staff is working diligently with the applicant to deliver a layout that is more in keeping with the design intent of the City Point zoning district and addresses staff's comments. We hope that the applicant will be able to share that "alternative" with the Commission before or during the meeting.

Thank you,

Clayton Comstock, AICP, CNU-A  
Director of Planning  
City of North Richland Hills  
(817)427-6301

**From:** Randall Shiflet  
**Sent:** Wednesday, December 18, 2019 12:36 PM  
**To:** Justin Welborn  
**Cc:** Clayton Comstock; Mark Hindman  
**Subject:** PP 2019-07 Consideration of a request from MM City Point 53 LLC for a preliminary plat of City Point Addition Phase 2, being 21.55 acres located at 4401 City Point Drive.

Chairman Welborn,

In reviewing the material regarding the above referenced preliminary plat, it seems that this request is lacking in numerous areas. As such, I encourage the North Richland Hills Planning & Zoning Commission, and you as Chair, to vote to deny this incomplete request. In my time of service to the Commission, I don't recall a single case presented for voting consideration, with as many incomplete, unaddressed areas of concern.

The DRC outlines 21 "Conditions" of concern and eight (seven with the last being two-part) "Design Principles".

The City Staff Professionals recommendation states:  
"RECOMMENDATION: Approve PP 2019-07 with the conditions outlined in the Development Review Committee comments."

I can't imagine it possible for the Commission to have sufficient answers from the applicant, City Staff and the Commission members to make an informed and educated recommendation to the City Council.

As such, please vote to deny this "not ready for prime time" preliminary plat; let the applicant work out the majority of the issues/concerns with the City professionals before presenting it to the Planning & Zoning Commission with over two dozen unknown factors.

Other than being a concerned resident of the City of North Richland Hills, I do not have any vested interest in this preliminary plat. Having participated in hearing hundreds (perhaps thousands), of similar cases, I can't help but wonder how and why this request is on the agenda with so many "conditions".

My concerns are strictly as a concerned resident, desiring the best quality development for our City! While high quality developments throughout our community are critical, this 'front door' property to our beautiful City Hall speaks volumes about quality, orderly development of our City.

Thank you for your consideration and respectfully submitted,

*Randy Shiflet*