

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN CITY HALL THE 4301 CITY POINT DRIVE  
NORTH RICHLAND HILLS, TX 76180  
SEPTEMBER 21, 2017**

**C.3. SDP 2017-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PACHECO KOCH CONSULTING ENGINEERS, INC., FOR A SPECIAL DEVELOPMENT PLAN FOR THE TEXRAIL SMITHFIELD STATION PARKING LOT ON 8.246 ACRES LOCATED AT 6408 AND 6416 SMITHFIELD ROAD.**

**APPROVED WITH CONDITIONS**

Chairman Randall Shifflet introduced items C.3. SDP 2017-04 and item D.1. RP 2017-04, opened the public hearing for item C.3. and called for Planning Manager Clayton Comstock to introduce the request.

Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present the request.

Richey Thompson 801 Cherry Street Fort Worth, Texas 76102 presented the request.

Vice-Chairman Steven Cooper asked what the color of the sign will be.

Mr. Thompson stated the City and Fort Worth Transportation Authority will work to chose a color.

Chairman Shiflet asked for clarification as to what the sign will say?

Mr. Thompson stated the sign will say "Smithfield Station."

Chairman Shiflet Called for Mr. Comstock to present the staff report.

Mr. Comstock presented the staff report.

Commissioner Jerry Tyner asked if exiting onto Davis Boulevard is only southbound. Mr. Comstock stated leaving this site will only send an individual southbound.

September 21, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

Commissioner Tyner asked if the buses will be able to exit onto Davis and if there is enough room for the buses to maneuver.

Mr. Comstock stated buses will have the option to exit onto Davis Boulevard once Cardinal Lane is expanded.

Commissioner Tyner asked where the sign will be.

Chairman Shiflet stated that the driveway width for Cardinal Lane is twenty-two feet wide and asked if that is in keeping with the transit oriented development plan.

Mr. Comstock stated yes.

Chairman Shiflet asked how wide is the driveway.

Mr. Comstock stated the radius is twenty feet.

Chairman Shiflet stated two eleven-foot lanes are not big enough for buses and large trucks and asked what problem would be ran into if the widths were changed to two twelve foot lanes and thirty-six feet wide for the parking lot.

Mr. Comstock stated the Fort Worth Transportation Authority would need to change their plans and the right-of-way can be expanded, but the road would still neck down to a twenty-two foot street.

Chairman Shiflet stated trying to maneuver two eleven-foot lanes are difficult and stated thirty-three feet is not enough.

Chairman Shiflet asked how the landscape maintenance will be taken care of.

Mr. Comstock stated the station and grounds will be maintained by the Fort Worth Transportation Authority.

Chairman Shiflet asked if there is a limitation for cars to use the bus lane.

Mr. Thompson stated there would not be a physical limitation for pedestrian vehicles to enter the bus lane, but they could place a sign.

Chair asked the applicant for thoughts concerning street widths.

Mr. Thompson stated the street width should not be an issue for their buses.

Commissioner Justin Welborn asked how large the busses are.

Mr. Thompson stated sixty feet long.

Commissioner Welborn asked if the landscaping is consistent with other Fort Worth Transportation Authority stations.

Mr. Thompson stated it is similar to other stations.

Commissioner Jerry Tyner asked if there will be a similar case for the Iron Horse Station.

Mr. Comstock stated that case came through in 2015.

Chairman Shiflet called for anyone wishing to speak for or against the item to come forward, seeing no one, he closed the public hearing.

Commissioner Kathy Luppy motioned to approve item C.3., seconded by Vice-Chairman Steven Cooper.

Chairman Shiflet stated that the driveway width should be expanded and whether or not it is sufficient.

Commissioner Welborn proposed to amend the motion to add a condition requiring curb return radii be a minimum of twenty-five feet.

**A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY VICE-CHAIRMAN STEVEN COOPER TO APPROVE SDP 2017-04 WITH THE CONDITION THAT CURB RETURN RADII BE A MINIMUM OF TWENTY-FIVE FEET. MOTION TO APPROVE CARRIED 6-0.**