

**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
FEBRUARY 1, 2018**

C.1. ZC 2017-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP FOR A ZONING CHANGE FROM R-7-MF MULTIFAMILY TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT IN THE 7300 BLOCK OF CIRCLE DRIVE, BEING 5.80 ACRES DESCRIBED AS LOT 2, BLOCK 35, HOLIDAY NORTH 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 called for the applicant to present their request.

Curtis Young, on behalf of the Sage Group, Inc., 1130 North Carroll Avenue, Southlake, Texas 76092, presented the request.

Commissioner Justin Welborn and the applicant discussed fencing criteria for the planned development. Commissioner Welborn voiced support for metal fencing along the North Electric Trail.

Commissioner Don Bowen and the applicant discussed ownership and upkeep of the drainage area.

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

Mike Shingler, 7529 Circle Drive, North Richland Hills, Texas 76180, spoke in opposition of the proposal and provided a petition to the Commission.

Steven Linford, 7300 Circle Drive, North Richland Hills, Texas 76180, spoke about how the proposal will affect his property and privacy.

Those who filled out a speaker card, but did not wish to speak:

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Robert Hill, 7516 Circle Drive, North Richland Hills, Texas 76180 marked for and against the proposal. Leah Collins, 7528 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal. Ronald Jenkins, 7520 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal. Chris Null, 7525 Circle Drive, North Richland Hills, Texas 76180 opposed the proposal.

The applicant discussed traffic counts, drainage concerns, and privacy.

City Engineer Caroline Waggoner discussed drainage on the northern side of the property. Ms. Waggoner stated engineering plans will be drafted by the applicant and examined during the platting process and discussed upkeep of the channel with Commissioner Welborn.

Chairman Shiflet and Mr. Comstock discussed petition rules and laws, and differences between zoning changes and platting applications.

Chairman Shiflet stated the plans presented are all conceptual and continued to state the proposal is only for a zoning change and not the platting process, which will include open space, drainage, and lot size details.

Commissioner Jerry Tyner discussed the city policy and process to be approved for road humps in a neighborhood.

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 MASON ORR TO APPROVE ZC 2017-15.

MOTION TO APPROVE CARRIED 4-1, WITH COMMISSIONER JUSTIN WELBORN VOTING AGAINST DUE TO WOOD FENCING ALONG THE NORTH ELECTRIC TRAIL.