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

MAY 16, 2019

C.4 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS.

CONTINUED

Chair Welborn reconvened the meeting at 9:27 p.m.

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Planner Clayton Comstock to introduce the request. Mr. Comstock introduced the request and discussed the residential estate land use category in the Vision 2030 land use plan.

Chair Welborn and Mr. Comstock discussed the Strategic Plan Committee discussions and recommendations about residential estate lots and the public hearing process for zoning changes.

Vice Chair Tyner stated that he favors maintaining the rural nature of this area but sees this as an evolving situation as the properties develop in the future.
Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Elaine McCallion, 7401 Continental Trail, North Richland Hills, Texas, 76182, stated her concerns and opinion that zoning changes should be initiated by the property owner and not the City.

Chair Welborn clarified that the item under consideration is a land use plan and not a request for rezoning property.

Ty Bailey, 7008 Douglas Lane, North Richland Hills, Texas, 76182 spoke in favor of the item and expressed concerns about the increase of traffic on Douglas Lane with additional houses.

Lynn Motheral, 7105, 7109, 7113 Douglas Lane, North Richland Hills, Texas, 76182 spoke in favor of the item.

Sara Drapper, 5817 Arbor Road, North Richland Hills, Texas, 776182 commented on the item.

Linda Martin, 7800 Continental Trail, North Richland Hills, Texas, 76182 spoke in opposition to the residential estate land use designation.

Chester Christopher, 7125 Douglas Lane, North Richland Hills, Texas, 76182 spoke in opposition to the residential estate land use designation.

John Albury, 8024 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre.

Beth Mann, 8025 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre.

Susan Holden, 8033 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation.

David Crownover, 7425 Continental Trail, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre but believes the two house per acre is a good compromise.

Chair Welborn commented on the Strategic Plan Committee's work over the past two years and meetings that he, Vice Chair Tyner, and City staff were involved in.
Commissioner Bowen stated that he has been through four or five land use plans, and this one is the most comprehensive.

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY COMMISSIONER OLVEY TO CONTINUE THE PUBLIC HEARING ON ITEMS C.4, C.5, AND D.2 TO THE JUNE 6, 2019 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C.5 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 TRANSPORTATION PLAN, AN UPDATE TO THE THOROUGHFARE PLAN COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS.

Item C.5 was discussed with Item C.4 and continued to the June 6, 2019, Planning and Zoning Commission meeting.

D.2 CONSIDERATION OF THE VISION2030 ECONOMIC DEVELOPMENT PLAN

Item D.2 was discussed with Item C.4 and continued to the June 6, 2019, Planning and Zoning Commission meeting.