

**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
SEPTEMBER 5, 2019**

C.2 ZC 2018-23 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A ZONING CHANGE FROM AG AGRICULTURAL AND R-1-S SPECIAL SINGLE-FAMILY TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE, BEING 9.982 ACRES DESCRIBED AS LOT 1, BLOCK 17, STONEYBROOKE ADDITION, AND TRACTS 4B1 AND 4E, JB EDENS SURVEY, ABSTRACT 499.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce Items C.2, C.3, D.3, and D.4 as they are associated with the same property. Mr. Comstock introduced the requests.

Chair Welborn called for the applicant to present the request.

Curtis Young, Sage Group, 1130 N. Carroll Ave, Southlake, Texas, presented the request.

Commissioner Werner and the applicant discussed fence material and location of the fence.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report. Mr. Comstock called for Civil Engineer Justin Naylor to discuss the drainage on the properties.

Mr. Naylor, Chair Welborn, and Ex-Officio Duepre discussed the detention ponds and drainage on the properties.

Commissioner Orr and Mr. Naylor discussed pre-condition drainage and the purpose of a detention pond.

Vice Chair Tyner, Chair Welborn, Ex-Officio Duepre, and Mr. Naylor discussed the flow and location of drainage.

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Chair Welborn and Mr. Comstock discussed existing right-of-way on the property.

Vice Chair Tyner, Commissioner Orr, and Mr. Comstock discussed future plans for Eden Road.

Ex-Officio Deupree and Mr. Comstock discussed traffic on Hightower Drive and Eden Road.

Commissioner Luppy, Vice Chair Tyner, and Mr. Comstock discussed installation of a traffic signal at Hightower Drive and Davis Boulevard.

Ex-Officio Deupree and Mr. Comstock discussed the size of the greenbelt and maintenance of the open space.

Ex-Officio Deupree and Mr. Naylor discussed runoff and the size of the pipe used for drainage in the detention pond.

Vice Chair Tyner and Mr. Comstock discussed the maintenance costs and responsibilities of the homeowners association for maintenance of the detention ponds.

The applicant discussed the HOA and maintenance of the area, and the lifespan of the detention ponds.

Mr. Naylor discussed the detention pond and maintenance requirements. Mr. Naylor mentioned that the width of the outfall structure is eight feet.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

John Durant, 7101 Eden Road, North Richland Hills, spoke against the request.

Oliver Letz, 7112 Michael Drive, North Richland Hills, spoke against the request.

Dennis Denson, 8751 Hightower Drive, North Richland Hills, spoke in favor the request.

David Nash, 7217 Eden Road, North Richland Hills, spoke against the request.

O.R. McClain, 8809 Marti Lane, North Richland Hills, spoke against the request.

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Eun Chon, 7116 Michael Drive, North Richland Hills, spoke against the request.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn and Mr. Comstock discussed the fencing requirement for the property.

Chair Welborn and Mr. Comstock discussed the traffic and traffic counts for Hightower Drive.

Mr. Naylor discussed the depth of the detention pond and elevation changes.

Commissioner Bowen and Mr. Naylor discussed requirements for fencing around detention ponds.

Chair Welborn and Mr. Naylor discussed water flow and spread from the lots and the effects on neighboring lots.

Ex-Officio Deupree and Mr. Naylor discussed the benefits of both detention ponds and retention ponds, including their differences.

Mr. Comstock mentioned a setback for the area near Mr. Durant's property.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2018-23.

MOTION TO APPROVE CARRIED 6-1, WITH COMMISSER WERNER VOTING AGAINST.