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 4301 CITY POINT DRIVE NORTH RICHLAND HILLS, TX 76180 FEBRUARY 2, 2017

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 2nd day of February, 2017 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Commission meeting.

CALL TO ORDER

Chairman Randall Shiflet called the Work Session to order at 6:30 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman, Place 4
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Bill Schopper	Vice Chair, Place 6
	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Ex-Officio

Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Maleshia Farmer	City Attorney

1. ANNOUNCEMENTS - UPCOMING CITY EVENTS

Planning Manager Clayton Comstock announced the upcoming events in the city.

2. DISCUSS DEVELOPMENT ACTIVITY REPORT AND CITY COUNCIL ACTION.

Planning Manager Clayton Comstock summarized the actions taken on Planning related items at the January 19, 2017, City Council meeting.

3. DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Planning Manager Clayton Comstock discussed items C.1 and C.2 on the February 2, 2017, regular Planning and Zoning Commission meeting agenda. Principal Planner Clayton Husband provided information on item C.3.

There was a general discussion about development activity around the city.

Chairman Randall Shiflet announced that Mike Benton had been appointed to the City Council to fill David Whitson's seat.

Commissioner Steven Cooper asked how Mr. Benton's departure affects obtaining a quorum for the Commission.

City Attorney Maleshia Farmer stated that four commissioners now constitute a forum.

The Work Session was adjourned at 6:50 p.m.

REGULAR MEETING

The Planning and Zoning Commission of the City of North Richland Hills, Texas conducted a regular meeting on the 2nd day of February, 2017 at 7:00 p.m. in the City Council Chambers.

A. CALL TO ORDER

Chairman Randall Shiflet called the Regular Session to order at 7:01 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman, Place 4
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Bill Schopper	Vice Chair, Place 6

	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Ex-Officio
Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Maleshia Farmer	City Attorney

A.1. PLEDGE OF ALLEGIANCE

Ex-Officio Jerry Tyner led the Pledge of Allegiance to the United States and Texas flags.

B. MINUTES

B.1. APPROVE MINUTES OF THE JANUARY 19, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER LUPPY TO APPROVE MINUTES OF THE JANUARY 19, 2017 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS / PLANNING AND DEVELOPMENT

C.1. ZC 2016-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TORINO, LLC FOR A ZONING CHANGE FROM AG AGRICULTURAL AND R-1 SINGLE FAMILY TO R-2 SINGLE FAMILY FOR A PORTION OF PROPERTY LOCATED AT 7509 CHAPMAN ROAD.

DENIED

Chairman Randall Shiflet opened the public hearing

Planning Manager Clayton Comstock introduced the zoning and plat requests.

Applicant, Bob Flynn, 7005 Whippoorwill Ct, Colleyville, TX with Torino, LLC, came forward to provide the details of both requests.

Planning Manager Comstock presented the staff report for both the Zoning Change and Preliminary Plat requests.

Chairman Shiflet asked about the number of homes that could be built in the existing R-1 zoning.

Mr. Comstock responded that three homes could be built with an approved plat.

Chairman Shiflet said that staff provided the petition submitted by the area residents to the Commission earlier in the afternoon and they had an opportunity to read it.

Kevin Simpson, 6810 Meadow Road, is against the request based on the rural setting of the area.

Gary Ehrecke, 6810 Meadow Road, discussed the estate lot rural feel and is interested in preserving the rural feel. He asked the Commission to deny the request.

Bob Winkler, 6725 Meadow Road, bought his home because of the rural setting. He is against the request and believes if the city has rural preservation discussions in 2017 that approval of this is premature at this time.

Kathleen Bell, 6733 Meadow Road, discussed the uniqueness of the area and the importance of the rural preservation. She echoed the previous speaker's suggestion to postpone this decision until after the upcoming preservation discussion.

Suzy Compton, 6737 Brittany Park Court, feels that this plan does not fulfill the quality of life plan for North Richland Hills of a place to live, work and play. Congestion at the intersection of Meadow and Chapman would be negatively affected as well as the residents along Chapman Drive. She asks the Commission to oppose the plan.

Guy Shaver, 7405 North Forty Road, opposes the request and discussed the estate nature of the neighborhood. Traffic and drainage are serious concerns along Meadow Road. Mr. Shaver spearheaded the petition of opposition that was presented to the Commission.

Rich Kopenec, 7616 Chapman Drive, is opposed to the request citing safety

concerns for the access shown between the two signals.

Dencil Long, 6704 Meadow Road, opposes the changes as he also did in 2014.

John Cope, 6724 Meadow Road, wants the Commission to know how many people oppose the request from the area and that the proposed homes would put a wall on the north side of Chapman. He requests that R-1-S zoning be considered for this property instead.

Jerry Apple, 7504 Chapman Road, discussed how the house next to his home will not sell because of the location at the traffic signal. He cites traffic concerns in the area.

Lois Srianekkel, 6701 Meadow Rd, is opposed to the request as she bought her property because it was rural and does not want multiple homes across from her home. She wants the city to decide if it wants to maintain the rural nature of the area or not.

Angela Whitten, 6728 Meadow Road, bought her property because of the rural feel. She encourages the Commission to table this matter until the preservation discussions can take place and feels Mr. Flynn should be held to the same R-1-S zoning standards that the other property owners were required to meet.

Michael Holmans, 6816 Meadow Creek Road, said that the appeal of this neighborhood is the rural nature. This proposal creates much higher density at one of the four main entrances into the neighborhood and he is opposed.

Donna Grant, 6809 Meadow Road, discussed the school traffic and the fire trucks on Meadow Road. She opposes the entrances onto Meadow Road.

Ralph Swearingin, 6890 Bluebonnet Court, wants to build a home on a lot that he owns with access off of Meadow Road. He discussed the country feel of the neighborhood and is concerned about traffic issues related to this proposal. Mr. Swearingin requests denial.

Michael Hunter, 7424 Chapman Road, bought his home for the view of the horses and rural nature. He has drainage concerns related to the proposed development.

Applicant Bob Flynn requested that the Commission table the vote at this time.

Chairman Randall Shiflet asked the city attorney about the Commission's options.

City Attorney Maleshia Farmer stated that a Commission member could make the motion to table the request to a future date.

Stephanie Kopenec, 7616 Chapman Drive, does not want the request tabled but would like the Commission to deny the zoning change at this meeting.

Bob Grant, 6809 Meadow Road, discussed traffic and drainage concerns in the area. He also would like to see the proposal rejected at this meeting.

Chairman Randall Shiflet closed the public hearing and entertained a motion.

Commissioner Don Bowen asked the city attorney if the Commission was legally obligated to table at the applicant's request.

City attorney Maleshia Farmer said the Commission is not legally obligated to table the request but there would have to be a motion and a vote in order to table.

Commissioner Mark Haynes moved to deny ZC 2016-08 and Don Bowen seconded the motion.

Commissioner Bowen said anything that the applicant brings back will be a different plan and, based on the citizen feedback, the current plan needs to drastically change.

Commissioner Mark Haynes stated that a plan for the area needs to be made.

Commissioner Kathy Luppy stated that the rural preservation plan that is in the works needs to be completed before any action is taken.

Commissioner Steven Cooper agreed with Commissioner Luppy about the preservation plan. He also expressed support for the traffic signals on Chapman and discussed school traffic through this area. Mr. Cooper could not vote for this plan based on the lack of neighborhood support.

Chairman Shiflet discussed the existing R-1 zoning along Meadow Road and stated that a plat could come forward for lots within that zoning. He expressed hope that the rural preservation discussion would take place in 2017 and encouraged Mr. Flynn to wait to see the outcome of that effort prior to development of the property.

A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER BOWEN TO DENY ZC 2016-08.

MOTION TO DENY CARRIED 6-0.

C.2. PP 2016-03 CONSIDERATION OF A REQUEST FROM TORINO, LLC FOR A PRELIMINARY PLAT OF TIVOLI GARDEN ESTATES ON 4.5329 ACRES LOCATED AT 7509 CHAPMAN ROAD.

DENIED

Item C.2 was presented in conjunction with Item C.1.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER LUPPY TO DENY PP 2016-03.

MOTION TO DENY CARRIED 6-0.

C.3. TR 2017-01 PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO SECTION 118-631, TABLE OF PERMITTED USES, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING QUICK SERVICE RESTAURANTS.

APPROVED

Principal Planner Clayton Husband presented the staff report for the text revision on behalf of the city.

Chairman Randall Shiflet opened the public hearing and called forward those wishing to speak. Seeing no one, he closed the public hearing and called for a motion.

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER HAYNES TO APPROVE TR 2017-01.

MOTION TO APPROVE CARRIED 6-0.

D. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:15 p.m.

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Randall Shiflet, Chairman

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Don Bowen, Secretary