

**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
OCTOBER 5, 2017**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 5th day of October, 2017 at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Mason Orr	Place 6

Absent:

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Justin Naylor	Civil Engineer
	Fahad Rajabali	Engineer Associate
	Craig Hulse	Director of Economic Development
	Vickie Loftice	Parks & Recreation Managing Director
	Rick Scott	Assistant Police Chief

Chairman Randall Shiflet called the meeting to order at 6:02 p.m.

A.1. PLANNING MANAGER REPORT

October 05, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 11

Planning Manager Clayton Comstock announced upcoming events in the city, construction updates, and gave a summary of City Council action from their October 2, 2017, meeting.

A.2. DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Planning Manager Clayton Comstock discussed the items on the agenda and asked for questions.

Chairman Randall Shiflet addressed a few meeting details.

Chairman Shiflet recessed the Planning and Zoning Commission at 6:27 p.m.

REGULAR MEETING

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Mason Orr	Place 6

Absent:

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development
	Vickie Loftice	Parks & Recreation Managing Director
	Rick Scott	Assistant Police Chief
	David Simmons	Fire Captain

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:02 p.m.

October 05, 2017

Planning and Zoning Commission Meeting Minutes

Page 2 of 11

A.1 PLEDGE OF ALLEGIANCE

Commissioner Mason Orr led the Pledge of Allegiance to the United States and Texas Flags.

B. MINUTES

B.1. APPROVE MINUTES OF THE SEPTEMBER 21, 2017, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE MINUTES OF THE SEPTEMBER 21, 2017, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

Chairman Shiflet introduced the meeting and instructed the audience on the proper speaker protocol.

C.1. ZC 2017-14 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CROMWELL HOSPITALITY, LLC, FOR A ZONING CHANGE FROM TOWN CENTER NEIGHBORHOOD CENTER TO TOWN CENTER NEIGHBORHOOD CORE AT 9005 GRAND AVENUE, BEING 2.213 ACRES DESCRIBED AS TRACT 1H AND A PORTION OF TRACT 1A, LANDON C WALKER SURVEY, ABSTRACT 1652.

APPROVED

Chairman Randall Shiflet made a statement concerning meeting details and conduct.

Chairman Shiflet announced items C.1 and C.2 would be presented in conjunction with each other.

Chairman Shiflet opened the public hearing on items C.1 and C.2 and asked for Planning Manager Clayton Comstock to introduce the request.

Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present the request.

October 05, 2017

Planning and Zoning Commission Meeting Minutes

Page 3 of 11

Sanjiv Melwani, 6807 Lakehurst Avenue, Dallas, Texas 75230, presented the request.

Chairman Shiflet called for Mr. Comstock to begin the staff presentation.

Mr. Comstock began the staff presentation with the Town Center zoning district and master plan for HomeTown.

Chairman Shiflet asked Mr. Comstock to clarify the two items on the agenda.

Mr. Comstock stated item C.1 is a zoning change to the HomeTown subzone from Town Center Neighborhood to Town Center Core, which would allow for a four story structure, and item C.2 is for a Special Use Permit to allow for a hotel.

Principal Planner Clayton Husband presented the hotel site plan and building details as well as the hotel, neighborhood, and school adjacencies.

Chairman Shiflet asked if there was a school in the hotel example referring to Rockwall, Texas.

Mr. Husband stated no.

Commissioner Don Bowen asked if having only one space per room for parking is adequate.

Mr. Husband stated research has shown that the current parking requirement code works well in other cities.

City Engineer Caroline Waggoner presented the traffic analysis.

Director of Economic Development Craig Hulse presented the hotel market research and location.

Commissioner Justin Welborn asked Mr. Hulse how the City can restrict different hotel operators from using the proposed hotel in the future.

Mr. Hulse stated since the City is the current property owner, the City may place conditions restricting or preventing future changes in hotel operations.

Mr. Welborn asked if this type of hotel could increase fast casual restaurants

surrounding the hotel property.

Mr. Hulse stated that this development could be a boost to surrounding business.

Mr. Welborn asked if the hotel could help fill vacant retail and commercial space in the area.

Mr. Hulse stated yes, because the value proposition increases with a lodging option close by.

Chairman Shiflet asked for Mr. Comstock to present the staff recommendation.

Mr. Comstock gave the staff recommendation from the Development Review Committee and discussed several possible stipulations of the Special Use Permit.

Those who spoke in opposition for items C.1 and C.2:

Jennifer Mathews, 5813 Lake Way, North Richland Hills, Texas 76180; Tolbert Jenkins, 8001 Limerick Lane, North Richland Hills, Texas 76180; Hannah Boles, 8761 McDonough Street, North Richland Hills, Texas 76180; Alisha Ray, 6308 Shirley Drive, North Richland Hills, Texas 76180; Russell Mullins, 8729 Monticello Mews, North Richland Hills, Texas 76180; Jared Ross, 6024 Morningside Drive, North Richland Hills, Texas 76180; Matthew Ybanez, 6016 Monterey Mews, North Richland Hills, Texas 76180; Sam Akins, 8600 Beetle Nut Lane, North Richland Hills, Texas 76180; Virginia Connolly, 6117 Pleasant Dream Street, North Richland Hills, Texas 76180; Brett Giese, 8304 Euclid Avenue, North Richland Hills, Texas 76180; Andy Meek, 8312 Bridge Street, North Richland Hills, Texas 76180; John Osborne, 8528 Bridge Street, North Richland Hills, Texas 76180; Kimberly Tayman, 6020 Morningside Drive, North Richland Hills, Texas 76180; Nicole Anderson, 6229 Sherbert Drive, North Richland Hills, Texas 76180; Sady Verona 7916 Mimosa Drive, North Richland Hills, Texas 76180; Joanne Jenkins, 8001 Limerick Lane, North Richland Hills, Texas 76180; Mary Jane McKenna, 8616 Beetle Nut Lane, North Richland Hills, Texas 76180; Tonie Estridge, 8205 Euclid Avenue, North Richland Hills, Texas 76180; Lara Kingeter, 8717 Madrid Street, North Richland Hills, Texas 76180; Joseph Flemming, 8109 Bridge Street, North Richland Hills, Texas 76180; Katie Pierce, 8312 Euclid Avenue, North Richland Hills, Texas 76180; Bruce Giese, 5528 Wood View Drive, North Richland Hills, Texas 76180; Mary Hunter, 7916 Mimosa Drive, North Richland Hills, Texas 76180; Deborah Massey, 5921 Dripping Springs Court, North Richland Hills, Texas 76180.

Those who filled out a speaker card in opposition for items C.1 & C.2 and did not speak:

Larry Jenkins 6109 Shady Cove Court, North Richland Hills, Texas; Jonathan Boles 8761 McDonough Street, North Richland Hills, Texas 76180; John Royse 5946 Lake Way Mews, North Richland Hills, Texas 76180; Deborah Lawrence 6152 Cliffbrook Drive, North Richland Hills, Texas 76180; Wendy Jenkins 6109 Shady Cove Court, North Richland Hills, Texas 76180; David Byczek 8608 Olmstead Terrace, North Richland Hills, Texas 76180; John Hollis 6412 Brynwyck, North Richland Hills, Texas 76180; Eric Tom 6120 Lake Way Mews, North Richland Hills, Texas 76180; Nathan Ray 6308 Shirley Drive, North Richland Hills, Texas 76180; Tammi Sorge 9008 Courtenay Street, North Richland Hills, Texas 76180; Freddie Hill 8632 Nichols Way, North Richland Hills, Texas 76180; Jaylon Buie 8621 Nichols Way, North Richland Hills, Texas 76180; John Beacom 8605 Hudson Street, North Richland Hills, Texas 76180; Kathleen Burch 6005 Madelyn Mews, North Richland Hills, Texas 76180; Tammy Woodmen 6213 Winter Park Drive, North Richland Hills, Texas 76180; Julie Kingeter 8725 Monticello Mews, North Richland Hills, Texas 76180; Chris Connolly 6117 Pleasant Dream, North Richland Hills, Texas 76180; Nelda Estridge 8205 Euclid Avenue, North Richland Hills, Texas 76180; Mary Robbins 8765 Madrid, North Richland Hills, Texas 76180; Gene and Nell Boren 6209 Sherbert Drive, North Richland Hills, Texas 76180; Gary Kelley 7628 Northfield, North Richland Hills, Texas 76182; Kevin McCary 8733 Bridge Street, North Richland Hills, Texas 76180; Rebecca Bolstad 6220 Winter Park Drive, North Richland Hills, Texas 76180; Launa Hudak 6259 Sherbert Drive, North Richland Hills, Texas 76180; Joy Lee 8509 Cardinal Lane, North Richland Hills, Texas 76182; Masden Davis 6105 Lake Way, North Richland Hills, Texas 76180; Becky Lovelace 6816 Steeplewood Drive, North Richland Hills, Texas 76180; Barbara McCarty 8733 Bridge Street, North Richland Hills, Texas 76180; Nancy Thomasch 8232 Madrid Street, North Richland Hills, Texas 76180; Heidi Londt 8417 Glenann Drive, North Richland Hills, Texas 76180; Carla Kirch 6004 Bosque River Court, North Richland Hills, Texas 76180; Brandon Verona 7916 Mimosa Drive, North Richland Hills, Texas 76180; William Walters 6101 Lake Way, North Richland Hills, Texas 76180; Brad Burt 8753 McDonough Street, North Richland Hills, Texas 76180; David Shockley 8761 McDonough, North Richland Hills, Texas 76180; Kimberly Bradstreet 5901 Cripple Creek Trail, North Richland Hills, Texas 76180; Christina Parr 8225 Euclid Avenue, North Richland Hills, Texas 76180.

Those who spoke in support for items C.1 and C.2:

Karen Russell, 8512 Newman Drive, North Richland Hills, Texas 76180; Sam Joice, 6009 Pedernales Ridge, North Richland Hills, Texas 76180; Brian Beck, 8604 Bridge

Street, North Richland Hills, Texas 76180; Scott Plourde, 8851 Ice House Drive, North Richland Hills, Texas 76180; Michelle Maciate, 1409 Tennis Drive, Bedford, Texas 76022.

Those who filled out a speaker card in support for items C.1 & C.2 and did not speak:

Craig Woodman 6213 Winter Park Drive, North Richland Hills, Texas 76180; Tammy Woodmen 6213 Winter Park Drive, North Richland Hills, Texas 76180.

Those who spoke with no position for items C.1. & C.2:

Jackie Beck, 8604 Bridge Street, North Richland Hills, Texas 76180.

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

Chairman Shiflet asked for the applicant to address any comments from the public.

Mr. Melwani stated his concerns as an operator for the hotel are the same as the public and will be working with the City and police to ensure the safety of the hotel and community.

Chairman Shiflet asked Mr. Comstock to clarify the building height and zoning change.

Mr. Comstock stated the current sub-zoning district of the property does not allow for four stories. The zoning change request is to change the Town Center sub-zoning to Town Center Core in order to allow development of a four story building.

Mr. Comstock referred back to public questions asked and deferred the construction timelines to the applicant. Mr. Comstock added that safe paths will be provided to pedestrians during development and that noise due to construction will be thought out.

Commissioner Justin Welborn asked whether or not the east or west half of the property was studied to incorporate the hotel.

Mr. Comstock stated that if the development were moved to the east half, the proposed hotel property will still be developed in some way. Mr. Comstock added that during Mr. Hulse's presentation, Mr. Hulse stated the NRH Grand Hall does miss out on events due to the lack of overnight stay availability.

Mr. Welborn asked if the western portion could develop into more than one operator.

Mr. Comstock stated yes, multiple operators could develop on the half closest to the school.

Mr. Welborn asked if the alley is striped "no parking," and asked for no parking on the west side of the property if it is not already striped as such.

Mr. Comstock stated that taking away ten spaces could potentially require a variance and deferred the question to the applicant concerning the possibility of removing the parking spaces to the west. Mr. Comstock also added that the spaces are intentionally inconvenient to the hotel guests and stated that the referred to parking spaces would be public.

Mr. Welborn asked if staff knew what the pick-up protocol is for the school in relation to the parallel spaces.

Commissioner Mason Orr asked if the hotel recreation areas are visible to Walker Creek Elementary.

Mr. Comstock stated there would be a hedge row, retaining wall, and ornamental wrought iron fencing.

Mr. Welborn asked Mr. Melwani if the patio allows for guests to bring their own alcohol.

Mr. Melwani referred back to Ms. Nicole Anderson's comment concerning alcohol served by the hotel at evenings. Mr. Melwani stated the evening socials are optional and that this particular hotel will not be participating in these events or serving or selling alcohol to any hotel guests, but stated guests will be allowed to bring alcohol into the hotel.

Chairman Shiflet asked if the property will have AED devices on the property.

Mr. Melwani stated the AED's are not necessary, but will have CPR and first-aid training for staff.

Mr. Comstock stated that because there is a concern over children safety, Assistant Police Chief Rick Scott is available to speak.

Chairman Shiflet asked for Chief Scott to address safety concerns.

Chief Scott stated that the police department does not see any known issues for the hotel's proximity to Walker Creek Elementary or any other facility in the vicinity of the proposed hotel. Chief Scott stated City ordinance does not permit a registered sex offender to claim an extended stay hotel as their residence. Chief Scott added that ninety-percent of child molestation occurs between a child and someone the child, or family, knows.

Chairman Shiflet stated tonight's meeting is to hold a public hearing on the posted agenda items and that if there were any other questions pertaining to the items that they could be asked up to and through the City Council meeting on October 23, 2017.

Commissioner Don Bowen made a point of order towards Chairman Shiflet that the public hearing has been closed.

Chairman Shiflet stated that because he allowed Chief Scott to present new evidence the public was allowed to address the new comments.

Nicole Anderson, 6229 Sherbert Drive North Richland Hills, Texas 76180, referred back to Mr. Melwani's response to her earlier comment, asking if alcohol will not be sold or served.

Chairman Shiflet stated Mr. Melwani's response was that the hotel will not serve alcohol to any guests at the hotel.

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

Vice Chairman Steven Cooper stated his opposition for the hotel this close to the school. He would recommend other uses such as offices and restaurants.

Commissioner Don Bowen stated this vote is not to allow for the hotel, but for a four story building. Item C.2 is to allow the special use of a hotel on the property.

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE ZC 2017-14. MOTION TO APPROVE CARRIED 6-1 (COOPER)

October 05, 2017

Planning and Zoning Commission Meeting Minutes

Page 9 of 11

C.2. SUP 2017-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JDJR ENGINEERS & CONSULTANTS, INC., FOR A SPECIAL USE PERMIT FOR A "HOTEL" AT 9005 GRAND AVENUE, BEING 2.213 ACRES DESCRIBED AS TRACT 1H AND A PORTION OF TRACT 1A, LONDON C WALKER SURVEY, ABSTRACT 1652.

APPROVED WITH CONDITIONS

Commissioner Don Bowen stated he understands the concerns of the public and believes the Commission will vote to protect the children.

Chairman Shiflet stated there was a reference to emails sent by the public and stated the job of the Commission is vote on what's best for the community.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY VICE CHAIRMAN STEVEN COOPER TO DENY SUP 2017-07. THE MOTION FAILED 3-4 (WELBORN, TYNER, SHIFLET, ORR)

Planning Manager Clayton Comstock stated that an affirmative vote would be to deny the proposal.

Commissioner Justin Welborn asked that an approving motion be made with the additional stipulations brought forth by staff and requested parking on the west side of the property not be included.

Mr. Bowen asked if the parking on the west side of the property is required as part of their required parking spaces.

Mr. Comstock stated the motion to remove parking parking would also include a variance to the parking requirements.

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE SUP 2017-07 WITH DEVELOPMENT REVIEW COMMITTEE'S STIPULATIONS, TO APPROVE A VARIANCE TO THE PARKING ORDINANCE TO REMOVE PARKING ON THE WEST SIDE OF THE PROPERTY. MOTION TO APPROVE CARRIED 4-3 (BOWEN, LUPPY, COOPER).

D. PLANNING AND DEVELOPMENT

October 05, 2017

Planning and Zoning Commission Meeting Minutes

Page 10 of 11

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 10:45 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary