

**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
MARCH 15, 2018**

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 15th day of March, 2018 at 6:30 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:	Robert Housewright	Ex-Officio
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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

A.1 PLANNING MANAGER REPORT

Planning Manager Clayton Comstock summarized actions taken on planning related items at the March 5, 2018, City Council meeting and provided city announcements. He further discussed development activity in North Richland Hills.

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

Planning Manager Clayton Comstock discussed the agenda item.

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A.3 DISCUSS THE FORMAT AND CONTENTS OF THE PLANNING AND ZONING COMMISSION STAFF REPORTS, AGENDA PACKETS, AND MEETING PRESENTATIONS.

Planning Manager Clayton Comstock asked the Commission for feedback pertaining to content provided in staff reports.

Commissioner Justin Welborn stated he would like to see preliminary engineering plans for preliminary plats. Commissioner Welborn continued, stating the reasoning behind the request is to review drainage patterns. Commissioner Welborn stated having this information would be important to discuss with potential citizens during discussion. Principal Planner Clayton Husband stated the engineering plans can be provided by email, but have concerns including engineering plans in a public document. Chairman Randall Shiflet stated his appreciation for Commissioner Welborn's engineering expertise but said he believes the Commission is receiving enough information and explained staff is available to discuss other item-relevant information on a one-on-one basis.

The Commission discussed errors with Granicus software they experienced at home.

Chairman Shiflet asked if any Commission members have questions pertaining to the structure of Planning and Zoning meetings. Commissioner Mason Orr stated he feels well prepared for Planning and Zoning meetings.

The Commission and staff discussed updates from the Strategic Plan Committee.

Chairman Shiflet adjourned the work session at 7:02 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:09 pm.

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

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	Mason Orr	Place 6
Absent:	Robert Housewright	Ex-Officio
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer

A.1. PLEDGE OF ALLEGIANCE

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

B. MINUTES

APPROVE MINUTES OF THE MARCH 1, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE MINUTES OF THE MARCH 1, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1. SDP 2017-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A SPECIAL DEVELOPMENT PLAN FOR PORTIONS OF THE NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, BEING 11.89 ACRES DESCRIBED AS PORTIONS OF LOTS 1 AND 2, BLOCK 33, AND ALL OF LOTS 1R, 2R1, 3R, AND 4, BLOCK 34, FOX HOLLOW ADDITION; AND TRACTS 11 AND 11D, JOHN BARLOUGH SURVEY, ABSTRACT 130.

DENIED

Commissioner Justin Welborn announced he filed an affidavit of disqualification

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and exited the Council Chambers at 7:11 p.m.

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 the request.

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

Commissioner Don Bowen and Mr. Young discussed the width and sizes of the planned townhomes.

Commissioner Bowen and John Pitstick, 700 West Harwood Road, Hurst, Texas 76054, discussed the size of the units, and number of bedrooms.

Chairman Shiflet and the Mr. Young discussed traffic patterns.

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

Mr. Comstock addressed two questions by the applicant, stating the minimum square footage requirement for townhomes in the Transit Oriented Development District is 1,200 square feet and explained all rail crossings are planned to be quiet zone crossings.

Mr. Comstock presented the staff report.

Scott Kunkel was called to speak. 7801 and 7795 Mid Cities Boulevard, North Richland Hills, Texas 76182, discussed previous construction restrictions and discussed elements of the project.

Vincent O'Connor, 7802 Arthur Drive, North Richland Hills, Texas 76182, stated his opposition to the request.

Pake Rossi, 7804 Arthur Drive, North Richland Hills, Texas 76182, stated his opposition to the request on behalf of his family.

Jim O'Connor, 7802 Arthur Drive, North Richland Hills, Texas 76182, stated his opposition to the proposal.

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Pat O'Connor, 7802 Arthur Drive, North Richland Hills, Texas 76182, stated his opposition to the request, but support for development at the proposed location.

Russell Murphy, 7813 and 7805 Arthur Drive, North Richland Hills, Texas, 76182, stated his opposition to for the request.

Stefani Kopenec, 7616 Chapman Drive, discussed her opposition to the request.

Glenn Willis, 7820 Arthur Drive, stated his opposition to the request.

Chairman Shiflet and Mr. Comstock discussed the driveway layout for the townhomes.

Mr. Comstock clarified facts concerning the height and type of structures being proposed as well as the process of sending public notices.

Chairman Shiflet asked if there will be a Home Owner's Association. Mr. Young stated yes.

Commissioner Bowen and Mr. Comstock discussed the requirements for fencing between residential and commercial lots.

Commissioner Don Bowen asked if it would be possible to stipulate a masonry wall for the development. Mr. Comstock stated yes.

Mr. Young commented on to the screening used along Mid Cities Boulevard and the Cotton Belt Trail, drainage, and irrigation for the proposed open spaces.

Chairman Shiflet closed the public hearing.

Commissioner Don Bowen and Chairman Shiflet stated opposition to the 22-foot wide lots. Commissioner Kathy Luppy and Vice-Chairman Steven Cooper stated this does not meet the spirit of the Transit Oriented Development District.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JERRY TYNER TO DENY SDP 2017-06.

MOTION TO DENY CARRIED 6-0-1, WITH COMMISSIONER JUSTIN WELBORN ABSTAINING

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D. PLANNING AND DEVELOPMENT

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:51 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary