

**MINUTES OF THE CITY POINT DEVELOPMENT ADVISORY COMMITTEE OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY ADMINISTRATIVE MAIN CONFERENCE ROOM  
4301 CITY POINT DRIVE  
JUNE 3, 2019**

The City Point Development Advisory Committee of the City of North Richland Hills, Texas, met on the 3<sup>rd</sup> day of June, 2019 at 4:30 p.m. in the City Administrative Main Conference Room.

Present:	Rita Wright Oujesky, Chair	Council, Place 2
	Tito Rodriguez	Council, Place 1
	Scott Turnage	Council, Place 6
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Bostic	Assistant City Manager
	Maleshia McGinnis	City Attorney
	Mary Peters	Public Information Director
	Clayton Comstock	Director of Planning
	Craig Hulse	Director of Economic Development
	Mike Curtis	Managing Director of Public Works and Engineering
	Caroline Waggoner	Director of Public Works
	Pamela Meek	Communications Assistant

**1. CALL TO ORDER**

Council member Wright Oujesky called the meeting to order at 4:31 p.m.

**2. APPROVE MINUTES OF THE MAY 6, 2019 CITY POINT DEVELOPMENT ADVISORY COMMITTEE MEETING**

**APPROVED**

A MOTION WAS MADE BY COUNCILMAN RODRIGUEZ, SECONDED BY COUNCILMAN TURNAGE TO APPROVE THE MINUTES FROM THE MAY 6, 2019 MEETING.

MOTION TO APPROVE CARRIED 3-0.

**3. REVIEW REVISED DRAFT CONCEPT PLAN AND RELATED LAND USES FOR THE PROPOSED CITY POINT DEVELOPMENT**

Mr. Comstock updated the group regarding the City Point project. He shared that he has met with the design team and noted that parts of the development are still being shifted around and these plans have not been rendered yet—it is still a work in progress. The team continues to make adjustments with the lots, the numbers and overall configuration. He went on to explain that the “spine” of City Point will be the commercial core which will range from 65,000 to 75,000 square feet. There will be some shared parking with the multifamily. He indicated that parking counts and a study will be needed. The far southeast corner will mostly see single family and detached garage style units. The north and south side will see mostly townhomes and detached homes with zero lot lines, as well as Urban Homes.

Council member Wright Oujesky expressed a concern over the density, the lack of detail in the plans, the lack of green space and asked if there would be any special features. She mentioned that the only fountains were shown in the commercial areas and that originally there had been an area on the north side that had an amenity center, but it was not shown in the current rendering. Ms. Hartman expressed that the fountains are intended to be like the downtown Fort Worth interactive fountains with recreational use. Mr. Comstock said we can request an open spaces estimate from Centurion. Mr. Hindman shared that since this is an Urban Village, density is part of the overall theme. Council member Turnage reminded the group that this density will help drive the retail that we want and the resulting dollars.

There was a discussion on how many stories the multifamily, single family and commercial would be and how parking would be incorporated, as well as the visibility of City Hall. Mr. Hulse explained that the plan includes podium parking, meaning the parking will be at the ground level with 3 more stories above it. Mr. Comstock expressed concern over the single family townhomes that are facing Boulevard 26 and suggested that perhaps they can be flipped around. It was explained that the commercial that is flanking City Point Drive will have one- and two-story facades. Mr. Hindman mentioned the “tunnel effect” with a photo of Frisco’s City Hall viewed and discussed. It was shared the goal for this project is more of an opened up view of City Hall as opposed to what Frisco has. This should be achievable because of how the commercial will be designed with the low facades—City Hall will be a backdrop and visible focal point. There was a request for 3D renderings of the project, which would help to provide a more comprehensive understanding of the layout and design.

Councilman Rodriguez inquired about the placement and type of mailboxes and if it would eat into the green space. It was determined that the location of mailboxes needs to be defined since they are not depicted on the rendering; however staff indicated that they would be the cluster-type of set up and will be included in the open space areas. He also inquired about the two additional entrances shown on the rendering. Ms. Waggoner expressed that TxDOT may not support the current City Point access point because it is the entrance of City Point Drive.

#### **4. UPDATE ON STATUS OF ZONING CASE SUBMITTAL, AND DEVELOPMENT AGREEMENT FOR THE PROPOSED CITY POINT DEVELOPMENT**

Ms. Hartman stated that June 10, 2019 is the official submittal that will start the process. The work session will be the second meeting in June. It will then go to the second Planning and Zoning meeting on July 18, 2019.

There was a discussion that the developer is working under the assumption that there will be roughly 600 multifamily units and 396 single family units in City Point. Councilman Turnage asked if the rents of the multifamily will be higher than Spanos. Mr. Hulse said that with podium parking, it should command higher rents.

With regards to the commercial, Council member Wright Oujesky indicated that she is concerned that the single family and multifamily will be built out, yet the commercial will remain empty buildings. Mr. Hulse stated that we need to make sure that there is language in the contract that the commercial will be sequenced so that it will be in the first phase and staff will reiterate that requirement to the developer.

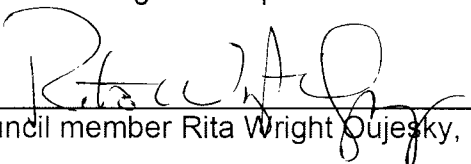
Councilman Turnage asked how soon we will receive feedback from TxDOT. Ms. Waggoner said we have typically initiated a discussion with the north office. We can see their reaction, measure their level of tolerance and then make the City's case. Mr. Curtis said TxDOT could require a decel lane, which may mean additional costs. Historically, they have said access spacing requirements are not met, so we may have to compromise. There may be a lengthy approval process. He suggested that it may have to be a right in, right out type of layout and that these details will have to be worked out.

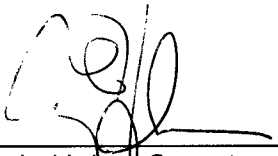
Councilman Rodriguez asked if the Takara steakhouse access point would be questioned and if TxDOT would want to look at other entrances. Ms. Waggoner said traffic volume and parking counts will have to be researched.

Council member Wright Oujesky stated that she is pleased with how the project is taking shape, but 3D renderings and the delineation of green space would help everyone to better visualize how the development will look.

## 5. ADJOURNMENT

Council member Wright Oujesky adjourned the meeting at 5:15 p.m.

  
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Council member Rita Wright Oujesky, Chair

  
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Craig Hulse, Secretary