

**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
FEBRUARY 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 February, 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

Absent:	Kathy Luppy	Place 5
	Mason Orr	Place 6
	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

Chairman Randall Shiflet called the work session to order at 6:31 p.m.

A.1 PLANNING MANAGER REPORT

Planning Manager Clayton Comstock summarized actions taken on planning related items at the February 12, 2018, City Council meeting and provided city announcements. He further discussed current development activity in North Richland Hills.

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

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

Concerning item C.1., Commissioner Don Bowen stated a compromise of the original development was to not have an over-head door on the south side of the building due to noise. Mr. Comstock stated through conversation with the applicant, noise should not be an issue.

Concerning item C.2., Commissioner Justin Welborn and Mr. Comstock discussed trail connections with the proposed Iron Horse development. Commissioner Jerry Tyner asked if the parking garage proposed in phase two of the development will only be accessible to apartments built in phase two. Mr. Comstock stated the proposed parking garage would be accessible by all tenants of the apartment complex.

Chairman Randall Shiflet adjourned the work session at 6:54 p.m.

REGULAR MEETING

A. CALL TO ORDER

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

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

Absent:	Kathy Luppy	Place 5
	Mason Orr	Place 6
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer

A.1 PLEDGE OF ALLEGIANCE

Commissioner Justin Welborn led the Pledge of Allegiance to the United States and Texas flags.

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B. MINUTES

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

APPROVED

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE MINUTES OF THE FEBRUARY 1, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1. ZC 2017-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HIGH LINE GROUP FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT AT 6904 NE LOOP 820, BEING 0.799 ACRES DESCRIBED AS LOT 3B1, BLOCK 25, SNOW HEIGHTS ADDITION.

APPROVED

Chairman Randall Shiflet introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present the request.

William Milligan, on behalf of High Line Group, 6851 NE Loop 820 Suite 210, North Richland Hills, TX 76180, presented the request.

Commissioner Don Bowen and the applicant discussed a previous compromise enacted by the Planning and Zoning Commission when this property was first developed to not allow over-head doors on the south side of the building due to noise and discussed the potential noise coming from tenants.

Chairman Shiflet called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Chairman Shiflet called for anyone wishing to speak for or against the request to

come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY VICE-CHAIRMAN STEVEN COOPER TO APPROVE ZC 2017-17.

MOTION TO APPROVE CARRIED 5-0.

C.2. SDP 2018-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE WOLFF COMPANY FOR A REVISED SPECIAL DEVELOPMENT PLAN FOR IRON HORSE VILLAGE IN THE 6300-6400 BLOCK OF IRON HORSE BOULEVARD, BEING 9.068 ACRES DESCRIBED AS TRACTS 1, 2, AND 3, TELITHA AKERS SURVEY, ABSTRACT 19.

APPROVED

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.

Jeff Moten, 167 St Andrews Lane, Aledo, TX 76008, on behalf of the Wolff Company, presented the request.

Carl Malcomb, on behalf of JHP Architects 8340 Meadow Road, Dallas, TX 75231, presented details about the proposed site.

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

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE SDP 2018-02.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1. AP 2018-01 CONSIDERATION OF A REQUEST FROM SEMPCO SURVEYING FOR AN AMENDED PLAT OF LOTS 5R1 AND 5R2, BLOCK 2, FOX HOLLOW ADDITION, BEING 0.198 ACRES LOCATED AT 7512 APRIL LANE.

APPROVED

Chairman Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present the request.

George Hill, on behalf of Sempco Surveying, 3208 South Main Street, Fort Worth, TX 76110, presented the request.

Chairman Shiflet called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

A MOTION WAS MADE BY VICE-CHAIRMAN STEVEN COOPER, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE AP 2018-01.

MOTION TO APPROVE CARRIED 5-0.

D.2. PP 2017-07 CONSIDERATION OF A REQUEST FROM CALATLANTIC HOMES OF TEXAS, INC., FOR A PRELIMINARY PLAT OF MEADOW CREST ADDITION, BEING 9.41 ACRES LOCATED AT 6801 DICK LEWIS DRIVE.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present the request.

Warren Corwin, on behalf of Corwin Engineering, Inc., 200 West Belmont Drive, Allen, TX 75013, presented the request.

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

presented the staff report.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE PP 2017-07.

MOTION TO APPROVE CARRIED 5-0.

D.3. RP 2017-15 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A REPLAT OF LOTS 1 AND 2, BLOCK 1, CARRINGTON CENTER, BEING 3.415 ACRES LOCATED IN THE 7500 BLOCK OF MID-CITIES BOULEVARD.

APPROVED

Commissioner Justin Welborn announced he filed an affidavit of disqualification and exited the Council Chambers at 7:40 p.m.

Chairman Randall Shiflet announced Commissioner Welborn's exit, introduced the item 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.

Representing Beaten Path Development, Ottis Lee, on behalf of Baird, Hampton & Brown, 1901 Martin Drive, Weatherford, TX 76086, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE RP 2017-15.

MOTION TO APPROVE CARRIED 4-0-1, WITH COMMISSIONER JUSTIN WELBORN ABSTAINING.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:44 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary