

**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  
AUGUST 17, 2017**

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 17th day of August, 2017 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
	Don Bowen	Place 3, Secretary
	Justin Welborn	Place 1
	Steven Cooper	Place 7
	Mason Orr	Ex-Officio
Absent:	Bill Schopper	Place 6, Vice Chairman
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician

**A. CALL TO ORDER**

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

**A.1. PLANNING MANAGER REPORT**

Planning Manager Clayton Comstock announced the upcoming events in the city and gave a summary of City Council Action from their August 7, 2017 meeting.

Commissioner Justin Welborn discussed notes taken from a Residential Strategies Presentation to Southwest Bank on August 16, 2017.

Chairman Randall Shiflet asked staff if the Strategic Plan Committee will consider the information shared by Commissioner Welborn.

Mr. Comstock stated the Committee would receive the information presented by Commissioner Welborn.

Chairman Shiflet stated based on the information presented by Commissioner Welborn, North Richland Hills is in an interesting position having a wide variety of lot sizes.

Commissioner Welborn added that the Committee has talked a lot about density and what to do with the last of the vacant land.

Mr. Comstock stated that the Committee has talked about what the future of density should be for North Richland Hills' remaining developable property.

Mr. Welborn stated the city will look far different in 50 years compared to recently developed, or developing cities in north Texas.

Chairman Shiflet asked if the election of officers could be moved to the September 7, 2017 meeting due to missing members. Chairman Shiflet also encouraged the Commissioners to attend meetings as much as possible.

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

Principal Planner Clayton Husband discussed items on the agenda and asked for questions.

Chairman Shiflet clarified earlier remarks concerning the Commission's attendance record.

Chairman Shiflet adjourned the meeting at 6:51 p.m.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Chairman Randall Shiflet called the meeting to order at 7:00 p.m.

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Present:	Randall Shiflet	Place 4, Chairman
	Don Bowen	Place 3, Secretary
	Justin Welborn	Place 1
	Steven Cooper	Place 7
	Mason Orr	Ex-Officio
Absent:	Bill Schopper	Place 6, Vice Chairman
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician

**A.1 PLEDGE OF ALLEGIANCE**

Ex-Officio Mason Orr led the Pledge of Allegiance to the United States and Texas flags.

Chairman Randall Shiflet recognized Mark Haynes for his eleven years of service to the City of North Richland Hills and the Planning and Zoning Commission.

**A.2. ELECTION OF OFFICERS**

Chairman Randall Shiflet postponed the election of officers to the September 7, 2017 Planning and Zoning Commission meeting.

**B. MINUTES**

**B.1. APPROVE MINUTES OF THE AUGUST 3, 2017, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE AUGUST 3, 2017, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 4-0.**

**C PUBLIC HEARINGS**

- C.1. SUP 2017-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM U-HAUL FOR A SPECIAL USE PERMIT FOR A WAIVER OF THE MASONRY REQUIREMENT FOR AN AUTOMOBILE SHADE STRUCTURE ON 3.089 ACRES LOCATED AT 8213 BOULEVARD 26. PUBLIC HEARING CONTINUED TO SEPTEMBER 7, 2017.**

**CONTINUED**

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

Principal Planner Clayton Husband introduced the request.

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER WELBORN TO CONTINUE SUP 2017-05 TO THE SEPTEMBER 7, 2017 PLANNING AND ZONING MEETING. MOTION TO CONTINUE CARRIED 4-0.**

- C.2. TR 2017-05 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTIONS 118-631, TABLE OF PERMITTED USES, AND 118-633, SPECIAL LAND USE REGULATIONS, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING NETWORK NODES AS A UTILITY, ACCESSORY, AND INCIDENTAL USE.**

**APPROVED**

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

Mr. Husband presented the request.

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

Chairman Shiflet asked staff to clarify what the appropriate language of the approval needs to be.

Mr. Husband stated a single motion is all that is required.

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Chairman Shiflet commented that this ordinance was created to be in compliance with new state law.

**A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER COOPER TO APPROVE TR 2017-05. MOTION TO APPROVE CARRIED 4-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1. PP 2017-04 CONSIDERATION OF A REQUEST FROM STONE CREEK REAL ESTATE PARTNERS, LLC, FOR A PRELIMINARY PLAT OF AMUNDSON ADDITION, BLOCK A, LOTS 3-6, ON 6.91 ACRES LOCATED AT 8500 CARDINAL LANE.**

**APPROVED**

Chairman Randall Shiflet introduced items D.1. and D.2. and stated the requests would be presented in conjunction with each other.

Chairman Shiflet called for Principal Planner Clayton Husband to present the request.

Mr. Husband presented the request.

Chairman Shiflet called for the applicant to present their request.

Trevor Truss, 8241 Mid Cities Boulevard, North Richland Hills, Texas 76182 presented the request.

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

Mr. Husband presented the staff report.

Chairman Shiflet asked about access to Cardinal Lane.

Mr. Husband stated there is no driveway connection to Cardinal Lane.

**A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER COOPER TO APPROVE PP 2017-04. MOTION TO APPROVE CARRIED 4-0.**

**D.2. FP 2017-05 CONSIDERATION OF A REQUEST FROM STONE CREEK REAL ESTATE PARTNERS, LLC, FOR A FINAL PLAT OF AMUNDSON ADDITION, BLOCK A, LOTS 3-6, ON 6.91 ACRES LOCATED AT 8500 CARDINAL LANE.**

**APPROVED**

Item D.2. was presented in conjunction with item D.1.

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER BOWEN TO APPROVE FP 2017-05. MOTION TO APPROVE CARRIED 4-0.**

**E. ADJOURNMENT**

Chairman Randall Shiflet adjourned the meeting at 7:17 p.m.

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Randall Shiflet, Chairman

Attest:

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Don Bowen, Secretary