

**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
NORTH RICHLAND HILLS, TX 76180
JULY 21, 2016**

WORK SESSION: 6:45 PM

CALL TO ORDER

Chairman Randall Shiflet called the Work Session to order at 6:47 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman
	Bill Schopper	Vice Chair
	Mark Haynes	Place 1
	Don Bowen	Place 3
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Absent:	Mike Benton	Place 2
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	City Engineer
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

1. ANNOUNCEMENTS - UPCOMING CITY EVENTS

Principal Planner Clayton Husband presented announcements related to upcoming events in the City of North Richland Hills.

2. DISCUSS DEVELOPMENT ACTIVITY REPORT AND CITY COUNCIL ACTION.

Principal Planner Clayton Husband discussed current development activity and the actions of the June 27, 2016 and July 11, 2016 City Council Meetings.

3. DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Principal Planner Clayton Husband discussed the items on the July 21, 2016 Planning and Zoning Commission meeting agenda.

The Commission and staff discussed driveway access and requested variances for the proposed communication tower on the agenda as SUP 2015-03.

The Work Session was adjourned at 7:05 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chairman Randall Shiflet called the Regular Meeting to order at 7:11 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman
	Bill Schopper	Vice Chair
	Mark Haynes	Place 1
	Don Bowen	Place 3
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Absent:	Mike Benton	Place 2
	Kathy Luppy	Place 5
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	City Engineer
	Justin Naylor	Civil Engineer
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A.1 PLEDGE OF ALLEGIANCE

Ex-Officio Jerry Tyner led the pledge of allegiance to the United States and Texas flags.

EXECUTIVE SESSION

There was no Executive Session held at the meeting.

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 2, 2016 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER HAYNES MOVED TO APPROVE THE MINUTES OF THE JUNE 2, 2016 PLANNING AND ZONING COMMISSION MEETING. COMMISSIONER COOPER SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

B.2 APPROVE MINUTES OF THE JUNE 16, 2016 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER HAYNES MOVED TO APPROVE THE MINUTES OF THE JUNE 16, 2016 PLANNING AND ZONING COMMISSION MEETING. COMMISSIONER BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

C PUBLIC HEARINGS

C.1 SUP 2015-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DWAYNE CARAWAY FOR A SPECIAL USE PERMIT FOR A 100 FOOT COMMUNICATION TOWER LOCATED AT 8321 DAVIS BOULEVARD.

APPROVED

Principal Planner Clayton Husband introduced the Special Use Permit request.

Chairman Randall Shiflet opened the public hearing.

Applicant Dwayne Caraway, 10717 Plano Road, Suite 200, Dallas, TX 75238, came forward to present the request.

Chairman Shiflet asked the applicant to describe the need for the tower.

Mr. Caraway explained that American Tower will develop the tower and he showed the current and proposed coverage maps. He also discussed how the tower will be built for multiple carriers.

Commissioner Steven Cooper asked if the tower is located in the flood plain area.

Mr. Caraway responded that the actual compound is not located within the flood plain.

Principle Planner Clayton 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.

COMMISSIONER BOWEN MOVED TO APPROVE SUP 2015-03 SUBJECT TO ALLOWING THE MODIFIED SETBACK ON THE WEST SIDE OF THE PROPERTY AND THAT THE APPLICANT PROVIDE EASEMENT DOCUMENTS TO PROVIDE FOR ACCESS TO THE NORTH AND SOUTH ADJACENT PROPERTIES. COMMISSIONER HAYNES SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1 RP 2016-05 CONSIDERATION OF A REQUEST FROM EL POLLO LOCO FOR A REPLAT OF LOTS 1A1 AND 1C, BLOCK 1, WAL-MART ADDITION ON 24.668 ACRES LOCATED IN THE 9100 BLOCK OF NORTH TARRANT PARKWAY.

APPROVED

July 21, 2016

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Principal Planner Clayton Husband introduced the replat request.

David Gregory with Icon Consulting Engineers, 2840 W. Southlake Boulevard, Suite 110, Southlake, TX 76092, came forward to present the request.

Mr. Gregory provided details on the replat case and was available to answer any questions.

Principal Planner Husband presented the staff report and stated that the replat was recommended for approval.

COMMISSIONER COOPER MOVED TO APPROVE RP 2016-05. COMMISSIONER HAYNES SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:30 p.m.

Randall Shiflet, Chairman

Don Bowen, Secretary