

**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
AUGUST 3, 2017**

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 3rd 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
	Bill Schopper	Place 6, Vice Chairman
	Justin Welborn	Place 1
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Mason Orr	Ex-Officio

Absent:	Don Bowen	Place 3, Secretary
	Jerry Tyner	Place 2

Staff Members:	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 6:30 p.m.

A.1. PLANNING MANAGER REPORT

Principal Planner Clayton Husband announced the upcoming events in the city and gave a summary of City Council action from their July 24, 2017 meeting.

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

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

August 03, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 5

questions.

Chairman Randall Shiflet adjourned the meeting at 6:42 p.m.

REGULAR MEETING

A. CALL TO ORDER

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

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Justin Welborn	Place 1
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Mason Orr	Ex-Officio

Absent:	Don Bowen	Place 3, Secretary
	Jerry Tyner	Place 2

Staff Members:	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer

A.1 PLEDGE OF ALLEGIANCE

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

A.2. ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBERS IN PLACES 1, 3, 5, 7, AND EX OFFICIO.

Planning Technician John Chapman led the Commissioners Kathy Luppy, Steven Cooper, Justin Welborn, and Ex-Officio Mason Orr through the Oaths of Office.

A.3. ELECTION OF OFFICERS

The election of officers was postponed to the August 17, 2017, Planning and Zoning Commission meeting.

August 03, 2017

Planning and Zoning Commission Meeting Minutes

Page 2 of 5

C PUBLIC HEARINGS

C.1. SDP 2017-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT, LLC, FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS PHASE 1 ON 8.305 ACRES LOCATED AT 6609 IRON HORSE BOULEVARD.

APPROVED

Commissioner Justin Welborn filed a form of recusal and left the Council Chambers at 7:04 p.m.

Chairman Randall Shiflet opened the public hearing, 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 their request.

John Pitstick on behalf of Our Country Homes, 700 West Harwood Road Hurst, Texas 76054 presented the request and introduced Steve Schermerhorn.

Steve Schermerhorn with CB Jeni, 2805 North Dallas Parkway Plano, Texas 75093 presented the request.

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

Mr. Husband presented the staff report.

Chairman Shiflet asked the applicant if a connection to the Cotton Belt Trail from the common green space is possible.

Mr. Pitstick stated it would only be possible with permission from DART (Dallas Area Rapid Transit), who owns the railroad right-of-way.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER COOPER TO APPROVE SDP 2017-03 SUBJECT TO A DIRECT CONNECTION TO THE COTTON BELT TRAIL WITH DART'S APPROVAL. MOTION TO APPROVE CARRIED 4-0-1 (RECUSED - COMMISSIONER WELBORN).

B. MINUTES

B.1. APPROVE MINUTES OF THE JULY 20, 2017, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

Commissioner Justin Welborn entered the Council Chambers at 7:25 p.m.

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER LUPPY TO APPROVE THE MINUTES OF THE JULY 20, 2017, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1. FP 2017-06 CONSIDERATION OF A REQUEST FROM 7047 BLVD 26, LLC, FOR A FINAL PLAT OF A.G. WALKER ADDITION, BLOCK 2, LOT 3, ON 1.07 ACRES LOCATED AT 7047 BOULEVARD 26.

APPROVED

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

Mr. Husband introduced the request.

The applicant was not present for the meeting, so Mr. Husband presented the staff report.

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER LUPPY TO APPROVE FP 2017-06. MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:27 p.m.

August 03, 2017

Planning and Zoning Commission Meeting Minutes

Page 4 of 5

Randall Shiflet, Chairman

Attest:

Don Bowen, Secretary