

**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 3, 2017**

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

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come forward, seeing no one, he closed the public hearing.

A MOTION WAS MADE BY LUPPY, SECONDED BY 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).