

**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 18, 2016**

WORK SESSION: 6:30 PM

CALL TO ORDER

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

ROLL CALL

Present:

Randall Shiflet	Chairman, Place 4
Bill Schopper	Vice Chairman, Place 6
Mike Benton	Place 2
Don Bowen	Place 3
Steven Cooper	Place 7
Jerry Tyner	Ex-Officio

Absent:

Mark Haynes	Place 1
Kathy Luppy	Place 5

Staff:

Clayton Husband	Principal Planner
Chad VanSteenberg	Planner
Caroline Waggoner	City Engineer
Marrk Callier	Management Assistant

1. ANNOUNCEMENTS - UPCOMING CITY EVENTS

Principal Planner Clayton Husband provided the Commission with the current city news.

2. DISCUSS DEVELOPMENT ACTIVITY REPORT AND CITY COUNCIL ACTION.

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Principal Planner Clayton Husband discussed City Council action on the August 8, 2016 Planning items.

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

Principal Planner Clayton Husband discussed the items on the August 18, 2016 regular Planning and Zoning Commission agenda.

The Work Session was adjourned at 6:50 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 7:01 p.m.

ROLL CALL

Present:

Randall Shiflet	Chairman, Place 4
Bill Schopper	Vice Chairman, Place 6
Mike Benton	Place 2
Don Bowen	Place 3
Steven Cooper	Place 7
Jerry Tyner	Ex-Officio

Absent:

Mark Haynes	Place 1
Kathy Luppy	Place 5

Staff:

Clayton Husband	Principal Planner
Chad VanSteenberg	Planner
Caroline Waggoner	City Engineer
Marrk Callier	Management Assistant

A.1 PLEDGE OF ALLEGIANCE

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

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B. MINUTES

B.1 APPROVE MINUTES OF THE AUGUST 4, 2016 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

COMMISSIONER COOPER MOVED TO APPROVE MINUTES OF THE AUGUST 4, 2016 PLANNING AND ZONING COMMISSION MEETING. COMMISSIONER BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

There were no Public Hearings held at the meeting.

D. PLANNING AND DEVELOPMENT

D.1 FP 2016-03 CONSIDERATION OF A REQUEST FROM D'LEE PROPERTIES, LLC FOR A FINAL PLAT OF LEE'S CROSSING ADDITION ON 2.271 ACRES LOCATED AT 7800 STARNES ROAD.

APPROVED

Principal Planner Clayton Husband introduced the Final Plat request.

Applicant Lee Martin and Doug Terry with D'Lee Properties, 1001 Edgewater Court, Colleyville, TX, came forward to present the request.

Commissioner Steven Cooper asked if the masonry fence would only be along Starnes Road.

The applicants responded yes.

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

Commissioner Cooper asked if the masonry fence along Starnes had a diagonal shape at the intersection with Smithfield Road.

Principal Planner Husband stated there there will be a visibility easement at the intersection and the wall will respect that easement.

COMMISSIONER BENTON MOVED APPROVE FP 2016-03. COMMISSIONER SCHOPPER SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

D.2 PP 2016-07 CONSIDERATION OF A REQUEST FROM OUR COUNTRY HOMES FOR A PRELIMINARY PLAT OF THORNBRIDGE NORTH ADDITION ON 14.762 ACRES LOCATED IN THE 8100 BLOCK OF PRECINCT LINEROAD.

APPROVED

Principal Planner Clayton Husband introduced the Preliminary Plat request.

Jason Weaver with Goodwin and Marshall, 2405 Mustang Drive, Grapevine, TX, representing Our Country Homes, presented the Preliminary Plat request.

Chairman Randall Shiflet asked if the Homeowners Association will assume maintenance of the area that the temporary easement will initially occupy after it goes away.

Jason Weaver responded yes, that area will be all within the open space lot when that area transitions in the future.

Commissioner Mike Benton asked about the trees adjacent to the existing lots on the south side of the property and whether or not those trees can be saved or if any landscaping will be added in that area.

Mr. Weaver responded that a full tree survey has been conducted and that they will try to save as many of the large trees as possible as grades and utility improvements will allow. He stated that Our Country Homes is dedicated to landscaping that area heavily with trees and shrubs and soften the look, possibly with a meandered sidewalk.

Principal Planner Husband stated that the Development Review Committee recommends the plat for approval.

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COMMISSIONER COOPER MOVED TO APPROVE PP 2016-07. COMMISSIONER SCHOPPER SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

D.3 AP 2016-03 CONSIDERATION OF A REQUEST FROM J & J NRH 100 FLP FOR AN AMENDED PLAT OF VILLAS AT SMITHFIELD ADDITION ON 13.479 ACRES LOCATED IN THE 8200 BLOCKS OF ODELL STREET AND NORTHEAST PARKWAY.

APPROVED

Principal Planner Clayton Husband introduced the Amended Plat request.

Jason Weaver with Goodwin and Marshall, 2405 Mustang Drive, Grapevine, TX, representing Our Country Homes, presented the Amended Plat request. He stated that this plat has previously been recorded and construction is nearing completion on the development. The purpose of the amended plat is to move the front building lines on certain lots and to alter some of the easements that were originally platted.

Principal Planner Husband presented the staff report and stated that the Development Review Committee recommends approval of this plat.

COMMISSIONER BOWEN MOVED TO APPROVE AP 2016-03. COMMISSIONER BENTON SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:24 p.m.

Randall Shiflet, Chairman

Don Bowen, Secretary