

**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  
SEPTEMBER 15, 2016**

WORK SESSION: 6:30 PM

**CALL TO ORDER**

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

**ROLL CALL**

Present:	Randall Shiflet	Chairman, Place 4
	Bill Schopper	Vice Chair, Place 6
	Mark Haynes	Place 1
	Mike Benton	Place 2
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio

Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

**1. ANNOUNCEMENTS - UPCOMING CITY EVENTS**

Planning Manager Clayton Comstock provided the Commission with the current city news.

**2. DISCUSS DEVELOPMENT ACTIVITY REPORT AND CITY COUNCIL ACTION.**

Planning Manager Clayton Comstock discussed City Council action on the September 12, 2016 Planning items.

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

Planning Manager Clayton Comstock discussed the items on the September 15, 2016 regular Planning and Zoning Commission agenda.

The Work Session was adjourned at 7:00 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 7:00 p.m.

##### **ROLL CALL**

Present:	Randall Shiflet	Chairman, Place 4
	Bill Schopper	Vice Chair, Place 6
	Mark Haynes	Place 1
	Mike Benton	Place 2
	Don Bowen	Place 3
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Jerry Tyner	Ex-Officio
Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil 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.

#### **B. MINUTES**

There were no minutes to consider at this meeting.

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**C. PUBLIC HEARINGS**

**C.1 ZC 2016-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL MONK FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE FAMILY ON 0.321 ACRES LOCATED AT 6901 SMITHFIELD ROAD.**

**APPROVED**

Chairman Randall Shiflet announced that Items C.1 and D.1, the Zoning Change and Final Plat requests, will be heard together. He then opened the public hearing for the Zoning Change.

Principal Planner Clayton Husband introduced the Zoning Change and Final Plat requests.

Applicant Michael Monk with MCM Custom Homes, 6824 Simmons Rd, NRH, came forward to present the requests.

Principle Planner Husband presented the staff report for the cases and stated that the Development Review Committee is recommending a condition that would not allow access onto Smithfield Road.

Chairman Shiflet asked if the restriction on the driveway would prohibit secondary access to the rear of the property through a gate in the future.

Principle Planner Husband answered that the situation could be reevaluated in the future and an amended plat could be requested.

Chairman Shiflet stated that this is a public hearing and called for anyone wishing to speak to come forward. See no one, he closed the public hearing.

**COMMISSIONER LUPPY MOVED TO APPROVE ZC 2016-15. COMMISSIONER COOPER SECONDED THE MOTION.**

**MOTION TO APPROVE CARRIED 7-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2016-06 CONSIDERATION OF A REQUEST FROM MICHAEL MONK FOR A FINAL PLAT OF LOT 10, BLOCK 1, MOLLIE B. COLLINS ADDITION ON 0.321 ACRES LOCATED AT 6901 SMITHFIELD ROAD.**

**APPROVED**

This request was heard in conjunction with Item C.1.

**COMMISSIONER BENTON MOVED TO APPROVE FP 2016-06 AS PRESENTED BY STAFF. COMMISSIONER HAYNES SECONDED THE MOTION.**

**MOTION TO APPROVE CARRIED 7-0.**

**PUBLIC HEARINGS (continued)**

**C.2 SUP 2016-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BILLY MCDANIEL FOR A SPECIAL USE PERMIT FOR A SECONDHAND DEALER BUSINESS LOCATED AT 7520 NE LOOP 820.**

**APPROVED**

Planning Manager Clayton Comstock introduced the Special Use Permit request.

Applicant Billy McDaniel, 10301 White Settlement Rd, Fort Worth, came forward to present the request.

Hunter McElhaney representing the property owner, Woodcrest Capital, came forward to discuss the landscape plan.

Commissioner Mike Benton asked about requirements for dumpster screening on the site.

Planning Manager Comstock responded that screening from the public right of way is required if they choose to add a dumpster.

Chairman Shiflet asked if a business of this size would be required to have a dumpster.

Mr. Comstock said that there is no requirement for a dumpster in the city code, but screening is required if they choose to have one.

Chairman Shiflet commented that a provision for an enclosure could be added to the

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motion made by the Commission.

Commissioner Don Bowen asked if any furniture will be built on the proposed site.

Mr. McDaniel said that all furniture will be built at a shop located at his residence.

Mr. Comstock summarized the staff report and stated that the approval recommendation from staff is tied to the proposed property improvements. These include applying the Freeway Corridor Overlay standards and the addition of irrigated parking lot landscaping.

Ex-Officio Jerry Tyner asked about fencing requirements along City Point Drive.

Mr. Comstock replied that if this were a new development, they would be required to screen the loading docks from the public right of way. Since the value of the proposed improvements are likely not 75% or more of the total appraised value of the property, staff does not believe that screening and landscaping along City Point Drive is not required at this time.

Chairman Shiflet asked about the timeline for the landscaping improvements along Boulevard 26 that were required from the previous Events Center Special Use Permit case.

Mr. Comstock replied that those were required to be completed within 12 months of that previous approval.

Commissioner Kathy Luppy stated that it would be nice to tie these proposed landscaping improvements in with what was done in the Boulevard 26 median recently as those plantings are drought tolerant. She also asked if a deli was to be included in this project.

Mr. McDaniel said they were keeping that as a future option at this point.

Mr. Comstock stated that staff is recommending a "sunset" or an expiration for this Special Use Permit which would expire after a certain amount of time and the use would become legally non-conforming. This allows the use to continue unless it is vacated for more than six months. Staff is recommending either a three or five year sunset in this case.

Chairman Shiflet asked about other antique malls in the Dallas-Fort Worth Metroplex

and what the competition is for this business.

Mr. McDaniel responded that there is in Plano, one on 377, and on Montgomery Street in Fort Worth.

Chairman Shiflet asked the property owner if they were confident in the decision to use the existing pole sign for the proposed lease space given it's size compared with the total building area.

Mr. McElhaney said this 50,000 square foot space is the largest space in the center.

There was a discussion about the current uses in the shopping center.

Chairman Shiflet asked about the current taxable value of the property listed on the Tarrant Appraisal District website and why it is much lower than was shown in previous years.

Mr. McElhaney said that his company recently acquired the property and cannot speak to the difference.

Commissioner Bill Schopper stated that the current amount listed by the appraisal district may reflect the price that the new property owner paid.

Chairman Shiflet stated that this is a public hearing and called for anyone wishing to speak to come forward. Seeing no one, he closed the public hearing.

Commissioner Mark Haynes moved to approve the request with all the staff conditions as well as a three year sunset clause. In addition, if a dumpster is added, it needs to meet all screening criteria.

Commissioner Mike Benton seconded the motion.

Chairman Shiflet wished the applicant well and said his vote against the plan is not personal, however he does not believe this proposal is consistent with the effort to improve the entrance into North Richland Hills.

Commissioner Benton commented that the landscaping and frontage improvements in the plan got his attention.

Commissioner Schopper stated that he is pleased to see someone fill the vacant space.

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COMMISSIONER HAYNES MOVED TO APPROVE SUP 2016-03 WITH ALL CONDITIONS IN THE STAFF REPORT, A THREE YEAR SUNSET CLAUSE AND, IF A DUMPSTER IS ADDED, IT MUST MEET ALL CITY SCREENING CRITERIA. COMMISSIONER BENTON SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-1. (SHIFLET)

C.3 SDP 2016-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SKEETER & BUCKY, LP, FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE VILLAGE ON 9.17 ACRES LOCATED IN THE 6300-6400 BLOCKS OF IRON HORSE BLVD.

**WITHDRAWN**

Chairman Randall Shiflet announced that the applicant has requested to withdraw this case prior to the meeting.

COMMISSIONER BOWEN MOVED TO ACCEPT THE WITHDRAWAL REQUEST FOR SDP 2016-05. COMMISSIONER LUPPY SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 7-0.

**E. ADJOURNMENT**

Chairman Randall Shiflet adjourned the meeting at 7:35 p.m.

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Randall Shiflet, Chairman

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Don Bowen, Secretary