

**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  
MARCH 2, 2017**

**WORK SESSION: 6:30 PM**

**CALL TO ORDER**

Acting Chairperson Kathy Luppy called the Work Session to order at 6:30 p.m.

**ROLL CALL**

Present:	Kathy Luppy	Acting Chairperson, Place 5
	Bill Schopper	Vice Chair, Place 6
	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio

Absent:	Randall Shiflet	Chairman, Place 4
	Don Bowen	Place 3

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

Held in the City Council Work Room

**1. ANNOUNCEMENTS - UPCOMING CITY EVENTS**

Planning Manager Clayton Comstock announced the upcoming events in the city.

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

Planning Manager Clayton Comstock summarized the actions taken on Planning

March 02, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 5

related items at the February 27, 2017 City Council meeting. He further discussed current development activity in North Richland Hills.

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

Planning Manager Clayton Comstock and Principal Planner Clayton Husband presented the items on the March 2, 2017 regular Planning and Zoning Commission meeting agenda.

In regard to Item C.3., Case number TR 2017-02, Commissioner Jerry Tyner asked if a massage establishment could also offer acupuncture services.

Principal Planner Clayton Husband stated that the primary use would be the determining factor.

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

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

Held in the City Council Chambers

#### **A. CALL TO ORDER**

Acting Chairperson Kathy Luppy called the Regular Meeting to order at 7:00 p.m.

#### **ROLL CALL**

Present:	Kathy Luppy	Acting Chairperson, Place 5
	Bill Schopper	Vice Chair, Place 6
	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio

Absent:	Randall Shiflet	Chairman, Place 4
	Don Bowen	Place 3

Staff:	Clayton Comstock	Planning Manager
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March 02, 2017

Planning and Zoning Commission Meeting Minutes

Page 2 of 5

Clayton Husband	Principal Planner
Chad VanSteenberg	Planner
John Chapman	Planning Technician
Justin Naylor	Civil Engineer
Marrk Callier	Management Assistant

#### A.1 PLEDGE OF ALLEGIANCE

Commissioner Mark Haynes led the Pledge of Allegiance to the United States and Texas flags.

#### B. MINUTES

There were no meeting minutes to consider.

#### C PUBLIC HEARINGS

##### **C.1. SUP 2017-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A SPECIAL USE PERMIT FOR A RETENTION POND LOCATED IN THE HOMETOWN CANAL DISTRICT, PHASE 5A, NEAR THE INTERSECTION OF BRIDGE STREET AND ICE HOUSE DRIVE.**

##### **CONTINUED**

Acting Chairperson Kathy Luppy opened the public hearing and requested that Planning Manager Clayton Comstock come forward to present SUP 2017-01.

Mr. Comstock stated that engineering plans for the proposed detention pond are not ready. He suggested that the public hearing remain open and a motion to delay action on the item until the next meeting be made.

**A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER HAYNES TO POSTPONE ACTION TO THE MARCH 16, 2017 PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 5-0.**

March 02, 2017

Planning and Zoning Commission Meeting Minutes

Page 3 of 5

**C.3. TR 2017-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-1, DEFINITIONS, AND 118-631, TABLE OF PERMITTED USES, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING MASSAGE ESTABLISHMENT, ACUPUNCTURE CLINIC, REFLEXOLOGY CLINIC, AND FOOT SPA.**

**APPROVED**

Item C.3 was heard before Item C.2.

Acting Chairperson Kathy Luppy opened the public hearing for Item C.3, Case number TR 2017-03.

Principal Planner Clayton Husband summarized the staff report regarding updates to Sections 118-1 and 118-631 of the Code of Ordinances related to massage establishments.

Acting Chairperson Kathy Luppy called for anyone wishing to speak to come forward, seeing no one, she closed the public hearing and called for a motion.

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER HAYNES TO APPROVE TR 2017-02.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.2. TR 2017-03 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-472 OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING TOWNHOMES IN TRACTS 3A AND 3B OF THE TOWN CENTER ZONING DISTRICT.**

**APPROVED**

Acting Chairperson Kathy Luppy introduced Item C.2, TR 2017-03, opened the public hearing, and asked for Planning Manager Clayton Comstock to present the staff report.

Mr. Comstock presented the staff report for the zoning text revision request involving reducing the number of townhomes permitted in Tracts 3A and 3B in the Town Center zoning district.

Acting Chairperson Kathy Luppy called for anyone wishing to speak to come forward, seeing no one, she closed the public hearing and called for a motion.

March 02, 2017

Planning and Zoning Commission Meeting Minutes

Page 4 of 5

**A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER TYNER TO APPROVED TR 2017-03.**

**MOTION TO APPROVE CARRIED 5-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1. RP 2017-01 CONSIDERATION OF A REQUEST FROM JASON AND JOY LEE FOR A REPLAT OF SUNNYBROOK ADDITION, BLOCK 1, LOT 6, ON 0.687 ACRES LOCATED AT 8509 CARDINAL LANE.**

**APPROVED**

Principal Planner Clayton Husband introduced the Replat request.

Applicant, George Hill with Sempco Surveying, 3208 South Main Street, Fort Worth, provided details about the plat request.

Clayton Husband presented the staff report and stated that the item is recommended for approval.

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER HAYNES TO APPROVE RP 2017-01.**

**MOTION TO APPROVE CARRIED 5-0.**

**E. ADJOURNMENT**

Acting Chairperson Kathy Luppy adjourned the meeting at 7:16 p.m.

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Randall Shiflet, Chairman

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Don Bowen, Secretary

March 02, 2017

Planning and Zoning Commission Meeting Minutes

Page 5 of 5