

**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  
JULY 6, 2017**

**WORK SESSION: 6:30 PM**

**A. CALL TO ORDER**

Due to there not being a quorum, the Planning and Zoning Commission of the City of North Richland Hills, Texas did not meet in work session prior to the 7:00 p.m. regular Planning and Zoning Commission meeting on the 6th day July, 2017, in the City Council Workroom.

Present:	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Steven Cooper	Place 7

Absent:	Randall Shiflet	Place 4, Chairman
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
	Justin Welborn	Ex-Officio

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

**A.1. ANNOUNCEMENTS - UPCOMING CITY EVENTS**

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

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

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## **A. CALL TO ORDER**

Chairman Randall Shiflet called the meeting to order at 7:04 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Steven Cooper	Place 7

Absent:	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
	Justin Welborn	Ex-Officio

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

## **A.1 PLEDGE OF ALLEGIANCE**

Commissioner Don Bowen led the Pledge of Allegiance to the United States and Texas flags.

## **B. MINUTES**

### **B.1. APPROVE MINUTES OF THE MAY 18, 2017, AND JUNE 1, 2017, PLANNING AND ZONING COMMISSION MEETINGS.**

**APPROVED**

**A MOTION WAS MADE BY COOPER, SECONDED BY BOWEN TO APPROVE MINUTES OF THE MAY 18, 2017, AND JUNE 1, 2017, PLANNING AND ZONING COMMISSION MEETINGS. MOTION TO APPROVE CARRIED 4-0.**

## **C PUBLIC HEARINGS**

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**C.1. ZC 2017-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT, LLC FOR A ZONING CHANGE TO THE CAMBRIDGE ADDITION ON 51.705 ACRES LOCATED IN THE 6700-7300 BLOCKS OF IRON HORSE BOULEVARD.**

**APPROVED**

Chairman Randall Shiflet introduced the item and asked for Principal Planner Clayton Husband to present the staff introduction. Mr. Husband presented the staff introduction. Chairman Shiflet opened the public hearing and asked for the applicant to present their request. Presented in conjunction with D.1.

Scott Sandlin 2113 Glade Road, Colleyville, Texas, 76034 presented items C.1 and D.1.

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

Chairman Shiflet asked if the fencing at the end of the cul-de-sac would be similar in design to the other phases on Cambridge. Mr. Husband stated the fence would be placed at the end of the cul-de-sac.

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 BOWEN, SECONDED BY COOPER TO APPROVE ZC 2017-07. MOTION TO APPROVE CARRIED 4-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1. FP 2016-11 CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT, LLC FOR A FINAL PLAT OF CAMBRIDGE ESTATES ON 16.284 ACRES LOCATED IN THE 7300 BLOCK OF IRON HORSE BOULEVARD.**

**APPROVED**

Presented in conjunction with item C.1.

**A MOTION WAS MADE BY BOWEN, SECONDED BY COOPER TO APPROVE FP 2016-11. MOTION TO APPROVE CARRIED 4-0.**

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**D.2. FP 2016-13 CONSIDERATION OF A REQUEST FROM GOODWIN & MARSHALL, INC FOR A FINAL PLAT OF IRON HORSE COMMONS PHASE 2 ON 12.217 ACRES LOCATED IN THE 6500-6600 BLOCKS OF IRON HORSE BOULEVARD.**

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to present the staff introduction.

Mr. Husband presented the staff introduction.

Chairman Shiflet called for the applicant to come forward and present their request.

John Pitstick, 700 West Harwood Road, Hurst, Texas 76054 presented Our County Homes' design for Iron Horse Commons Phase 2.

Jason Weaver with Goodwin & Marshall, 2405 Mustang Drive, Grapevine, Texas 76051 presented the final plat.

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

Mr. Husband presented the staff report.

**A MOTION WAS MADE BY BOWEN, SECONDED BY COOPER TO APPROVE FP 2016-13. MOTION TO APPROVE CARRIED 4-0.**

**D.3. RP 2017-08 CONSIDERATION OF A REQUEST FROM KENNETH & KRISTY COLLINS AND JEFF & CHRISTIE TAYLOR FOR A REPLAT OF LOTS 6R1 AND 6R2, BLOCK 2, CREEKSIDE ESTATES ON 0.953 ACRES LOCATED IN THE 8700 BLOCK OF STEWART DRIVE.**

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to present the staff introduction.

Mr. Husband presented the staff introduction.

Chairman Shiflet called for the applicant to present the request.

Kenneth Collins, 753 Catalpa Road, Saginaw, Texas 76131 presented their request.

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

Mr. Husband presented the staff report.

**A MOTION WAS MADE BY COOPER, SECONDED BY BOWEN TO APPROVE RP 2017-08. MOTION TO APPROVE CARRIED 4-0.**

**D.4. RP 2017-07 CONSIDERATION OF A REQUEST FROM HP CIVIL ENGINEERING, LLC FOR A REPLAT OF LOTS 1R1 AND 1R2, BLOCK E, HOMETOWN-DOLCE ADDITION ON 0.811 ACRES LOCATED AT 9001 GRAND AVENUE.**

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to present the staff introduction.

Mr. Husband presented the staff introduction.

Chairman Randall Shiflet called for the applicant to present the request.

Jason Pyka, 5339 Alpha Road, Dallas, Texas 75240 presented the request.

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

Mr. Husband presented the staff report.

**A MOTION WAS MADE BY BOWEN, SECONDED BY COOPER TO APPROVE RP 2017-07. MOTION TO APPROVE CARRIED 4-0.**

**D.5. PP 2017-02 CONSIDERATION OF A REQUEST FROM TORINO, LLC FOR A PRELIMINARY PLAT OF TIVOLI GARDEN ESTATES ON 4.533 ACRES LOCATED AT 7509 CHAPMAN ROAD.**

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Planning Manager Clayton Comstock to present the staff introduction. This item was presented in conjunction with item D.6.

Mr. Comstock presented the staff introduction.

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Chairman Shiflet called for the applicant to present the request.

Bob Flynn, 1313 Regency Court, Southlake, Texas, 76092 presented the requests for items D.5. and D.6.

Chairman Shiflet called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Chairman Shiflet asked if lot 4 meets AG zoning requirements. Mr. Comstock stated lot 4 does not meet the requirements for AG zoning, but will not be platted at this time until the lot is rezoned at a future date. Chairman Shiflet asked how far north the driveway on lot 3 can be located. Mr. Comstock stated code requires the driveway to be on the far north side of the property.

**A MOTION WAS MADE BY COOPER, SECONDED BY BOWEN TO APPROVE PP 2017-02. MOTION TO APPROVE CARRIED 4-0.**

**D.6. FP 2017-04 CONSIDERATION OF A REQUEST FROM TORINO, LLC FOR A FINAL PLAT OF TIVOLI GARDEN ESTATES, PHASE 1, ON 1.475 ACRES LOCATED AT 7509 CHAPMAN ROAD.**

**APPROVED**

Request was presented in conjunction with item D.5.

**A MOTION WAS MADE BY BOWEN, SECONDED BY COOPER TO APPROVE FP 2017-04. MOTION TO APPROVE CARRIED 4-0.**

**E. ADJOURNMENT**

Planning Manager Clayton Comstock presented City announcements due to the cancellation of the work session.

Chairman Randall Shiflet adjourned the meeting at 7:40 p.m.

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Randall Shiflet, Chairman

Attest:

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Don Bowen, Secretary