

**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
JUNE 7, 2018**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 7th day of June, 2018 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Mason Orr	Place 6

Absent:	Jerry Tyner	Place 2, Secretary
	Kathy Luppy	Place 5
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Fahad Rajabali	Engineer Associate

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

A.1 PLANNING MANAGER REPORT

Planning Manager Clayton Comstock summarized actions taken on planning related items at the May 21, 2018, and June 4, 2018, City Council meetings and provided city announcements. He further discussed development activity in North Richland Hills.

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A.2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Principal Planner Clayton Husband presented all items on the evening's agenda to the Planning and Zoning Commission and asked for questions.

With reference to item D.3., Commissioner Justin Welborn and Associate Engineer Fahad Rajabali discussed the original easements. Mr. Welborn also discussed with Mr. Comstock possible off-site landscaping on Kilmer Drive.

Chairman Randall Shiflet adjourned the meeting at 6:53 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 7:01 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Mason Orr	Place 6

Absent:	Jerry Tyner	Place 2, Secretary
	Kathy Luppy	Place 5
	Robert Housewright	Ex-Officio

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Fahad Rajabali	Engineer Associate

A.1 PLEDGE OF ALLEGIANCE

Commissioner Mason Orr led the Pledge of Allegiance to the United States and Texas flags.

B. MINUTES

B.1. APPROVE MINUTES OF THE MAY 17, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE MINUTES OF THE MAY 17, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1. ZC 2018-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 6812 HEWITT STREET, BEING 1.225 ACRES DESCRIBED AS TRACT 2J, JOHN MCCOMMAS SURVEY, ABSTRACT 1040.

APPROVED

Chairman Randall Shiflet introduced items C.1 and D.1, opened the public hearing on item C.1, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Shiflet called for the applicant to present the request.

David Lewis, 408 Quail Crest Drive, Colleyville, Texas 76034, on behalf of Spry Surveyors, presented the request for 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 called for anyone wishing to speak to come forward.

Bill Falls, 6804 Hewitt Street, North Richland Hills, Texas 76182, stated concerns about drainage.

Chairman Shiflet called for anyone wishing to speak for or against the request to

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come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

Chairman Shiflet and Associate Engineer Fahad Rajabali discussed drainage from the property.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE ZC 2018-07.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1. FP 2018-03 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A FINAL PLAT OF LOT 3, BLOCK 3, MOLLIE B. COLLINS ADDITION, BEING 1.225 ACRES LOCATED AT 6812 HEWITT STREET.

APPROVED

This item was presented in conjunction with item C.1.

A MOTION WAS MADE BY VICE CHAIRMAN STEVEN COOPER, SECONDED BY COMMISSIONER MASON ORR TO APPROVE FP 2018-03.

MOTION TO APPROVE CARRIED 5-0.

D.2. RP 2018-03 CONSIDERATION OF A REQUEST FROM DEAN SURVEYORS FOR A REPLAT OF LOT 5D, BLOCK 3, J.L. AUTREY ADDITION, BEING 0.1033 ACRES LOCATED AT 4024 RITA BETH LANE.

APPROVED

Chairman Shiflet 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 the request.

Ronnie Dean, 608 Douglas Drive, Mansfield, Texas 76063, on behalf of Dean Surveyors, 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 COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE RP 2018-03.

MOTION TO APPROVE CARRIED 5-0.

D.3. FP 2018-02 CONSIDERATION OF A REQUEST FROM CORWIN ENGINEERING, INC., FOR A FINAL PLAT OF MEADOW CREST, BEING 9.413 ACRES LOCATED AT 6801 DICK LEWIS DRIVE.

APPROVED

Chairman Randall Shiflet introduced the item and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present the request.

Warren Corwin, 200 West Belmont Drive, Allen, Texas 75013, on behalf of Corwin Engineering, presented the request.

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

Commissioner Welborn and Mr. Comstock discussed a plat note related to the creation of a homeowners' association and open spaces.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE FP 2018-02.

MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:21 p.m.

Randall Shiflet, Chairman

Attest:

Jerry Tyner, Secretary