

**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 21, 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 21st 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
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Kathy Luppy	Place 5
Absent:	Mason Orr	Place 6
	Robert Housewright	Ex-Officio
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

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

**A.1 PLANNING MANAGER REPORT**

Planning Manager Clayton Comstock provided city announcements and further discussed development activity in North Richland Hills. Civil Engineer Justin Naylor discussed construction activity at the Davis Boulevard and Mid-Cities Boulevard intersection.

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

Planning Manager Clayton Comstock presented all items on the agenda to the Planning and Zoning Commission and asked for questions.

With reference to item C.1., Chairman Randall Shiflet asked if Starbucks would be allowed to use the two tenant signs on the proposed sign. Mr. Comstock stated Starbucks would be able to use that space in the interim. Commissioner Jerry Tyner asked if the pavement behind the proposed Starbucks is a public right-of-way. Mr. Comstock stated that stretch of road is a private access easement with shared access.

Chairman Shiflet adjourned the worksession at 7:02 p.m.

## **REGULAR MEETING**

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

Chairman Randall Shiflet called the regular meeting to order at 7:10 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Steven Cooper	Place 7, Vice Chairman
	Jerry Tyner	Place 2, Secretary
	Justin Welborn	Place 1
	Don Bowen	Place 3
	Kathy Luppy	Place 5
Absent:	Mason Orr	Place 6
	Robert Housewright	Ex-Officio
Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

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

Commissioner Justin Welborn led the Pledge of Allegiance to the United States and Texas flags.

June 21, 2018

Planning and Zoning Commission Meeting Minutes

Page 2 of 8

## **B. MINUTES**

### **B.1. APPROVE MINUTES OF THE JUNE 7, 2018, PLANNING AND ZONING COMMISSION MEETING.**

**A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER JUSTIN WELBORN TO APPROVE THE MINUTES OF THE JUNE 7, 2018, PLANNING AND ZONING COMMISSIONER MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

## **C. PUBLIC HEARINGS**

### **C.1. ZC 2018-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NON-RESIDENTIAL PLANNED DEVELOPMENT AT 6425 PRECINCT LINE ROAD, BEING 0.68 ACRES DESCRIBED AS LOT 15R, BLOCK 1, THOMPSON PARK ESTATES.**

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

Drew Donosky, 1903 Central Drive, Bedford, Texas, 76021, on behalf of ClayMoore Engineering, presented the request.

Shelly Anderson, 5760 Legacy Drive #B6, Plano, Texas, 75024, presented on behalf of Starbucks.

Chairman Shiflet and Ms. Anderson discussed the specifications of the sign and reasoning for the increase in height.

Chairman Shiflet and Mr. Anderson discussed the angle of the dumpster enclosure.

Chairman Shiflet and Ms. Anderson discussed railing along the drive-thru.

Commissioner Jerry Tyner and the applicant discussed where the monument sign would be located in reference to the street and existing structures.

Commissioner Don Bowen and the applicant discussed the timing of closing 100

June 21, 2018

Planning and Zoning Commission Meeting Minutes

Page 3 of 8

Starbucks stores around the country while simultaneously proposing to build a new location on Precinct Line Road.

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

Vice-Chairman Steven Cooper and Mr. Husband discussed signage for the property and the history of taller signage in North Richland Hills.

Chairman Shiflet and Planning Manager Clayton Comstock discussed the angle of the proposed dumpster with respects to the existing dumpster enclosures nearby.

Commissioner Justin Welborn and Mr. Husband discussed where the sign could be repositioned.

The applicant and Commission discussed the position and height of the sign.

Chairman Shiflet called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

The Commission discussed the signage height and tenant spacing on the sign.

**A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-09 SUBJECT TO TENANT SPACE ON SIGN ONLY BE USED BY TENANTS AT THE PROPERTY CURRENTLY ADDRESSED AT 6421 PRECINCT LINE ROAD.**

**MOTION TO APPROVE CARRIED 5-1, WITH VICE-CHAIRMAN STEVEN COOPER VOTING AGAINST.**

**C.2. SUP 2018-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DYNAMIC ENGINEERING CONSULTANTS, PC, FOR A SPECIAL USE PERMIT FOR A VARIANCE FROM THE MASONRY REQUIREMENTS AT 7724 AND 7740 NE LOOP 820, BEING 23.97 ACRES DESCRIBED AS LOTS A3, AR1A, B1A, AND B1B, CALLOWAY PARK ADDITION; AND LOT 1C, BLOCK E, CALLOWAY FARM ADDITION.**

**APPROVED**

Chairman Randall Shiflet introduced the item, opened the public hearing, 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.

Kyle Vrla, 1301 Central Expressway South, Allen, Texas, 75013, on behalf of Dynamic Engineering Consultants, presented the request.

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

Chairman Shiflet and Mr. Husband discussed the locations of improved landscaping and the requirements.

Chairman Shiflet called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

Commissioner Don Bowen and the Commission discussed landscaping requirements.

**A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY VICE-CHAIRMAN STEVEN COOPER TO APPROVE SUP 2018-02.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.3. SDP 2018-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A SPECIAL DEVELOPMENT PLAN AT THE NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, BEING 11.89 ACRES DESCRIBED AS LOT 2, BLOCK 1, CARRINGTON CENTER; LOTS 2R1, 3R, 4, AND PORTION OF 1R, BLOCK 34, FOX HOLLOW ADDITION; AND TRACTS 11 AND 11D, JOHN H. BARLOUGH SURVEY, ABSTRACT 130.**

**DENIED**

Chairman Shiflet announced Commissioner Justin Welborn has filed an affidavit of disqualification and exited the Council Chambers at 8:03 p.m.

Chairman Shiflet introduced the item, opened the public hearing and called for

June 21, 2018

Planning and Zoning Commission Meeting Minutes

Page 5 of 8

Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Shiflet called for the applicant to present the request.

Curtis Young, 1130 North Carroll, Avenue, Southlake, Texas, 76092, on behalf of Sage Group, presented the request.

Chairman Shiflet, the applicant, and Civil Engineer Justin Naylor discussed street access and speed bumps.

Chairman Shiflet and the applicant discussed the locations of the cluster mailboxes.

Commissioner Don Bowen and the applicant discussed the market for 19-foot wide duplexes. John Pitstick, on behalf of Beaten Path Development, 700 West Harwood Road, Hurst, Texas, 76054, discussed similar construction throughout Texas.

Chairman Shiflet and the applicant discussed one-way streets within the development.

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

Chairman Randall Shiflet called for anyone wishing to speak.

Pat O'Connor, 7800 Arthur Dr. North Richland Hills, Texas 76182, spoke in opposition of the request.

Jessica Rossi, 7804 Arthur Drive, North Richland Hills, Texas, 76182, spoke in opposition of the request.

Vincent O'Connor, 7802 Arthur Drive, North Richland Hills, Texas, 76182, spoke in opposition of the request.

Jim O'Connor, 8209 Cardinal Drive, North Richland Hills, Texas, 76182, spoke in opposition of the request.

Kevin Murphy, 7813 Arthur Drive, North Richland Hills, Texas, 76182, spoke in opposition of the request.

Colleen O'Connor, 7800 Arthur Drive, North Richland Hills, Texas, 76182, did not speak, but registered opposition.

Pake Rossi, 7804 Arthur Drive, North Richland Hills, Texas, 76182, did not speak, but registered opposition.

Marc Trevino, 7300 Bursey Road, North Richland Hills, Texas, 76182, spoke in support of the request.

Chairman Shiflet called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

Commissioner Jerry Tyner commented about the product and the placement of the development within North Richland Hills.

Vice-Chairman Steven Cooper made remarks concerning public input.

Commissioner Kathy Luppy discussed the spirit and intent of the Transit Oriented Development district.

Chairman Shiflet provided his opinion of the proposal.

Mr. Comstock clarified several public comments made during the public hearing.

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER JERRY TYNER TO DENY SDP 2018-03.**

**MOTION TO DENY CARRIED 5-1, WITH CHAIRMAN RANDALL SHIFLET VOTING AGAINST.**

**D. PLANNING AND DEVELOPMENT**

**E. ADJOURNMENT**

Chairman Randall Shiflet adjourned the meeting at 9:17 p.m.

Attest:

---

Jerry Tyner, Secretary