

**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 4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
FEBRUARY 16, 2017**

WORK SESSION: 6:30 PM

CALL TO ORDER

Chairman Randall Shiflet called the Work Session to order at 6:32 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman, Place 4
	Bill Schopper	Vice Chair, Place 6
	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio
Absent:	Don Bowen	Place 3
	Kathy Luppy	Place 5
Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

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

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related items at the February 13, 2016 City Council meeting.

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

Planning Manager Clayton Comstock presented the items on the February 16, 2017 regular Planning and Zoning Commission meeting agenda.

The Work Session was adjourned at 6:58 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 7:06 p.m.

ROLL CALL

Present:	Randall Shiflet	Chairman, Place 4
	Bill Schopper	Vice Chair, Place 6
	Steven Cooper	Place 7
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio

Absent:	Don Bowen	Place 3
	Kathy Luppy	Place 5

Staff:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
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A.1. PLEDGE OF ALLEGIANCE

Jerry Tyner led the Pledge of Allegiance to the United States and Texas flags.

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A.2. ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBER IN PLACE 2.

Planning Manager Clayton Comstock issued the Oath of Office of the Planning and Zoning Commission to Commissioner Jerry Tyner, Place 2, and Ex-Officio Justin Wilborn.

B. MINUTES

B.1. APPROVE MINUTES OF THE FEBRUARY 2, 2017 PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER HAYNES TO APPROVE MINUTES OF THE FEBRUARY 2, 2017 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PLANNING AND DEVELOPMENT

C.1. FP 2017-01 CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT, PHASE 5A ON 12.924 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET.

APPROVED

Planning Manager Clayton Comstock introduced Items C.1 and C.2 representing two final plat requests for the HomeTown Canal District.

Applicant representative Katherine Hodge, 3500 Maple Avenue, Dallas, with Arcadia Land Partners, provided details of both final plat requests for Phases 5A and 5B.

Mr. Comstock presented the staff reports for both final plats.

Commissioner Randall Shiflet asked if Mangham Street on this plat was the only instance of that street name in the city.

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Mr. Comstock stated there were no existing streets with that name.

Commissioner Shiflet expressed his approval of using the name and how it is appropriate to for the history of the area.

Commissioner Jerry Tyner asked if Mandalay Street in Phase 5B would have access onto Hawk Avenue.

Mr. Comstock answered that it would have access.

There was a discussion about vehicle queueing that takes place before and after school at Walker Creek Elementary and how that situation will affect Mandalay Street.

A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER TYNER TO APPROVE FP 2017-01.

MOTION TO APPROVE CARRIED 5-0.

C.2. FP 2017-02 CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT, PHASE 5B ON 3.984 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET.

APPROVED

Item C.2. was presented in conjunction with Item C.1.

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

MOTION TO APPROVE CARRIED 5-0.

C.3. RP 2017-02 CONSIDERATION OF A REQUEST FROM ARCADIA NRH 4 HOMETOWN, LLC FOR A REPLAT OF HOMETOWN CANAL DISTRICT, PHASE 4, BLOCK C, LOT 55R ON 0.113 ACRES LOCATED AT 8741 MCDONOUGH SREET.

APPROVED

Principal Planner Clayton Husband introduced the replat request.

Applicant representative Katherine Hodge, 3500 Maple Avenue, Dallas, with Arcadia Land Partners, provided details about Item C.3., a replat in the HomeTown Canal District, Phase 4.

Principal Planner Husband provided details regarding the replat request and stated that the plat will require a public hearing at City Council.

A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER TYNER TO APPROVE RP 2017-02.

MOTION TO APPROVE CARRIED 5-0.

C.4. RP 2017-03 CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 16 LTD. FOR A REPLAT OF HOME TOWN NRH WEST, PHASE 3, BLOCK D, LOT 5R ON 0.118 ACRES LOCATED AT 6221 SHERBERT DRIVE.

APPROVED

Principal Planner Clayton Husband introduced the replat request of the property located at 6221 Sherbert Drive.

Applicant representative Katherine Hodge, 3500 Maple Avenue, Dallas, with Arcadia Land Partners, provided details about Item C.4., a replat in the HomeTown NRH West, Phase 3.

Mr. Husband gave the staff report for RP 2017-03 and stated the plat meets all requirements and will require a public hearing at City Council.

A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER HAYNES TO APPROVE RP 2017-03.

MOTION TO APPROVE CARRIED 5-0.

D. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 7:29 p.m.

Randall Shiflet, Chairman

Don Bowen, Secretary