

**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  
MAY 4, 2017**

**WORK SESSION**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 4th day of May 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
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Justin Welborn	Ex-Officio

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

Chairman Randall Shiflet called the meeting to order at 6:31 p.m.

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

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

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

Planning Manager Clayton Comstock summarized the actions taken on Planning related items at the April 24, 217 City Council meeting. He further discussed current development activity in North Richland Hills.

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 8

Chairman Randall Shiflet asked Mr. Comstock if the mini warehouses at Mockingbird Lane and Davis Boulevard have made any progress. Mr. Comstock replied no.

Commission Kathy Luppy asked Mr. Comstock if the property for sale at the corner of Chapman Drive and Holiday Lane is zoned AG Agricultural. Mr. Comstock replied yes.

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

Planning Manager Clayton Comstock discussed items on the agenda and asked for questions.

Commissioner Kathy Luppy asked when Babe's and Sweetie Pie's is scheduled to open. Mr. Comstock stated he would get the question for the regular session.

Chairman Randall Shiflet asked how item D.4. was relevant to any other case. Mr. Comstock stated item D.4. has the same engineer as other projects.

Commissioner Don Bowen asked why the first cul-de-sac in Fresh Meadows Estates not connect to Shady Grove Road. Mr. Comstock stated due to the proximity of the intersection at Shady Grove Road and Clay Hibbins Road there were no intentions of creating a second intersection in that area.

Civil Engineer Justin Naylor detailed updates to the flood plain in the vicinity of St. Joseph Estates.

## **REGULAR MEETING**

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

Chairman Randall Shiflet called the meeting to order at 7:00 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
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May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 2 of 8

Absent:

Staff Members:	Clayton Comstock	Planning Manager
	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 Justin Welborn led the Pledge of Allegiance to the United States and Texas flags.

#### **B. MINUTES**

##### **B.1. APPROVE MINUTES OF THE APRIL 6, 2017, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HAYNES TO APPROVE THE MINUTES OF THE APRIL 6, 2017 PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

#### **D. PLANNING AND DEVELOPMENT**

##### **D.1. AP 2017-01 CONSIDERATION OF A REQUEST FROM TODD DUNCAN FOR AN AMENDED PLAT OF LOT 10R, BLOCK 1, MOLLIE B. COLLINS ADDITION ON 0.321 ACRES LOCATED AT 6901 SMITHFIELD ROAD.**

**APPROVED**

Chairman Randall Shiflet called for item D.1. to be discussed first and called for Principal Planner Clayton Husband to provide the staff introduction.

Mr. Husband presented the staff introduction.

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

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 3 of 8

The applicant, Todd Duncan, 1240 Southridge Court, Hurst, Texas 76053, is acting as the trustee for the plat and had no further materials to present.

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

Mr. Husband presented the staff report with recommendation from staff to approve the item.

**A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER BOWEN TO APPROVE AP 2017-01. MOTION TO APPROVE CARRIED 7-0.**

**D.5. RP 2017-04 CONSIDERATION OF A REQUEST FROM CITY OF NORTH RICHLAND HILLS FOR A REPLAT OF LOTS 4R AND 5R, BLOCK 25, SNOW HEIGHTS ADDITION ON 5.402 ACRES LOCATED AT 6700-6720 NE LOOP 820.**

**APPROVED**

Chairman Randall Shiflet called for Planning Manager Clayton Comstock to provide the staff introduction.

Mr. Comstock presented the staff introduction.

Commissioner Kathy Luppy asked what the projected construction timeline is. Mr. Comstock stated there are two timelines for Babe's and Sweetie Pie's. Construction on pavement will begin May 2017. Construction will begin later in 2017 with an anticipated early 2018 opening for Babe's Chicken House and a later opening date in 2018 for Sweetie Pie's Ribeyes.

Chairman Shiflet asked if the panhandle on the plat extends to Vance. Mr. Comstock responded yes.

**A MOTION WAS MADE BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER LUPPY TO APPROVE APPROVE RP 2017-04. MOTION TO APPROVE CARRIED 7-0.**

**C. PUBLIC HEARINGS**

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 4 of 8

**C.1. ZC 2017-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAFEWAY CONSULTING AND CONTRACTING, LLC FOR A ZONING CHANGE FROM AG AGRICULTURE AND R-1-S SPECIAL SINGLE FAMILY TO R-2 SINGLE FAMILY ON 2.707 ACRES LOCATED AT 8600 CLAY HIBBINS ROAD AND PORTIONS OF 8517 AND 8459 SHADY GROVE ROAD.**

**APPROVED**

Chairman Randall Shiflet called for Principal Planner Clayton Husband to provide the staff introduction.

Mr. Husband provided the staff introduction for the item.

Chairman called for the applicant to come forward, and opened the public hearing.

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas 76034, presented the zoning change request.

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

Mr. Husband presented the staff report.

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 COMMISSIONER BOWEN, SECONDED BY COMMISSIONER HAYNES TO APPROVE ZC 2017-03. MOTION TO APPROVE CARRIED 7-0.**

**C.2. ZC 2017-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TAK ENTERPRISES FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE ON 2.528 ACRES LOCATED AT 7629 PRECINCT LINE ROAD.**

**APPROVED**

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

Mr. Husband presented the staff introduction.

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 5 of 8

Chairman Shiflet opened the public hearing and called for the applicant to present their request.

Terry Cunningham, 3604 South Cooper, Arlington, Texas 76015, presented the zoning change request for 7629 Precinct Line Road.

Commissioner Steven Cooper requested clarification on the flood plain. Mr. Cunningham stated no habitable structures would be built in the floor plain, just green space.

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 COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HAYNES TO APPROVE ZC 2017-05. MOTION TO APPROVE CARRIED 7-0.**

**D. PLANNING AND DEVELOPMENT**

**D.2. PP 2017-01 CONSIDERATION OF A REQUEST FROM SAFEWAY CONSULTING AND CONTRACTING, LLC FOR A PRELIMINARY PLAT OF FRESH MEADOWS ESTATES ON 16.152 ACRES LOCATED IN THE 8400 AND 8500 BLOCKS OF SHADY GROVE ROAD AND 8600 BLOCK OF CLAY HIBBINS ROAD.**

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to provide the staff introduction. This item was presented in conjunction with D.3. FP 2017-03.

Mr. Husband presented the staff introduction.

Chairman Shiflet called for the applicant to present the request.

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas 76034, presented the preliminary plat and final plat request for Fresh Meadows Estates.

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

Mr. Husband presented the staff report.

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 6 of 8

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER TYNER TO APPROVE PP 2017-01. MOTION TO APPROVE CARRIED 7-0.

D.3. FP 2017-03 CONSIDERATION OF A REQUEST FROM SAFEWAY CONSULTING AND CONTRACTING, LLC FOR A FINAL PLAT OF FRESH MEADOWS ESTATES ON 16.152 ACRES LOCATED IN THE 8400 AND 8500 BLOCKS OF SHADY GROVE ROAD AND 8600 BLOCK OF CLAY HIBBINS ROAD.

**APPROVED**

This item was presented in conjunction with D.2. PP 2017-01.

A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER COOPER TO APPROVE FP 2017-03. MOTION TO APPROVE CARRIED 7-0.

D.4. FP 2016-14 CONSIDERATION OF A REQUEST FROM ZEON PROPERTIES LLC FOR A FINAL PLAT OF ST JOSEPH ESTATES ON 11.223 ACRES LOCATED IN THE 7500 BLOCK OF DAVIS BOULEVARD.

**APPROVED**

Chairman Randall Shiflet introduced the item and called for Planning Manager Clayton Comstock to provide the staff introduction.

Mr. Comstock provided the staff introduction.

Chairman Shiflet asked Mr. Comstock if the emergency access gate will include a pedestrian access. Mr. Comstock stated yes, there will be a pedestrian access gate between the two streets.

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas 76034, presented the final plat request.

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

Mr. Comstock presented the staff report.

May 04, 2017

Planning and Zoning Commission Meeting Minutes

Page 7 of 8

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER LUPPY TO APPROVE FP 2016-14. MOTION TO APPROVE CARRIED 7-0.

**E. ADJOURNMENT**

Chairman Randall Shiflet adjourned the meeting at 7:33 p.m.

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Randall Shiflet, Chairman

Attest:

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Don Bowen, Secretary