

**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 20, 2017**

WORK SESSION

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 20th day of July, 2017 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
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio

Absent:	Mark Haynes	Place 1
	Kathy Luppy	Place 5
	Steven Cooper	Place 7

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Fahad Rajabali	Associate Engineer

A. CALL TO ORDER

Chairman Randall Shiflet called the meeting to order at 6:40 p.m. following the conclusion of the Capital Improvements Advisor Committee meeting.

A.1. ANNOUNCEMENTS - UPCOMING CITY EVENTS

Principal Planner Clayton Husband announced the upcoming events in the city.

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

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Principal Planner Clayton Husband discussed current development activity in North Richland Hills.

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

Principal Planner Clayton Husband discussed items on the agenda and asked for questions.

Regarding D.1. of the regular meeting, Ex-Officio Justin Welborn asked where the detention pond would be located.

Mr. Husband stated the detention pond would be located at the front of the subdivision.

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
	Jerry Tyner	Place 2
	Justin Welborn	Ex-Officio

Absent:	Mark Haynes	Place 1
	Kathy Luppy	Place 5
	Steven Cooper	Place 7

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Caroline Waggoner	City Engineer
	Fahad Rajabali	Associate Engineer

A.1 PLEDGE OF ALLEGIANCE

Ex-Officio Justin Welborn led the Pledge of Allegiance to the United States and Texas flags.

B. MINUTES

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B.1. APPROVE MINUTES OF THE JULY 6, 2017, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER TYNER TO APPROVE THE MINUTES OF THE JULY 6, 2017 PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 4-0.

C PUBLIC HEARINGS

C.1. SUP 2017-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JACOBS ENGINEERING FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT ON 1.279 ACRES LOCATED AT 5121 RUFÉ SNOW DRIVE AND 6665 NE LOOP 820.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request.

Mr. Husband introduced the request.

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

Joe Neely, representing Whataburger, 300 Concord Plaza, San Antonio, Texas 78216 presented their request.

Mike Husek, 911 Central Parkway North, San Antonio, Texas 78232 presented the Whataburger civil site plans.

Commissioner Don Bowen asked if the current Whataburger on Rufe Snow Drive will close.

Mr. Neely stated the current Whataburger performs below average and will leave the building.

Mr. Bowen asked how the current facility compares to the Whataburger located at 6225 Precinct Line Road.

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Mr. Husek stated Whataburger can adjust the building materials and landscape to create a better look if the Commission wished.

Ex-Officio Justin Welborn asked what will happen with the current Whataburger located at 5501 Rufe Snow Drive if a new Whataburger is built on the corner of Rufe Snow Drive and NE Loop 820.

Mr. Neely stated the building will be de-branded and maintained in its current state until the property is leased.

Mr. Welborn asked for clarification that the existing Whataburger would not be demolished if the proposed Whataburger was approved.

Mr. Neely stated not necessarily. Whataburger is interested in leasing the building.

Mr. Welborn asked what the prospects are with the vacant retail center behind the Whataburger on Rufe Snow Drive.

Mr. Neely stated the property has been vacant for a number of years.

Mr. Welborn asked if the vacant building behind the existing Whataburger could affect the time it takes for a de-branded Whataburger building to lease.

Mr. Neely stated the intent would be to lease the property as quickly as possible.

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

Mr. Husband stated staff would look into the similarities of the proposed Whataburger and the site located at 6225 Precinct line Road.

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.

Don Bowen commented that the 2015 Citizen Survey preferred more full-service restaurants and less quick service restaurants.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER TYNER TO DENY SUP 2017-04. MOTION TO DENY CARRIED 4-0.

D. PLANNING AND DEVELOPMENT

D.1. PP 2017-03 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT, LLC, FOR A PRELIMINARY PLAT OF THORNBRIDGE NORTH ADDITION ON 17.568 ACRES LOCATED IN THE 8100 BLOCK OF PRECINCT LINE ROAD.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request.

Ex-Officio Justin Welborn recused himself from the City Council Chambers.

Mr. Husband introduced the request.

Chairman Shiflet called for the applicant.

Jason Weaver, representing Goodwin & Marshall Inc., 2405 Mustang Drive Grapevine, Texas 76051 presented the preliminary plat request.

Commissioner Jerry Tyner asked if there will be a traffic signal on Lavaca Trail.

Mr. Weaver stated at this time that intersection would not warrant a traffic signal.

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

Mr. Husband presented the staff report.

A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE PP 2017-03. MOTION TO APPROVE CARRIED 4-0.

E. ADJOURNMENT

Ex-Officio Justin Welborn returned to the City Council Chambers.

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

Randall Shiflet, Chairman

Attest:

Don Bowen, Secretary