

**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  
DECEMBER 5, 2019**

**WORK SESSION: 6:30 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 5th day of December 2019, at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Patrick Faram	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Kelvin Deupree	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

Chair Welborn called the work session to order at 6:32 p.m.

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements.

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

Planning Director Clayton Comstock discussed items D.1, D.2, and C.3 on the

regular meeting agenda.

Principal Planner Clayton Husband discussed items C.1 and C.2.

Chair Welborn, Vice Chair Tyner, and Mr. Husband discussed the refuse container location.

Vice Chair Tyner and Mr. Husband discussed the site plan provided by the applicant.

Chair Welborn adjourned the work session at 7:08 p.m.

**REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)**

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:13 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Patrick Faram	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Kelvin Deupree	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

A.1 PLEDGE

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

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

EXECUTIVE SESSION

B. MINUTES

**B.1 APPROVE MINUTES OF THE NOVEMBER 21, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE THE MINUTES OF THE NOVEMBER 21, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 5-0.**

Chair Welborn announced that items D.1 and D.2 would be considered before the public hearing portion of the agenda.

**D.1 PP 2019-05 CONSIDERATION OF A REQUEST FROM JIM O'CONNOR FOR A PRELIMINARY PLAT OF LOTS 9-11, JOHN'S ADDITION, BEING 1.831 ACRES LOCATED AT 8217-8221 CARDINAL LANE. (POSTPONED FROM THE NOVEMBER 21, 2019, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

Chair Welborn stated since they are related items on the same property, items D.1 and D.2 would be presented together, but the Commission will take action on each one separately.

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Jim O'Connor, 8221 Cardinal Lane, North Richland Hills, Texas presented the request.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

**A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER WERNER TO APPROVE PP 2019-05 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**

**D.2 FP 2019-13 CONSIDERATION OF A REQUEST FROM JIM O'CONNOR FOR A FINAL PLAT OF LOT 11, JOHN'S ADDITION, BEING 0.806 ACRES LOCATED AT 8221 CARDINAL LANE.**

**APPROVED WITH CONDITIONS**

Item D.2 was heard in conjunction with item D.1.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY VICE CHAIR TYNER TO APPROVE FP 2019-13 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**

**C. PUBLIC HEARINGS**

**C.1 ZC 2019-18 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAM DEDUSEVIC FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8413 FRANKLIN COURT, BEING 0.23 ACRES DESCRIBED AS LOT 7, THOMAS PECK SUBDIVISION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Sam Dedusevic, 8413 Franklin Court, North Richland Hills, Texas presented the request.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Commissioner Bowen and Mr. Husband discussed the platting of the property.

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

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-18.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.2 ZC 2019-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KEITH HAMILTON FOR A ZONING CHANGE FROM LR LOCAL RETAIL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT AT 4170 WILLMAN AVENUE, BEING 0.649 ACRES DESCRIBED AS LOT 10, EDGLEY ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hills, Texas presented the request. Also presenting the request was Curtis Kinsey, 4170 Willman Avenue, North Richland Hills, Texas.

Commissioner Olvey and the applicant discussed refuse container location.

Commissioner Bowen and the applicant discussed what was stored inside the building and on the property.

Chair Welborn and the applicant discussed the refuse container location.

Vice Chair Tyner and the applicant discussed trash service for the property and the refuse container location.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband

presented the staff report.

Commissioner Bowen and Mr. Husband discussed the buffer location at the back of the property.

Chair Welborn and Mr. Husband discussed the modified standards and zoning entitlements.

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

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2019-13 WITH THE CONDITION TO LOCATE THE REFUSE CONTAINER TO THE SIDE OR REAR OF THE BUILDING.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.3 ZC 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FARRUKH AZIM FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND TOD TRANSIT ORIENTED DEVELOPMENT TO R-PD RESIDENTIAL PLANNED DEVELOPMENT AT 6900-7100 DAVIS BOULEVARD AND 8205-8219 ODELL STREET, BEING 18.965 ACRES DESCRIBED AS TRACTS 3, 3D, AND 3D1, WILLIAM COX SURVEY, ABSTRACT 321; TRACTS 1 AND 1B, ELIZA ANN CROSS SURVEY, ABSTRACT 281; AND LOTS 28-32, WE ODELL ADDITION.**

**CONTINUED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Derick Murway, 151 Players Circle, Southlake, Texas presented the request.

Vice Chair Tyner and the applicant discussed topography, curb cuts, and turn lanes off Davis Boulevard.

Chair Welborn and the applicant discussed the number of residential units the

applicant builds per years, their market study, and expected timeframe of their homes hitting the market.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Chair Welborn and Mr. Naylor discussed site drainage, the creek on the location, the concrete channel on the site, possible locations for detention ponds, and grade differences on the site.

Commissioner Werner and Mr. Comstock discussed the two neighborhood meetings that the applicant hosted with nearby residents.

Chair Welborn and the applicant discussed the changes to the plans that were made after the two meetings with the nearby residents.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Julia Bauman, 7012 Stephanie Court, North Richland Hills, Texas spoke in opposition.

Gary Wielenga, 8409 Brookview, North Richland Hills, Texas spoke in opposition.

Sherami Gerber, 8409 Timberline Court, North Richland, Hills, Texas spoke in opposition.

Steve Wade, 7001 Stephanie Court, North Richland Hills, Texas spoke in opposition.

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

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER OLVEY TO CONTINUE THE PUBLIC HEARING FOR ZC 2019-03 TO THE DECEMBER 19, 2019, MEETING TO ALLOW TIME FOR THE APPLICANT TO ADDRESS ALL OUTSTANDING ITEMS RELATED TO THE APPLICATION.**

**MOTION TO CONTINUE CARRIED 5-0.**

D. PLANNING AND DEVELOPMENT

**D.1 PP 2019-05 CONSIDERATION OF A REQUEST FROM JIM O'CONNOR FOR A PRELIMINARY PLAT OF LOTS 9-11, JOHN'S ADDITION, BEING 1.831 ACRES LOCATED AT 8217-8221 CARDINAL LANE. (POSTPONED FROM THE NOVEMBER 21, 2019, PLANNING AND ZONING COMMISSION MEETING)**

Item D.1 was considered prior to the public hearing portion of the meeting.

**D.2 FP 2019-13 CONSIDERATION OF A REQUEST FROM JIM O'CONNOR FOR A FINAL PLAT OF LOT 11, JOHN'S ADDITION, BEING 0.806 ACRES LOCATED AT 8221 CARDINAL LANE.**

Item D.2 was considered prior to the public hearing portion of the meeting.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:17 p.m.

---

Justin Welborn, Chair

Attest:

---

Kathy Luppy, Secretary