

**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  
NOVEMBER 19, 2020**

**REGULAR MEETING: 7:00 PM**

CALL TO ORDER

Chair Welborn called the meeting to order at 7:00 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Patrick Faram	Place 4
	Kathy Luppy	Secretary, Place 5
	Wendy Werner	Place 7
	Gregory Hoffa	Ex-Officio
Absent:	Kelvin Deupree	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director

**Present** Commissioner Justin Welborn, Commissioner Justin Welborn, Commissioner Jerry Tyner, Commissioner Don Bowen, Commissioner Don Bowen, Commissioner Kathy Luppy, Commissioner Kathy Luppy, Commissioner Nyja Roby, and Commissioner Gregory Hoffa

**Non-Voting**

A.1 PLEDGE

Ex-Officio Hoffa 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.

B. MINUTES

**B.1 APPROVE MINUTES OF THE OCTOBER 15, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE OCTOBER 15, 2020, PLANNING AND ZONING COMMISSION MEETING.**

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

C. PLANNING AND DEVELOPMENT

**C.1 AP 2020-03 CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING INC. FOR AN AMENDED PLAT OF LOT 5R, BLOCK 1, W.E. ODELL ADDITION, BEING 0.659 ACRES LOCATED AT 7909 ODELL STREET.**

**APPROVED**

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

Mr. Comstock introduced the request and presented the staff report. He stated that the plat has been updated to address all Development Review Committee comments and a copy provided to the Commission. He stated the applicant was advised not to attend in order to reduce the number of people in the audience in light of the COVID-19 pandemic.

**A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER WERNER TO APPROVE AP 2020-03 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

*Chair Welborn announced he has a conflict of interest for item D.2 and would abstain from discussion. He filed an affidavit of disqualifications with the city secretary stating his conflict.*

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*Chair Welborn left the dais 7:08 PM.*

**C.2 AP 2020-04 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT LLC FOR AN AMENDED PLAT OF URBAN TRAILS ADDITION PHASE 1, BEING 2.679 ACRES LOCATED IN THE 7500 BLOCK OF REIS LANE.**

**APPROVED**

Vice Chair Tyner introduced the item, and called for Planning Director Clayton Comstock to introduce the request.

Mr. Comstock introduced the request and presented the staff report. He stated that the plat has been updated to address all Development Review Committee comments and a copy provided to the Commission. He stated the applicant was advised not to attend in order to reduce the number of people in the audience in light of the COVID-19 pandemic.

**A MOTION WAS MADE BY COMMISSIONER FARAM, SECONDED BY COMMISSIONER WERNER TO APPROVE AP 2020-04 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0-1, WITH CHAIR WELBORN ABSTAINING.**

*Chair Welborn returned to the dais 7:11 PM.*

**C.3 FP 2020-11 CONSIDERATION OF A REQUEST FROM WINDROSE LAND SURVEYING FOR A FINAL PLAT OF LOT 7, BLOCK 14, NORTH HILLS ADDITION, BEING 0.196 ACRES LOCATED AT 3516 TOURIST DRIVE.**

**APPROVED WITH CONDITIONS**

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

Steven Dodd, 820 Howell Road, Coppell, Texas, presented the request.

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

Chair Welborn and Mr. Comstock discussed the status and ownership of the former

water well on the property.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2020-11 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

D. PUBLIC HEARINGS

**D.1 ZC 2020-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROYCE DALE FRANKLIN FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8404 FRANKLIN COURT, BEING 0.202 ACRES DESCRIBED AS LOT 12, THOMAS PECK SUBDIVISION.**

**APPROVED**

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.

Dale Franklin, 8401 Spence Court, North Richland Hills, Texas, presented the request.

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

Chair Welborn and Mr. Comstock discussed how lot depth is measured.

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

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER BOWEN TO APPROVED ZC 2020-10.**

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

**D.2 ZC 2020-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NRP PROPERTIES LLC TO REVISE THE NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) FOR CITY POINT, BEING 50.67 ACRES DESCRIBED AS LOT 2, BLOCK 1; LOT 1R1, BLOCK 2; LOT 1, BLOCK 3; CITY POINT ADDITION; AND TRACT 9W1A4, WILLIAM WALLACE SURVEY, ABSTRACT 1606.**

**APPROVED**

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.

Alena Savera, The NRP Group LLC, 6565 North MacArthur Boulevard, Suite 450, Irving, Texas, presented the request.

Commissioner Werner, Vice Chair Tyner, and the applicant discussed the glazing percentages and window sizes.

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

Chair Welborn and Mr. Comstock discussed the height of the parking garage and trees adjacent to the screening wall.

Vice Chair Tyner and the applicant discussed security systems and the costs to residents.

Commissioner Werner and Mr. Comstock discussed access to the building and individual apartment units.

Chair Welborn, Commissioner Werner, and Mr. Comstock discussed security system requirements in the transit oriented development zoning district and the City Point planned development standards.

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 LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2020-11.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:55 p.m.

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Jerry Tyner, Vice Chair

Attest:

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Kathy Luppy, Secretary