

**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  
APRIL 20, 2023**

**WORK SESSION: 6:00 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 20th day of April 2023, at 6:00 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
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Greg Stamps	Secretary, Place 4
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:03 p.m.

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements, and summarized recent City Council actions.

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

Planning Director Clayton Comstock discussed items on the regular meeting agenda.

### 3 PRESENTATION ON THE MAJOR CORRIDORS REVITALIZATION STRATEGY.

Planning Director Clayton Comstock presented an overview of the Major Corridor Revitalization Strategy.

Chair Welborn asked staff to review the special use permit standards for the Biolife plasma facility on Rufe Snow Drive to ensure that the required property improvements were completed.

Commissioner Risky and Mr. Comstock discussed targeted businesses for economic development.

Chair Welborn adjourned the work session at 7:25 p.m.

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

Chair Welborn called the meeting to order at 7:31 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Greg Stamps	Secretary, Place 4
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Nathan Frohman	City Engineer

#### A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:31 p.m.

A.1 PLEDGE

Ex-Officio Ross 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 APRIL 6, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE APRIL 6, 2023, PLANNING AND ZONING COMMISSION MEETING.**

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

C. PLANNING AND DEVELOPMENT

**C.1 PLAT23-0040 CONSIDERATION OF A REQUEST FROM BARRON-STARK ENGINEERS, LP FOR A FINAL PLAT OF LOTS 4-7, BLOCK 1, TIVOLI GARDEN ESTATES, BEING 3.06 ACRES LOCATED AT 7513-7525 CHAPMAN ROAD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item 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.

Robert Flynn, 1313 Regency Court, Southlake, Texas, presented the request.

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT23-0040 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.2 PLAT23-0036 CONSIDERATION OF A REQUEST FROM GEONAV LLC FOR A FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, SMITHFIELD GATEWAY ADDITION, BEING 4.0547 ACRES LOCATED AT 6251 DAVIS BOULEVARD.**

**APPROVED WITH CONDITIONS**

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT23-0036 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D. PUBLIC HEARINGS**

**D.1 ZC23-0048 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ THOMAS ENGINEERING FOR A SPECIAL DEVELOPMENT PLAN FOR A QUICK SERVICE RESTAURANT AT 6205 DAVIS BOULEVARD, BEING 1.08 ACRES DESCRIBED AS A PORTION OF TRACT 6D, JOHN H BARLOUGH SURVEY, ABSTRACT 130.**

**APPROVED**

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

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.

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Mickey Thomas, MJ Thomas Engineering, 4700 Bryant Irvin Court, Suite 204, Fort Worth, Texas, presented the request

Chair Welborn and the applicant discussed traffic flow and potential congestion on the site.

Shelly Anderson, Starbucks Corporation, 105 Colonial Court, Southlake, Texas, discussed the average window time of the business and site improvements to control traffic flow.

Chair Welborn and Mr. Thomas discussed vehicle stacking on the site.

Matt Jamesen, Haydn Cutler Company, 2825 Camp Bowie Boulevard, Fort Worth, Texas, discussed traffic patterns on the site in relation to the site layout.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report for the special development plan and subdivision plat.

Mr. Comstock discussed TOD standards and waivers from the TOD code that would be necessary to approve the plan.

Chair Welborn and Mr. Comstock discussed how the site plan compares to TOD standards.

Chair Welborn, Mr. Comstock, and Ms. Anderson discussed pedestrian accessibility and amenities on the site.

Chair Welborn and Mr. Thomas discussed the grading of the property and its effect on sidewalk construction.

Chair Welborn and Ms. Anderson discussed the signage on the building.

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

Joe Ward, 6112 Price Drive, North Richland Hills, Texas, spoke against the request.

There being no one else wishing to speak, Chair Welborn closed the public hearings.

Chair Welborn and City Engineer Nathan Frohman discussed the impact of the

proposed use on traffic conditions on Smithfield Road and Davis Boulevard.

Ex-Officio Ross discussed his concern for the number of TOD waivers requested for the project and the possible increase in traffic.

Chair Welborn discussed the TOD waivers requested.

Commissioner Bridges and Ex-Officio Ross discussed traffic concerns in relation to the site.

Chair Welborn, Vice-Chair Luppy, and Commissioner Bowen discussed traffic generation of the site.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0048.**

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

**D.2 ZC22-0047 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BURGER ENGINEERING, LLC FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 6645 NE LOOP 820, BEING 1.10 ACRES DESCRIBED AS LOT 7B, BLOCK 4, TAPP ADDITION.**

**APPROVED**

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

Chair Welborn called for the applicant to present the request.

Brian Burger, Burger Engineering, 17103 Preston Road, Dallas, Texas, presented the request.

Chair Welborn and the applicant discussed the signage on the building.

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

Chair Welborn and Mr. Husband discussed the differences between the proposed and existing buildings.

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 VICE CHAIR LUPPY, SECONDED BY COMMISSIONER RISKY TO APPROVE ZC22-0047.**

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

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:27 p.m.

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Vice Chair