

**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 3, 2022**

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 3rd day of November 2022, 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
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Don Bowen	Place 3
	Jared Ross	Ex-Officio

Absent:	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Nyja Roby	Place 7

Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:30 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.

Chair Welborn adjourned the work session at 6:58 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 7:03 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Don Bowen	Place 3
	Jared Ross	Ex-Officio

Absent:	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Nyja Roby	Place 7

Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

**Present** Commissioner Justin Welborn, Commissioner Don Bowen, Commissioner Greg Stamps, Commissioner Kathy Luppy, and Commissioner Ex-Officio Jared Ross

**Absent** Commissioner Jay Risky, Commissioner Anthony Bridges, and Commissioner Nyja Roby

**Non-Voting**

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 OCTOBER 17, 2022, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR LUPPY TO APPROVE MINUTES OF THE OCTOBER 17, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

C PUBLIC HEARINGS

**C.1 ZC22-0030 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ABCONS CORPORATION FOR A REVISED SPECIAL USE PERMIT FOR A HOTEL AT 9020 GRAND AVENUE, BEING 2.83 ACRES DESCRIBED AS LOT 3E, BLOCK 1, NORTHEAST CROSSING ADDITION, AND TRACT 5E1, LANDON C WALKER SURVEY, ABSTRACT 1652.**

**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.

Sanjiv Melwani, Abcons Corporation, 653 NE Loop 820, Richland Hills, Texas, presented the request. He discussed the increase in the number of rooms, the change of the business meeting room to a flexible meeting space, and modifications to the site layout.

Ex-Officio Ross and the applicant discussed the hotel location, property maintenance, typical clientele, and swimming pool access.

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

Chair Welborn and Mr. Comstock discussed the proposed change of the business meeting room to a flexible meeting space.

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.

Chair Welborn discussed the design of the site and building.

Ex-Officio Ross discussed the general benefits of the project to the area.

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC22-0030.**

**MOTION TO APPROVE CARRIED 4-0.**

**C.2 ZC22-0035 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HARRISON FRENCH & ASSOCIATES FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 8376 DAVIS BOULEVARD, BEING 1.001 ACRES DESCRIBED AT LOT 2R3R1, BLOCK 1, DAVIS-NORTH TARRANT PARKWAY ADDITION.**

**APPROVED WITH CONDITIONS**

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.

Paul Loots, Harrison French & Associates, 9855 Valley Ranch Parkway West, Irving, Texas, presented the request.

Ex-Officio Ross and the applicant discussed the textured concrete in the drive through area and building design.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report. He stated the Development Review Committee recommends approval of the request subject to the refuse container screen wall be constructed of the same material of the building and include a pedestrian access door, and that an updated photometric plan be submitted.

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.

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**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC22-0035 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS.**

**MOTION TO APPROVE CARRIED 4-0.**

**C.3 ZC22-0042 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FORT WORTH CHRISTIAN SCHOOL FOR A SPECIAL USE PERMIT FOR OUTDOOR RECREATION AREAS WITH ELEVATED LIGHTS AT 6200 HOLIDAY LANE, BEING 41.07 ACRES DESCRIBED AS LOT 1, BLOCK 1, FORT WORTH CHRISTIAN SCHOOL ADDITION.**

**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.

Kent Means, 5552 Greenview Court, North Richland Hills, Texas, presented the request. He stated they are requesting approval for elevated lights at the softball field and future tennis courts. He stated the softball field lights would be installed this year, and lights at the tennis courts installed in the future when the courts are constructed.

Vice Chair Luppy and the applicant discussed start time and length of softball games and the season.

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

Chair Welborn and Mr. Comstock discussed whether the special use permit would need to be revised if the tennis courts were relocated. Mr. Comstock stated as long as the lighting plan met the approved standards, the special use permit would not need to be revised.

Commissioner Bowen and Mr. Comstock discussed the special use permit expiration clause and whether that should be extended or eliminated for this property.

Ex-Officio Ross and Mr. Comstock discussed whether or not the tennis courts could

come back when they were actually built-in case plans changed.

Chair Welborn and the applicant discussed the timing for construction of the tennis courts, which could be built within three years depending on funding.

Commissioner Stamps, Commissioner Bowen, and the applicant discussed the appropriate amount of time for an expiration date for special use permit approval. Commissioner Bowen stated that five years would be an appropriate time frame.

Commissioner Stamps and Mr. Comstock discussed the scope of the special use permit approval, which covers only elevated lighting at the softball field and future tennis courts.

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 STAMPS, SECONDED BY VICE CHAIR LUPPY TO APPROVE ZC22-0042 WITH AN EXTENSION OF THE EXPIRATION OF THE SPECIAL USE PERMIT TO FIVE YEARS.**

**MOTION TO APPROVE CARRIED 4-0.**

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:11 p.m.

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Justin Welborn, Chair

Attest:

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Greg Stamps, Secretary

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