

**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 2, 2021**

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 2nd day of December 2021, 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
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent:	Greg Stamps	Place 4
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Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	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.

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 6:59 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 7:10 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent:	Greg Stamps	Place 4
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Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

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

Absent Commissioner Greg Stamps

Non-Voting

A.1 PLEDGE

Ex-Officio Bridges 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

C. PLANNING AND DEVELOPMENT

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C.1 PLAT21-0001 CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A PRELIMINARY PLAT OF RUMFIELD ESTATES, BEING 9.273 ACRES LOCATED AT 7501 PRECINCT LINE ROAD.

APPROVED WITH CONDITIONS

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

Mark Howe, 6617 Precinct Line Road, North Richland Hills, Texas, presented the request.

Chair Welborn and the applicant discussed the preliminary and final plats, maintenance of the drainage area, and the traffic impact analysis.

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

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE PLAT21-0001 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C.2 PLAT21-0004 CONSIDERATION OF A REQUEST FROM CINDY AND LAMAR SLAY FOR A FINAL PLAT OF LOT 1, BLOCK 1, SLAY ADDITION, BEING 1.02 ACRES LOCATED AT 8463 SHADY GROVE 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.

Matthew Deyermond, 558 Ezekial Avenue, Dallas, 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 COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVE PLAT21-0004 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C.3 PLAT21-0006 CONSIDERATION OF A REQUEST FROM WINKELMANN & ASSOCIATES FOR A FINAL PLAT OF LOT 5, BLOCK 1, WOLFF IRON HORSE ADDITION, BEING 2.618 ACRES LOCATED AT 6301 NORTHEAST LOOP 820.

APPROVED WITH CONDITIONS

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

Dennis Edwards, Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Suite 215, Dallas, 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 COMMISSIONER BOWEN, SECONDED BY COMMISSIONER LUPPY TO APPROVE PLAT21-0006 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 ZC 2021-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7704 DAVIS BOULEVARD, BEING 3.353 ACRES DESCRIBED AS LOT 12, BLOCK 2, ST JOSEPH ESTATES.

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.

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas, presented the request.

Chair Welborn and the applicant discussed the proposed right-in/right-out entrance to the neighborhood and if the proposed lots could be incorporated into one of the adjacent homeowners association.

Commissioner Bowen and the applicant discussed Lot 13 and the tree preservation easement.

Chair Welborn and the applicant discussed the masonry wall at the entrance to the subdivision.

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

Planning Director Clayton Comstock discussed the Land Use Plan and how it relates to this proposal.

Commissioner Bowen and Mr. Comstock discussed the tree preservation easement.

Commissioner Hoffa and Mr. Comstock discussed the private open space and the proposed landscaping.

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

Todd Hickson, 7625 Ira Drive, North Richland Hills, Texas, spoke in favor of the request.

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 long term viability of commercial in this location compared to the proposed residential development.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC 2021-03.

MOTION TO APPROVE CARRIED 6-0.

Absent: 1

D.2 ZC21-0015 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROLLUP LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7601 BOULEVARD 26, BEING 6.2 ACRES DESCRIBED AS LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION. (CONTINUED FROM THE NOVEMBER 18, 2021, PLANNING AND ZONING COMMISSION MEETING).

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.

Jeff Jenkins, Warespace, 10632 Little Patuxent Parkway, Suite 306, Columbia, Maryland, presented the request.

Chair Welborn and the applicant discussed the range of sizes of the lease spaces, the pace of leasing for other projects, and lessons learned from developing the other company locations.

Commissioner Bowen and the applicant discussed the flexibility in increasing or decreasing the size of lease spaces

Commissioner Roby and the applicant discussed where the idea for the business originated.

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

Chair Welborn and Mr. Comstock discussed similar types of uses and the parking count on the lot.

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Commissioner Hoffa and Mr. Comstock discussed parking lot lighting.

Chair Welborn and Mr. Comstock discussed the differences between the applicant's proposal and the Development Review Committee recommendations.

Commissioner Bowen and Mr. Comstock discussed the deferral of the landscaping installation.

Chair Welborn and the applicant discussed the hours of operation at the facility and competition in the marketplace.

Vice Chair Tyner and the applicant discussed marketing to potential tenants and relationships with the real estate brokerage community.

Chair Welborn and the applicant discussed irrigation of the landscape setback along Boulevard 26.

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 LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC21-0015.

MOTION TO APPROVE CARRIED 6-0.

D.3 SUP 2021-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JONES CARTER FOR A SPECIAL USE PERMIT FOR A DRIVE THROUGH BUILDING LESS THAN 1,400 SQUARE FEET IN SIZE AT 8900 NORTH TARRANT PARKWAY, BEING 1.04 ACRES DESCRIBED AS LOT 6R, BLOCK 4, BRENTWOOD ESTATES 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.

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Matthew Copenhaver, Salad and Go, 5555 East Van Buren Street, Phoenix, Arizona, presented the request.

Vice Chair Tyner and the applicant discussed staffing numbers at a typical location.

Chair Welborn and the applicant discussed the lunch versus dinner customer volumes.

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

Commissioner Hoffa and the applicant discussed that all stores are corporate owned and not franchised.

Chair Welborn, Mr. Comstock, and the applicant discussed what would happen to the property if this business was not successful and closed and the expiration of the special use permit.

Vice Chair Tyner and Mr. Comstock discussed the removal of the underground storage tanks on the property.

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

Terry Wilkinson, 2110 Cedar Elm Terrace, Westlake, Texas, spoke in favor of the request.

Chair Welborn called for anyone else 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 TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE SUP 2021-08.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:45 p.m.

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Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary