

**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  
JUNE 6, 2024**

**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 6th day of June 2024, 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
	Jared Ross	Secretary, Place 5
	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Kathy Luppy	Alternate A

Absent:	Greg Stamps	Vice Chair, Place 4
	Jayashree Narayana	Place 5
	Brianne Goetz	Place 7

Staff Members:	Clayton Comstock	Managing 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 MANAGING DIRECTOR REPORT**

Managing Director of Development Services Clayton Comstock presented the city announcements and summarized recent City Council actions.

**2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.**

Managing Director of Development Services Clayton Comstock discussed items on the regular meeting agenda.

Chair Welborn adjourned the work session at 6:54 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
	Jared Ross	Secretary, Place 5
	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Kathy Luppy	Alternate A

Absent:	Greg Stamps	Vice Chair, Place 4
	Jayashree Narayana	Place 5
	Brianne Goetz	Place 7

Staff Members:	Clayton Comstock	Managing Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

A.1 PLEDGE

Alternate Luppy 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 MAY 2, 2024, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE THE MINUTES OF THE MAY 2, 2024, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION CARRIED 5-0.**

**C. PLANNING AND DEVELOPMENT**

**PLAT23-0045 CONSIDERATION OF A REQUEST FROM HAT CREEK DEVELOPMENT FOR AN EXCEPTION TO SECTION 110-367(F) OF THE SUBDIVISION ORDINANCE TO ALLOW UNDERGROUND UTILITY SERVICE LINES TO BE LOCATED AT THE FRONT OF THE LOTS IN THE SHADY GROVE ADDITION, BEING 18.73 ACRES LOCATED AT 8340 SHADY GROVE ROAD.**

**APPROVED**

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

Chair Welborn called for the applicant to present the request.

Eason Maykus, 108 Murphy Drive, Southlake, Texas, presented the request. He stated they are requesting approval of an exception to the subdivision regulations to allow electric utility services to be located at the front of the lots. He stated the request is intended to maintain the structural integrity of retaining walls on the lots.

Chair Welborn, Commissioner Ross, and the applicant discussed drainage design and the retaining walls in relation to utility service locations.

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

Commissioner Ross and Mr. Comstock discussed if approval of the request would set an expectation for approval of similar requests in the future. Mr. Comstock stated each request is evaluated on its own merits.

Commissioner Ross discussed his concern with the expectation that approval could set but he feels the effect would be minimal given how much land is left to develop in the city.

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**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY ALTERNATE LUPPY TO APPROVE THE EXCEPTION FOR PLAT23-0045.**

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

**D. PUBLIC HEARINGS**

**D.1 ZC23-0087 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP INC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RESIDENTIAL INFILL PLANNED DEVELOPMENT (RI-PD) AT 7825 MOCKINGBIRD LANE, BEING 0.97 ACRES DESCRIBED AS LOT 2, BLOCK 3, RED GATE ADDITION.**

**DENIED**

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 the applicant to present the request.

Curtis Young, Sage Group, 1130 North Carroll Avenue, Southlake, Texas, presented the request.

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

Alternate Luppy and Mr. Husband discussed the interest in commercial uses for this property in the past.

Commissioner Ross and City Engineer Nathan Frohman discussed how the median on Mockingbird will affect development of the proposed residential lots.

Mr. Husband discussed the driveway locations for the proposed lots.

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 Ross to deny ZC23-0087. The motion failed due to lack of a second.**

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Commissioner Ross and Mr. Husband discussed the number of lots and the types of standards that could be included in a planned development.

Chair Welborn and Mr. Husband discussed the site development and architectural standards that are typically included in planned development districts.

Chair Welborn and Mr. Young discussed the driveway location for proposed lot 3 and stated the developer would commit to locating the driveway on Irish Drive.

Commissioner Ross and Mr. Young discussed the viable number and size of residential lots for the location adjacent to the Irish Meadows and Emerald Hills subdivisions.

Tommy Cunningham, 1 Country Place, North Richland Hills, stated he is the property owner and discussed the economic feasibility of developing fewer than four lots on the property.

**A motion was made by Commissioner Ross to deny ZC23-0087. The motion failed due to lack of a second.**

**A revised motion was made by Commissioner Risky, seconded by Alternate Luppy, to approve ZC23-0087.**

Chair Welborn stated he is not in favor of the site layout or residential zoning designation for the property, citing parking and concern about the long-term use of the property as single-family residential use.

Commissioner Bridges stated the driveway location on Irish Drive is preferred but does not think residential is the highest and best use for the property at this time.

Commissioner Ross stated he is not in favor of the proposed site layout or single-family residential use at this location.

Chair Welborn stated some commercial uses could be appropriate, but the site may not be favorable for office or retail.

**The revised motion failed 2-3, with Chair Welborn, Commissioner Ross, and Commissioner Bridges voting against.**

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO DENY ZC23-0087.

MOTION TO DENY CARRIED 3-2, WITH COMMISSIONER RISKY AND ALTERNATE LUPPY OPPOSED.

**D.2 ZC23-0090 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE DOG FOUNDRY INC FOR A SPECIAL USE PERMIT FOR PET LODGING AT 8100 BEDFORD EULESS ROAD, BEING 1.42 ACRES DESCRIBED AS LOT 1, BLOCK 1, GARVON 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.

*Commissioner Ross left the dais at 8:06 PM.*

*Alternate Luppy left the meeting at 8:08 PM.*

*Commissioner Ross returned to the dais at 8:08 PM.*

Chair Welborn called for the applicant to present the request.

Christina Mailloux, 502 Dominion Drive, Euleless, Texas, presented the request.

Commissioner Ross and the applicant discussed the location of the proposed business within the building in relation to the Galactic Glass space.

Chair Welborn and the applicant discussed soundproofing of the interior of the lease space.

Chair Welborn and the applicant discussed the expected vacancy rate of the facility and the general business model. Ms. Mailloux stated that this is their first franchise opportunity.

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

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 BRIDGES, SECONDED BY COMMISSIONER RISKY TO APPROVE ZC23-0090.**

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

**ZC24-0092 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CELESTIAL LONE STAR HOMES LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RESIDENTIAL INFILL PLANNED DEVELOPMENT (RI-PD) AT 8220 TURNER DRIVE, BEING 4.293 ACRES DESCRIBED AS A PORTION OF THE COMMERCIAL TRACT IN BLOCK 12, SMITHFIELD ACRES 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.

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

Commissioner Ross and the applicant discussed the gaps in the masonry fence. Mr. Nashed stated the intent is to provide the masonry fence on the residential lots and create a vegetative screen in the open spaces between the lots and adjacent to Davis Boulevard.

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

Commissioner Ross and Mr. Comstock discussed the fencing and screening adjacent to Davis Boulevard.

Chair Welborn, Mr. Comstock, and City Engineer Nathan Frohman discussed the timing for construction of the medians on Davis Boulevard, the alignment of Turner Drive, and roadway safety in the area.

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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.

Commissioner Ross and Mr. Comstock discussed the timing for approval of elements for zoning cases.

Chair Welborn expressed concerns about medium density lots at this location and that another use may fit the property better in the future.

Commissioner Ross expressed his opinion that this is the highest and best use for the property, and it would be difficult to attract commercial uses to the site.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC24-0092 SUBJECT TO THE WOOD FENCE ON TURNER DRIVE BEING REPLACED WITH A MASONRY SCREENING WALL, AND THAT WOOD FENCES ARE PROHIBITED ALONG DAVIS BOULEVARD.**

**MOTION TO APPROVE CARRIED 3-1, WITH CHAIR WELBORN OPPOSING.**

D.3 EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:58 p.m.

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Justin Welborn, Chair

Attest:

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Jared Ross, Secretary