

**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 7, 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 7th day of April 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
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Anthony Bridges	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7
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 6:33 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 6:57 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 7:05 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Anthony Bridges	Ex-Officio

Absent:	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7

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

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

B.1 APPROVE MINUTES OF THE MARCH 3, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE THE MINUTES OF THE APRIL 7, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 4-0.

C. PUBLIC HEARINGS

D. PLANNING AND DEVELOPMENT

D.1 PLAT22-0012 CONSIDERATION OF A REQUEST FROM FORT WORTH WESTERN RIDGE LLC FOR A FINAL 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.

Chair Welborn called for the applicant to present the request.

Mark Wood, FW Western Ridge LLC, 6617 Precinct Line Road, North Richland Hills, Texas, presented the request.

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

Commissioner Stamps and Mr. Comstock noted that the construction of the subdivision does not include any street or sidewalk improvements to Spring Oak Drive south of Cooper Court.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER STAMPS TO APPROVE PLAT22-0012 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 4-0.

D.2 PLAT22-0013 CONSIDERATION OF A REQUEST FROM LONESTAR LAND SURVEYING FOR A REPLAT OF LOTS 11R AND 12R, BLOCK 2, W.E. ODELL ADDITION, BEING 0.495 ACRES LOCATED AT 8005 MICKEY STREET.

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.

Mitchell Miller, Lonestar Land Surveying, 2813 County Road 804A, Burleson, Texas, presented the request. Mr. Miller stated the owner is changing the plat from three lots to two lots and requesting a waiver of the lot width, lot depth, and lot area requirements.

Chair Welborn and Mr. Miller discussed the right-of-way dedication for Mickey Street.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report. Mr. Husband noted that a copy of the two-lot version of the plat was distributed to the Planning and Zoning Commission prior to the meeting, and Development Review Committee's recommendation is based on the two-lot plat.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BOWEN TO APPROVE PLAT22-0013 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS AND WAIVERS OF THE LOT WIDTH, LOT DEPTH, AND LOT AREA STANDARD AFFECTING THE PROPERTY.

MOTION TO APPROVE CARRIED 4-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:21 p.m.

Justin Welborn, Chair

Attest:

Jerry Tyner, Vice Chair