

**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, 2019**

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 2019 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m.regular Planning and Zoning Commission meeting.

|                |                   |                                  |
|----------------|-------------------|----------------------------------|
| Present:       | Jerry Tyner       | Vice Chair, Place 2              |
|                | Don Bowen         | Place 3                          |
|                | Sarah Olvey       | Place 4                          |
|                | Mason Orr         | Place 6                          |
|                | Wendy Werner      | Place 7                          |
|                | Kelvin Deupree    | Ex-Officio                       |
| Absent:        | Justin Welborn    | Chair, Place 1                   |
|                | Kathy Luppy       | Secretary, Place 5               |
| Staff Members: | Clayton Comstock  | Planning Director                |
|                | Clayton Husband   | Principal Planner                |
|                | Chad VanSteenberg | Planner                          |
|                | Caroline Waggoner | Director of Public Works         |
|                | Craig Hulse       | Director of Economic Development |
|                | Marrk Callier     | Management Analyst               |

Vice Chair Tyner called the work session to order at 6:31 p.m.

**1 PLANNING DIRECTOR REPORT.**

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

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on May 20, 2019.

Pertaining to item C.1 Planning Director Clayton Comstock discussed the special use permit request for 5417 Davis Boulevard. Ex-Officio Dupree and Mr. Comstock discussed fence material, location, and sprinkler system installation. Commissioner Bowen and Mr. Husband discussed standards for soundproofing the building. Commissioner Werner and Mr. Husband discussed an email received from a citizen with a number of question and Mr. Husband stated that he responded to the citizen's questions.

Pertaining to item D.1 Economic Development Director Craig Hulse discussed the Vision2030 Economic Development Plan. Vice Chair Tyner and Mr. Hulse discussed the overall support for the outlined goals. Ex-Officio Dupree and Mr. Hulse discussed the city's incentive programs. Vice Chair Tyner adjourned the work session at 6:58 p.m.

**REGULAR MEETING: Immediately following work session (but not earlier than 7:00 pm)**

A. CALL TO ORDER

Vice Chair Tyner called the meeting to order at 7:06 p.m.

|                |                   |                                  |
|----------------|-------------------|----------------------------------|
| Present:       | Jerry Tyner       | Vice Chair, Place 2              |
|                | Don Bowen         | Place 3                          |
|                | Sarah Olvey       | Place 4                          |
|                | Mason Orr         | Place 6                          |
|                | Wendy Werner      | Place 7                          |
|                | Kelvin Deupree    | Ex-Officio                       |
| Absent:        | Justin Welborn    | Chair, Place 1                   |
|                | Kathy Luppy       | Secretary, Place 5               |
| Staff Members: | Clayton Comstock  | Planning Director                |
|                | Clayton Husband   | Principal Planner                |
|                | Chad VanSteenberg | Planner                          |
|                | Caroline Waggoner | Director of Public Works         |
|                | Craig Hulse       | Director of Economic Development |
|                | Marrk Callier     | Management Analyst               |

A.1 PLEDGE

Ex-Officio Deupree led the Pledge of Allegiance to the United States and Texas flags.

## EXECUTIVE SESSION

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

### B. MINUTES

#### **B.1 APPROVE MINUTES OF THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**

#### **APPROVED**

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE THE MINUTES OF THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**

### C. PUBLIC HEARINGS

#### **C.1 SUP 2019-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HEATHER ROGERS FOR A SPECIAL USE PERMIT FOR PET LODGING AT 5417 DAVIS BOULEVARD, BEING 0.21 ACRES DESCRIBED AS LOT 3, BLOCK 33, NOR'EAST ADDITION.**

#### **APPROVED**

Vice Chair Tyner introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Tyner called for the applicant to present the request.

Heather Rogers, business owner, North Richland Hills, Texas, and Pat Ehmann, property owner, 809 Henson Drive, Hurst, Texas presented the request.

Commissioner Werner and Mr. Ehmann discussed fence material and location of the fence.

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

Commissioner Bowen and Mr. Husband discussed onsite attendents for overnight activity at the business.

Ex-Officio Dupree, Vice Chair Tyner, and the applicant discussed waste storage and shade

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covers.

Commissioner Bowen and Mr. Husband discussed about fence location and fence material.

Commissioner Olvey and Ms. Rogers discussed waste storage.

Commissioner Werner and Mr. Ehmann discussed the color of the fence material.

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

Hien Thanh Tran, 5413 Davis Boulevard, North Richland Hills, spoke in opposition to the request.

Vice Chair Tyner called for anyone else wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED COMMISSIONER OLVEY TO APPROVE SUP 2019-04 SUBJECT TO A MASONRY FENCE BEING CONSTRUCTED ON THE WEST PROPERTY LINE AND ALLOWING THE ECOSTONE FENCE MATERIAL TO BE USED ON THE NORTH, SOUTH, AND EAST SIDES OF THE PROPERTY.**

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

**C.2 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS. (CONTINUED FROM THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

Vice Chair Tyner introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Ex-Officio Dupree and Mr. Comstock discussed divided lane terminology and how Green Valley Elementary would be affected.

Vice Chair Tyner and Mr. Comstock discussed right-of-way issues.

Ex-Officio Dupree, Mr. Comstock, and Ms. Waggoner discussed time frames for suggested changes.

Ex-Officio Dupree and Mr. Comstock discussed right sizing and discussions that took place with the public.

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Commissioner Werner and Mr. Comstock discussed right sizing and coloring of traffic lanes.

Ex-Officio Dupree, Mr. Comstock, and Ms. Waggoner discussed traffic studies and traffic counts.

Commissioner Olvey and Ms. Waggoner discussed possible changes and increasing foot traffic and its effects on speed limits.

Vice Chair Tyner and Mr. Comstock discussed timeframes for work on Holiday Lane.

Ex-Officio Dupree, Mr. Comstock, and Ms. Waggoner discussed time frames relative to a bond program.

Ex-Officio Dupree, Mr. Comstock, and Ms. Waggoner discussed Holiday Lane between Loop 820 and Dick Lewis regarding sidewalks, shared use paths, and bike lanes.

Vice Chair Tyner called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED COMMISSIONER ORR TO APPROVE THE VISION2030 LAND USE PLAN.**

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

**C.3 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 TRANSPORTATION PLAN, AN UPDATE TO THE THOROUGHFARE PLAN COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS. (CONTINUED FROM THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

This item was presented in conjunction with Item C.2.

**A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED COMMISSIONER BOWEN TO APPROVE THE VISION2030 TRANSPORTATION PLAN.**

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

**D. PLANNING AND DEVELOPMENT**

**D.1 CONSIDERATION OF THE VISION2030 ECONOMIC DEVELOPMENT PLAN. (CONTINUED FROM THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING)**

**CONTINUED**

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED COMMISSIONER WERNER TO POSTPONE ACTION ON THIS ITEM TO THE JULY 18, 2019 PLANNING AND ZONING MEETING.**

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

**E. ADJOURNMENT**

Vice Chair Tyner adjourned the meeting at 9:36 p.m.

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Jerry Tyner, Vice Chair

Attest:

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Kathy Luppy, Secretary