

**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 16, 2023**

WORK SESSION: 6:00 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 16th day of November, 2023 at 6:00 p.m., prior to the 7:00 p.m. regular Planning and Zoning Commission meeting in the City Council Workroom.

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio
Absent:	Anthony Bridges	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Clayton Husband	Principal Planner
	Emily Marlow	Planning Technician
	Thomas McMillian	Assistant City Attorney
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:00 p.m.

1 PLANNING AND ZONING COMMISSION TRAINING PRESENTATION BY CITY ATTORNEY'S OFFICE AND PLANNING & ZONING DEPARTMENT STAFF.

Assistant City Attorney Thomas McMillian and Planning Director Clayton Comstock led the annual training for the Planning and Zoning Commission.

2 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements and summarized recent City Council decisions.

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

Having no questions about the items on the regular agenda, the Commission skipped item A.3.

Chair Welborn adjourned the Work Session at 7:23 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio
Absent:	Anthony Bridges	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Clayton Husband	Principal Planner
	Emily Marlow	Planning Technician
	Nathan Frohman	City Engineer

Chair Welborn called the meeting to order at 7:27 p.m.

A.1 PLEDGE

Ex-Officio 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 OCTOBER 19, 2023, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER ROSS TO APPROVE THE MINUTES OF THE OCTOBER 19, 2023, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 ZC23-0083 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MONUMENT SOLAR LLC FOR A SPECIAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY AT 6708 LITTLE RANCH ROAD, BEING 3.67 ACRES DESCRIBED AS LOTS 1 AND 2, BLOCK 5, MORGAN MEADOWS.

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.

Denver Blackwell, Monument Solar LLC, 524 Hazelnut Court, Saginaw, Texas, presented the request. Mr. Blackwell discussed the benefits of installing the solar panel system for the homeowner and the reasons why the requested waivers were necessary for the development of a successful system. Mr. Blackwell also presented a letter of support that the homeowner's neighbors had signed.

Chair Welborn and the applicant discussed the ratio of ground-mounted and roof-mounted solar panels that Monument Solar LLC had installed.

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Commissioner Goetz and Jack Reynolds, property owner, 6708 Little Ranch Road, North Richland Hills, Texas, discussed the location of fencing on the property. Mr. Reynolds discussed the locations of the neighbors who signed the letter of support.

Commissioner Narayana and Mr. Blackwell discussed the size of the solar array.

Commissioner Narayana, Mr. Reynolds, and Mr. Blackwell clarified that a chain link fence would be constructed around the base of the solar array and discussed the possibility of adding landscaping around the array.

Vice Chair Stamps, Commissioner Ross, and Mr. Blackwell discussed the size of the panels and the materials of the frame of the array.

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

Commissioner Narayana and Mr. Husband discussed public input on the request.

Commissioner Ross and Mr. Blackwell discussed the possible glare produced by the solar array.

Chair Welborn and Mr. Blackwell discussed the differences between roof-mounted and ground-mounted solar arrays.

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 and Vice Chair Stamps stated their opinion that the array did not need to be screened due to its location on the property.

Commissioner Ross and Ex-Officio Luppy stated their opinion that the array would not be visible from Chapman Drive.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY VICE CHAIR STAMPS TO APPROVE ZC23-0083 AS PRESENTED BY THE APPLICANT.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC23-0084 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE FAMILY RESIDENTIAL) AT 7609 BUCK STREET, BEING 0.50 ACRES DESCRIBED AS LOT A17, BLOCK A, HEWITT ESTATES ADDITION.

APPROVED

Chair Welborn stated that since they are related items on the same property, items C.2 and D.1 will be presented together although they would be acted on separately.

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to present the request. Mr. Comstock presented the request.

Chair Welborn called for the applicant to present the request.

Nikole Barton, Baron Surveying & Laser Scanning, 2333 Minnis Drive, Haltom City, Texas, presented the request. Ms. Barton stated that the property was currently unplatted and zoned agricultural, so zoning action and platting were necessary for development to occur.

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

Commissioner Narayana and Mr. Comstock discussed future capital improvements to Buck Street and Frankie B Street to connect the streets to Meadow Road. Mr. Comstock discussed the location of the turnaround on Buck Street.

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 Narayana and Mr. Comstock discussed the minimum lot size for the R-2 district.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER NARAYANA TO APPROVE ZC23-0084.

MOTION TO APPROVE CARRIED 6-0.

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D. PLANNING AND DEVELOPMENT

D.1 PLAT23-0054 CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A FINAL PLAT OF LOT 5, BLOCK 1, HEWITT HEIGHTS, BEING 0.50 ACRES LOCATED AT 7609 BUCK STREET.

APPROVED WITH CONDITIONS

Item D.1 was presented in conjunction with item C.2.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT23-0054 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.2 PLAT23-0050 CONSIDERATION OF A REQUEST FROM SOCIETY OF SAINT PIUS X OF FORT WORTH INC FOR A REPLAT OF LOT 4R, BLOCK 1, CALLOWAY ACRES, BEING 1.147 ACRES LOCATED AT 3900 SCRUGGS DRIVE.

APPROVED WITH CONDITIONS

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

Chair Welborn called for the applicant to present the request.

Paul Banschbach, 5917 Trail Marker Court, Fort Worth, Texas, presented the request. Mr. Banschbach stated that the parcels were being combined into a single lot to accommodate future improvements to the property.

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

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER ROSS TO APPROVE PLAT23-0050 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.3 PLAT23-0051 CONSIDERATION OF A REQUEST FROM BRITTAIN & CRAWFORD LLC FOR A REPLAT OF LOTS 1R1, 1R2, AND 1R3, BLOCK N, RICHLAND OAKS ADDITION, BEING 0.634 ACRES LOCATED 5033 WYOMING TRAIL.

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.

Krystian Golebiewski, Brittain & Crawford LLC, 3908 South Freeway, Fort Worth, Texas, presented the request. The applicant stated that the property owner intended to build houses on each of the three lots.

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

Commissioner Ross and Mr. Husband discussed a previous right-of-way acquisition by TXDOT on the property.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT23-0051 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.4 PLAT23-0052 CONSIDERATION OF A REQUEST FROM SPOONER & ASSOCIATES FOR A REPLAT OF LOTS 3E-R1 AND 3E-R2, BLOCK 1, NORTHEAST CROSSING ADDITION, BEING 2.827 ACRES LOCATED AT 9020 GRAND AVENUE.

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.

Sanjiv Melwani, Abcons Corporation, 653 NE Loop 820, Richland Hills, Texas, presented the request.

Chair Welborn and Mr. Melwani discussed the progression of the project since the zoning approval in 2022.

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

Commissioner Narayana and Mr. Comstock discussed the location of the right-of-way dedication on the property.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY VICE CHAIR STAMPS TO APPROVE PLAT23-0052 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.5 PLAT23-0053 CONSIDERATION OF A REQUEST FROM WHITFIELD HALL SURVEYORS FOR AN AMENDED PLAT OF LOTS 4R1 AND 5R1, BLOCK 2, RICHLAND OAKS ADDITION, BEING 0.617 ACRES LOCATED AT 8312 AND 8316 JERRIE JO DRIVE.

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.

Johnny Williams, Whitefield Hall Surveyors, 48 Stonegate Drive, Bedford, Texas, presented the request. He stated the purpose of the plat is to revise the property line in between the two lots to coincide with the drainage channel location.

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

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A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER RISKY TO APPROVE PLAT23-0053 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:31 p.m.

Justin Welborn, Chair

Attest:

Jared Ross, Secretary