

**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
JANUARY 19, 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 19th day of January 2023, at 6:00 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
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7

Absent:	Kathy Luppy	Vice Chair, Place 5
	Jared Ross	Ex-Officio

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer
	Craig Hulse	Economic Development Director
	Stefanie Martinez	Neighborhood Services Director
	Michael Wilson	Park Planning Manager

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

1 PRESENTATION ON GREEN VALLEY RACEWAY HISTORIC PLAZA PROJECT

Park Planning Manager Michael Wilson presented an overview of the Green Valley Raceway historic plaza project, a future park site dedicated to the stories and culture of motorsports in North Richland Hills and Smithfield.

2 PRESENTATION ON NORTH RICHLAND HILLS ECONOMIC DEVELOPMENT.

Economic Development Director Craig Hulse presented an overview of the economic development functions, services, resources, and programs offered in North Richland Hills. He discussed issues facing economic development and current trends in the community.

3 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 7:08 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 7:15 p.m.

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7
Absent:	Kathy Luppy	Vice Chair, Place 5
	Jared Ross	Ex-Officio
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer
	Stefanie Martinez	Neighborhood Services Director

A.1 PLEDGE

Commissioner Risky 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 DECEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER STAMPS TO APPROVE MINUTES OF THE DECEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT23-0031 CONSIDERATION OF A REQUEST FROM GEONAV LLC FOR A PRELIMINARY PLAT OF LOTS 1 AND 2, BLOCK 1, SMITHFIELD GATEWAY ADDITION, BEING 4.0547 ACRES LOCATED AT 6251 DAVIS BOULEVARD.

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.

Mickey Thomas, MJ Thomas Engineering, 4700 Bryant Irvin Court, Fort Worth, Texas, presented the request. He stated the property would be divided into two lots, with one lot intended for a drive-through coffee shop. He stated development of the other lot is undetermined at this time.

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

January 19, 2023

Planning and Zoning Commission Meeting Minutes

Page 3 of 6

presented the staff report.

Chair Welborn and Mr. Comstock discussed the timing of the special development plan request and final plat for the property.

A MOTION WAS MADE BY COMMISSIONER BRIDGES, SECONDED BY COMMISSIONER STAMPS TO APPROVE PLAT23-0031 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.2 CSEVENT 2022-0135 CONSIDERATION OF A REQUEST FROM STEVE FRENCH WITH CHRISTIAN CLASSIC CRUISERS FOR AN APPEAL FROM SECTION 118-715 (TEMPORARY USES AND BUILDINGS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING THE NUMBER OF PERMITTED EVENTS AT 9200 MID-CITIES BOULEVARD, BEING 69.414 ACRES DESCRIBED AS LOT 1, BLOCK 1, BIRDVILLE HIGH SCHOOL ADDITION.

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.

Bob Stout, Christian Classic Cruisers, 2317 Pheasant Trail, Arlington, Texas, presented the request. He discussed the history and purpose of the organization, history of events at the Fine Arts Athletic Complex, the impact of event relocation on the toy drive and revenues, and comments from local businesses on the car show's effect on sales and customer volume.

Chair Welborn and the applicant discussed details of the approval process and contract with Birdville ISD for use of the facilities.

Commissioner Stamps and the applicant discussed the number of past events and security and safety procedures in place for each event.

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

January 19, 2023

Planning and Zoning Commission Meeting Minutes

Page 4 of 6

Chair Welborn and Mr. Comstock discussed zoning ordinance standards, the role of the Planning and Zoning Commission in consideration of the request, and review of special event applications by public safety and other departments. Mr. Comstock discussed the approved and denied dates for the proposed events.

Commissioner Bridges and Mr. Comstock discussed special event standards regarding the number of events and past interpretations of the standards.

Chair Welborn and Mr. Comstock clarified that the Planning and Zoning Commission is the decision-making body for this appeal request and that any action is specific to this request.

Commissioner Bowen and Mr. Comstock discussed the ability of other non-profit groups could make similar requests and how action on this request could affect other events proposed for the site.

Commissioner Stamps and Ms. Martinez discussed the applicability of the code on other areas of the facility and if other events could be held on the site other than school-sponsored events.

Chair Welborn and the applicant clarified that the organization would have to make a similar request for 2024 events and that the current request is only for the 2023 calendar year.

Commissioner Bowen and Mr. Comstock discussed the rationale for the allowance of four events per year.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER STAMPS TO APPROVE THE REQUEST TO HOLD ADDITIONAL EVENTS AT THE FACILITY IN JULY, AUGUST, SEPTEMBER, AND OCTOBER 2023.

MOTION TO APPROVE CARRIED 5-0.

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:07 p.m.

January 19, 2023

Planning and Zoning Commission Meeting Minutes

Page 5 of 6

Justin Welborn, Chair

Attest:

Greg Stamps, Secretary