

**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  
FEBRUARY 16, 2023**

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 16th day of February 2023, 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
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Greg Stamps	Place 4
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Don Bowen	Place 3
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:30 p.m.

**1 PRESENTATION ON THE PROPOSED AMENDMENTS TO THE EXISTING CHARTER OF THE CITY OF NORTH RICHLAND HILLS.**

Planning Director Clayton Comstock presented the proposed amendments the City Charter, which will be voted on in May 2023.

**2 PLANNING DIRECTOR REPORT**

February 16, 2023

Planning and Zoning Commission Meeting Minutes

Page 1 of 5

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

### **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 7:05 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 7:09 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Greg Stamps	Place 4
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio

Absent:	Don Bowen	Place 3
	Nyja Roby	Place 7

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

##### **A.1 PLEDGE**

Commissioner Stamps 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.

February 16, 2023

Planning and Zoning Commission Meeting Minutes

Page 2 of 5

B. MINUTES

**APPROVE MINUTES OF THE FEBRUARY 2, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE MINUTES OF THE FEBRUARY 2, 2023 PLANNING AND ZONING COMMISSION MEETING.**

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

C. PUBLIC HEARINGS

**ZC22-0046 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM STUART THREADGOLD FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7540 BURSEY ROAD SOUTH, BEING 2.0 ACRES DESCRIBED AS TRACT 2B3, ALEXANDER HOOD SURVEY, ABSTRACT 683.**

**CONTINUED**

Chair Welborn stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

Chair Welborn stated that due to an error in the property owner notice, action on the zoning application will be postponed to the March 2, 2023, meeting.

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.

Stuart Threadgold, 7540 Bursey Road South, North Richland Hills, Texas, presented the request. He discussed the flag lot arrangement, dimensions of the lots, and emergency access to the rear lot. He stated his family uses the property for a permaculture lifestyle and how this activity would be affected by a wider leg on the flag lot.

February 16, 2023

Planning and Zoning Commission Meeting Minutes

Page 3 of 5

Ex-Officio Ross and Mr. Threadgold discussed plans for paving and fencing along the driveway, and how trees overhanging the driveway would be maintained to allow for emergency access vehicles.

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

Chair Welborn and Mr. Husband discussed commercial fire-lane requirements and single lane driveway widths.

Chair Welborn, Commissioner Stamps and Mr. Husband discussed driveway requirements and how the driveway construction would affect future utilities.

Chair Welborn, Commissioner Stamps, Ex-Officio Ross, and City Engineer Nathan Frohman discussed how utilities could be provided to the southern lot.

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 asked for a motion to continue the public hearing for item C.1 to the March 2, 2023, Planning and Zoning Commission meeting.

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER STAMPS TO CONTINUE THE PUBLIC HEARING TO THE MARCH 2, 2023, MEETING.**

**MOTION CARRIED 5-0.**

**D. PLANNING AND DEVELOPMENT**

**PLAT23-0032 CONSIDERATION OF A REQUEST FROM STUART THREADGOLD FOR A FINAL PLAT OF LOTS 9 AND 10, BLOCK 1, OAKVALE ADDITION, BEING 2.0 ACRES LOCATED AT 7540 BURSEY ROAD SOUTH.**

**APPROVED WITH CONDITIONS**

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

February 16, 2023

Planning and Zoning Commission Meeting Minutes

Page 4 of 5

Chair Welborn stated that a 50-foot wide flag leg is too wide for the proposed lot; however 20 feet would be an appropriate width since the rear lot could not be subdivided further.

Commissioner Stamps stated the 20-foot width would provide sufficient room for vehicles and utilities without affecting adjacent properties.

**A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER RISKY TO APPROVE PLAT23-0032 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE COMMENTS AND A WAIVER OF THE 50-FOOT LOT WIDTH STANDARD TO ALLOW A 20-FOOT WIDE LEG ON THE SOUTHERN LOT.**

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

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:46 p.m.

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Justin Welborn, Chair

Attest:

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Greg Stamps, Secretary