

**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
JULY 15, 2021**

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 15th day of July 2021, at 6:30 p.m. in the City Council Chamber 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
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7
Absent:	None	
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Nathan Frohman	City Engineer

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

A.1 PLANNING DIRECTOR REPORT

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

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

Planning Director Clayton Comstock discussed items on the regular meeting agenda.

A.3 DISCUSS TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICT STANDARDS.

Discussion of this item was continued to the next meeting.

A.4 DISCUSS RESIDENTIAL DRIVEWAY STANDARDS

Planning Director Clayton Comstock discussed standards for residential driveway location and design.

Chair Welborn adjourned the work session at 7:10 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
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Nyja Roby	Place 7

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Nathan Frohman	City Engineer

Present Commissioner Jerry Tyner, Commissioner Gregory Hoffa, Commissioner Greg Stamps, Commissioner Kathy Luppy, Commissioner Justin Welborn, Commissioner Nyja Roby, and Commissioner Don Bowen

Non-Voting

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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

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 17, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JUNE 17, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

D.3 SUP 2021-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CURTIS D. YOUNG FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 7100 BURSEY ROAD, BEING 1.849 ACRES DESCRIBED AS LOT 3, BLOCK 1, PEARSON SUBDIVISION. (WITHDRAWN FROM CONSIDERATION)

WITHDRAWN

Chair Welborn stated regarding item D.3, it was determined that a special use permit was not required, and that the case has been withdrawn. He stated action by the Commission is not required.

THIS SPECIAL USE PERMIT WAS WITHDRAWN.

C.1 PP 2021-01 CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY FOR A PRELIMINARY PLAT OF CENTURY HILLS ADDITION, BEING 8.991 ACRES LOCATED AT 8351 DAVIS BOULEVARD.

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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.

Justin Lansdowne, The John R. McAdams Company, 201 Country View Drive, Roanoke, Texas, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVED PP 2021-01 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

C.2 FP 2021-02 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A FINAL PLAT OF LOTS 12-14, BLOCK A, HEWITT ESTATES PHASE 2, BEING 1.744 ACRES LOCATED AT 7524 FRANKIE B STREET.

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.

David Zimmerman, 7521 Buck Street, North Richland Hills, Texas, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVED FP 2021-02 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

C.3 AP 2021-03 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR AN AMENDED PLAT OF LOTS 22R1 AND 23R, BLOCK 17, COLLEGE HILL ADDITION, BEING 0.55 ACRES LOCATED AT 7400 COLLEGE CIRCLE SOUTH.

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.

Davis Lewis, Spry Surveyors, 408 Quail Crest Drive, Colleyville, Texas, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVED AP 2021-03 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC 2021-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 8.506 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150.

APPROVED

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Chair Welborn stated since they are related items on the same property, items D.1 and D.2 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the items, 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.

Mark Wood, Howe/Wood & Company, 6617 Precinct Line Road, North Richland Hills, Texas, presented the request.

Chair Welborn and the applicant discussed the design of the drainage channel and the red tip photinia hedge next to the Tarrant County Maintenance Center.

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

Chair Welborn, Commissioner Stamps, and Mr. Husband discussed the John Barfield trail extension.

Commissioner Bowen and Mr. Husband discussed the length of Cooper Court and fire department access to the lots.

Commissioner Hoffa and Mr. Husband discussed sidewalk connections and access to the proposed commercial area.

Chair Welborn and Mr. Husband discussed the existing sidewalk on Spring Oak Drive, the possibility of future connection, and opportunities for direct connection to the trail.

Commissioner Stamps, Mr. Husband, and the applicant discussed the possibility of saving existing trees on the site.

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

Kate Price, 7304 Spring Oak Drive, North Richland Hills, spoke in opposition to the request.

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Jory Price, 7304 Spring Oak Drive, North Richland Hills, spoke in opposition to the request.

Charles Shook, 9116 Comis Drive, North Richland Hills, spoke about the request but did not register support or opposition.

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 Public Works Director Caroline Waggoner discussed the drainage channel, vegetation located within the channel, and traffic in the subject area.

Chair Welborn and Planning Director Clayton Comstock discussed the Parks, Recreation and Open Space Master Plan and subsequent 20116 update, and how that plan relates to this property, the Land Use Plan recommendations for the property, and the power lines traversing the property.

Chair Welborn and Commissioner Bowen discussed this proposal relative to the Vision 2030 plan.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2021-02.

MOTION TO APPROVE CARRIED 7-0.

D.2 ZC 2021-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 0.767 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150.

APPROVED

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

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A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2021-04.

MOTION TO APPROVE CARRIED 7-0.

D.3 SUP 2021-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CURTIS D. YOUNG FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 7100 BURSEY ROAD, BEING 1.849 ACRES DESCRIBED AS LOT 3, BLOCK 1, PEARSON SUBDIVISION. (WITHDRAWN FROM CONSIDERATION)

Item D.1 was considered prior to the public hearing portion of the meeting.

EXECUTIVE SESSION

E. ADJOURNMENT

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary