

**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
OCTOBER 17, 2019**

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 17th day of October 2019, 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 |
| | Jerry Tyner | Vice Chair, Place 2 |
| | Kathy Luppy | Secretary, Place 5 |
| | Don Bowen | Place 3 |
| | Mason Orr | Place 6 |
| | Wendy Werner | Place 7 |
| | Kelvin Deupree | Ex-Officio |
| Absent: | Sarah Olvey | Place 4 |
| Staff Members: | Clayton Comstock | Planning Director |
| | Clayton Husband | Principal Planner |
| | Chad VanSteenberg | Planner |
| | Caroline Waggoner | Director of Public Works |
| | Justin Naylor | Civil Engineer |
| | Marrk Callier | Management Analyst |

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

1 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on October 14, 2019.

2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

Planning Director Clayton Comstock and Principal Planner Clayton Husband discussed items C.1, C.2, D.1, and D.2 on the regular meeting agenda. Item C.3 was not discussed.

Regarding item C.1 ZC 2019.07:

Vice Chair Tyner and Mr. Husband discussed wall height.

Chair Welborn, Vice Chair Tyner, and Mr. Husband discussed onsite signage.

Commissioner Werner and Mr. Husband discussed signage related to posters and graphics.

Ex-Officio Deupree and Mr. Husband discussed the location for the onsite pole sign, the gas easement on the property, and hours for drive-through service.

Regarding item C.2 ZC 2019.17:

Ex-Officio Deupree, Mr. Comstock, and Mr. Husband and discussed driveway entrances to the site.

Chair Welborn, Commissioner Werner, Mr. Comstock, and Mr. Husband discussed poster signage at the location.

Commissioner Orr and Mr. Husband discussed the onsite pedestrian connection.

Commissioner Werner, Ex-Officio Deupree and Mr. Husband discussed sidewalk locations for the site and on Davis Boulevard.

3 PRESENTATION AND DEMONSTRATION REGARDING DRAINAGE AND STORM WATER MANAGEMENT.

Civil Engineer Justin Naylor gave a presentation and demonstration about drainage and storm water management. This included drainage terms, drainage principles, and common drainage issues.

Ex-Officio Deupree and Mr. Naylor discussed removal of land from the floodplain.

Commissioner Orr and Mr. Naylor discussed the drainage criteria manual.

Ex-Officio Deupree and Mr. Naylor discussed retention pond vegetation.

October 17, 2019

Planning and Zoning Commission Meeting Minutes

Page 2 of 9

Commissioner Werner and Mr. Naylor discussed maintenance responsibilities of retention ponds.

Mr. Naylor provided a physical demonstration of a storm water model.

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 7:12 p.m.

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

A.1 PLEDGE

Ex-Officio Deupree 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.

EXECUTIVE SESSION

B. MINUTES

B.1 APPROVE MINUTES OF THE OCTOBER 3, 2019, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER WERNER TO APPROVE THE MINUTES OF THE OCTOBER 3, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

Chair Welborn announced that items D.1 and D.2 would be considered before the public hearing portion of the agenda.

D.1 RP 2019-10 CONSIDERATION OF A REQUEST FROM JAMES BECK FOR A REPLAT OF LOT 13R, BLOCK 9, FOREST GLENN ADDITION, BEING 0.381 ACRES LOCATED AT 8148 VINE WOOD DRIVE.

APPROVED WITH CONDITIONS

Chair Welborn announced that since since they are related items on adjacent lots, items D.1 and D.2 will be presented together, but the Commission will take action on each one separately.

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.

James Beck, 8148 Vine Wood Drive, 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 ORR, SECONDED BY COMMISSIONER BOWEN TO APPROVE RP 2019-10 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.2 RP 2019-08 CONSIDERATION OF A REQUEST FROM JAMES BECK FOR A REPLAT OF LOT 26R, BLOCK 9, FOREST GLENN EAST ADDITION PHASE II, BEING 0.308 ACRES LOCATED AT 8151 WESTWIND COURT.

APPROVED WITH CONDITIONS

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER TYNER TO APPROVE RP 2019-08 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 ZC 2019-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A REVISION TO REDEVELOPMENT PLANNED DEVELOPMENT NO. 77 FOR A QUICK SERVICE RESTAURANT AT 6800 NE LOOP 820, BEING 1.152 ACRES DESCRIBED LOT 1R2R2, BLOCK 25, SNOW HEIGHTS ADDITION.

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.

Helen Pacione, Braum's Inc., 1710 W Randol Mill Road, Arlington, Texas, presented the request.

Chair Welborn and the applicant discussed signage on the site.

Commissioner Orr and the applicant discussed the timeline for construction on the property.

Ex-Officio Deupree and the applicant discussed hours of operation for the drive-through service.

October 17, 2019

Planning and Zoning Commission Meeting Minutes

Page 5 of 9

Commissioner Bowen and the applicant discussed signage on the site.

Vice Chair Tyner and the applicant discussed location of the refuse container on the site.

Commissioner Werner and the applicant discussed the open area near the gas pipeline easement on the property.

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

Chair Welborn and Mr. Husband discussed the public notice that was mailed out to adjacent residents, the distance requirements for drive-through speakers and menu boards, and the height of the fencing on the south property line.

Ex-Officio Deupree and Mr. Husband discussed lighting on the property.

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

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2019-07, SUBJECT TO WALL SIGNS BEING LIMITED TO TWO BUILDING FACES, THE SOUTHERN DRIVE AISLE CONNECTION TO THE PROPERTY TO THE EAST BE ELIMINATED, AND THE DRIVE-THROUGH SPEAKER AND MENU BOARD BE LOCATED AT LEAST 35 FEET FROM SOUTH PROPERTY LINE.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC 2019-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NONRESIDENTIAL PLANNED DEVELOPMENT AT 8364 DAVIS BOULEVARD, BEING 1.202 ACRES DESCRIBED AS LOT 2R6R, BLOCK 1, DAVIS-NORTH TARRANT PARKWAY ADDITION.

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.

Helen Pacione, Braum's Inc., 1710 W Randol Mill Road, Arlington, Texas, presented the request.

Ex-Officio Deupree and the applicant discussed outdoor dining area.

Chair Welborn and the applicant discussed signage on the site.

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

Vice Chair Tyner and Mr. Husband discussed the lighting plan submitted for the property.

Chair Welborn and Mr. Husband discussed the distance from the property to the nearest residential lot.

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

Chair Welborn, Ex-Officio Deupree, and Mr. Husband discussed signage on the site.

Commissioner Werner and the applicant discussed the patio seating on the site.

Vice Chair Tyner and the applicant discussed safety provisions near the drive-through lane.

Chair Welborn and the applicant discussed the fence around the patio area.

Chair Welborn, Commissioner Bowen, and Ex-Officio Deupree discussed signage on the property.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2019-17, SUBJECT TO WALL SIGNS BEING LIMITED TO TWO BUILDING FACES.

MOTION TO APPROVE CARRIED 6-0.

C.3 ZC 2019-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8141 AND 8145 PRECINCT LINE ROAD, BEING 4.225 ACRES DESCRIBED AS TRACTS 5B AND 5B3, WC NEWTON SURVEY, ABSTRACT 1182, AND TRACTS 8C AND 8C3, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chair Welborn announced he has a conflict of interest for item D.1 and would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating his conflict.

Chair Welborn left the dais at 8:07 p.m.

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.

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

Ottis Lee, Baird, Hampton, & Brown, 949 Hilltop Drive, Weatherford, Texas, presented the request.

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

Vice Chair Tyner and Mr. Comstock discussed future access for the adjacent lot near the property.

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

Paul Betik, 9133 Venado Drive, North Richland Hills, Texas, spoke in opposition to

October 17, 2019

Planning and Zoning Commission Meeting Minutes

Page 8 of 9

the request.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-16.

MOTION TO APPROVE CARRIED 5-0-1, WITH CHAIR WELBORN ABSTAINING.

D. PLANNING AND DEVELOPMENT

D.1 RP 2019-10 CONSIDERATION OF A REQUEST FROM JAMES BECK FOR A REPLAT OF LOT 13R, BLOCK 9, FOREST GLENN ADDITION, BEING 0.381 ACRES LOCATED AT 8148 VINE WOOD DRIVE.

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

D.2 RP 2019-08 CONSIDERATION OF A REQUEST FROM JAMES BECK FOR A REPLAT OF LOT 26R, BLOCK 9, FOREST GLENN EAST ADDITION PHASE II, BEING 0.308 ACRES LOCATED AT 8151 WESTWIND COURT.

Item D.2 was considered prior to the public hearing portion of the meeting.

E. ADJOURNMENT

Vice Chair Tyner adjourned the meeting at 8:19 p.m.

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary