

**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 17, 2022**

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 17th day of February 2022, 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
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Anthony Bridges	Ex-Officio

Absent:	Nyja Roby	Place 7
---------	-----------	---------

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

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

1 PLANNING DIRECTOR REPORT

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

2 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 7:00 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 7:06 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
	Anthony Bridges	Ex-Officio

Absent:	Nyja Roby	Place 7
---------	-----------	---------

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

A.1 PLEDGE

Ex-Officio Bridges 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 JANUARY 6, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JANUARY 6, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 ZC22-0020 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TOMMY CUNNINGHAM FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 1 COUNTRY PLACE DRIVE, BEING 1.26 ACRES DESCRIBED AS TRACT 7A2A, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

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 introduced the item, opened the public hearing, 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.

Tommy Cunningham, 2006 Night Hawk Court, Westlake, Texas, presented the request.

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

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 VICE CHAIR TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC22-0020.

MOTION TO APPROVE CARRIED 6-0.

February 17, 2022

Planning and Zoning Commission Meeting Minutes

Page 3 of 5

C.2 ZC21-0011 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BCC ENGINEERING FOR SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 5555 RUFÉ SNOW DRIVE, BEING 5.4 ACRES DESCRIBED AS LOT 1R, BLOCK 4, INDUSTRIAL PARK 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

Andrew Browning, 4501 Oxbow Drive, McKinney, Texas, and Clarice Westman Hodapp, 825 County Road 702, Cleburne, Texas, presented the request.

Vice Chair Tyner and the applicant discussed the location behind the Whataburger.

Chair Welborn and the applicant discussed the hours of operation for the store, the floor plan for the space, and patio seating.

Commissioner Stamps and the applicant discussed the scholarship program referenced by the applicant and community involvement by the company.

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

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.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC21-0011 WITH THE INCORPORATION OF THE DEVELOPMENT REVIEW COMMITTEE RELATED ITEMS.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

February 17, 2022

Planning and Zoning Commission Meeting Minutes

Page 4 of 5

D.1 PLAT22-0007 CONSIDERATION OF A REQUEST FROM TOMMY CUNNINGHAM FOR A FINAL PLAT OF LOT 1, BLOCK 5, COUNTRY PLACE ESTATES, BEING 1.258 ACRES LOCATED AT 1 COUNTRY PLACE DRIVE.

APPROVED WITH CONDITIONS

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE PLAT22-0007 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 7:55 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary