

**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  
MAY 2, 2019**

WORK SESSION

CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 2nd day of May, 2019 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
Absent:	Kelvin Deupree	Ex-Officio
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant
	Craig Hulse	Director of Economic Development

**1 PLANNING DIRECTOR REPORT.**

Planning Director Clayton Comstock presented the city announcements, summarized the City Council special meeting held on April 22, 2019, and provided an update to current development activity.

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

Planning Director Clayton Comstock summarized the items on the agenda and the

Commission for questions.

Pertaining to item C.1., Commissioner Don Bowen, Chairman Justin Welborn, and Civil Engineer Justin Naylor discussed the utilities required for the property.

Pertaining to item C.2, Vice Chairman Jerry Tyner and Mr. Comstock discussed parking for What's on Tap.

Pertaining to item C.4., Commissioner Wendy Werner and Mr. Comstock discussed the number of events expected on site. Commissioner Don Bowen and Economic Development Director Craig Hulse discussed a previous event center approved by the Commission.

Pertaining to item C.5., Chairman Justin Welborn and Mr. Comstock discussed on-site parking. Commissioner Sarah Olvey and Mr. Comstock discussed who is possibly financially responsible for any conditional improvements to the property. Commissioner Bowen and Mr. Comstock discussed the span of the proposed masonry screening wall adjacent to the residential zoning district.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Chairman Justin Welborn called the meeting to order at 7:08 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7

Absent:	Kelvin Deupree	Ex-Officio
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Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

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Craig Hulse

Director of Economic Development

**A.1 PLEDGE**

Commissioner Wendy Werner led the Pledge of Allegiance to the United States and Texas flags.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE APRIL 18, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE MINUTES OF THE APRIL 18, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 7-0.**

**C. PUBLIC HEARINGS**

**C.1 ZC 2019-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NNAMAKA AND CHINEDU NWANEGBO FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8400 FRANKLIN COURT, BEING 0.33 ACRES DESCRIBED AS LOT 10, THOMAS PECK SUBDIVISION.**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Welborn called for the applicant to present the request.

Victoria Nwanegbo, 506 Oak Ridge Place, Grand Prairie, Texas 75052, presented the request.

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

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

**A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE ZC 2019-04.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.2 SUP 2019-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FOUR SEASONS MARKETS, LLC, FOR A SPECIAL USE PERMIT FOR A FARMERS MARKET AT 6020 PARKER BOULEVARD AND 6021 WALKER BOULEVARD, DESCRIBED AS LOT 1R1, BLOCK AB, THE VENUE AT HOMETOWN.**

**CONTINUED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock stated the applicant wishes to postpone action to the May 16, 2019, Planning and Zoning Commission meeting.

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER MASON ORR TO CONTINUE SUP 2019-05 TO THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO CONTINUE CARRIED 7-0.**

**C.3 SUP 2019-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BRADLEY TRAPNELL FOR A SPECIAL USE PERMIT FOR A TAP ROOM AT 6020 PARKER BOULEVARD, DESCRIBED AS LOT 1R1, BLOCK AB, THE VENUE AT HOMETOWN.**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Bradley Trapnell, 2646 Creekside Way, Highland Village, Texas 75077, on behalf of What's on Tap, presented the request.

Commissioner Mason Orr and Mr. Trapnell discussed details pertaining the patio.

Vice Chairman Jerry Tyner and Mr. Trapnell discussed possibilities of outdoor speakers on the patio.

Chairman Welborn and Mr. Trapnell discussed the size of the lease space compared to other What's on Tap locations and the number of staff expected to be on hand.

Chairman Welborn and Mr. Trapnell discussed the location of the patio entry.

Chairman Welborn called Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Sarah Olvey and Mr. Comstock discussed existing bike racks on site.

Commissioner Don Bowen and Mr. Comstock discussed if another tap room could apply for a special use permit on this property.

Chairman Welborn and Mr. Comstock discussed possible locations where new bike racks could be installed.

Commissioner Bowen and Mr. Comstock discussed if alcohol in an open container is allowed off-site.

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

Chairman Welborn stated a bike rack is warranted at this location.

**A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE SUP 2019-07 WITH THE CONDITIONS INCLUDED IN EXHIBIT "B," THE ADDITION OF A DOOR TO DIRECTLY ACCESS THE PATIO, AND BICYCLE RACKS.**

**MOTION TO APPROVE CARRIED 7-0.**

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**C.4 ZC 2019-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM GINGER CURTIS FOR A ZONING CHANGE FOR AN EVENT CENTER AT 8300 STARNES ROAD, BEING 0.543 ACRES DESCRIBED AS LOT AR2, BLOCK 2, CRESTWOOD ESTATES ADDITION.**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Welborn called for the applicant to present the request.

Keshia Carlton, events director for Urban Fire House, and Eric Curtis, on behalf of the applicant, Ginger Curtis, 8300 Starnes Road, North Richland Hills, Texas 76182, presented the request.

Commissioner Wendy Werner and the applicants discussed the type of events planned and how the space will be used. Commissioner Werner and the applicants also discussed the number of parking spaces currently on the property.

Chairman Welborn and the applicants discussed parking agreements between Gateway Church, and Sunshine House.

Commissioner Mason Orr and the applicants discussed how the event center will handle food.

Commissioner Sarah Olvey and the applicants discussed the type of events that have already occurred.

Commissioner Jerry Tyner and the applicants discussed safety concerns for outdoor gatherings and how customers would cross Starnes Road. Vice Chairman Tyner stated his concerns for pedestrian safety.

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

Vice Chairman Jerry Tyner and Mr. Husband discussed the motion pertaining to staff recommendations.

Chairman Welborn clarified with Mr. Husband that two signs will be posted on either

side of the driveway on Starnes Road.

Commissioner Don Bowen and Mr. Husband discussed the occupancy load for the event center.

Commissioner Werner clarified with Mr. Husband that the signs will be permanent. Commissioner Werner and Mr. Husband discussed the number of required accessible parking spaces.

Mark Sontag, 7337 Timberidge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request due to increased vehicle and pedestrian traffic.

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

Commissioner Werner and the applicants discussed how often events will be hosted. Chairman Welborn and the applicants discussed the typical size of events.

Commissioner Bowen, Planning Director Clayton Comstock, and Civil Engineer Justin Welborn discussed safety concerns for individuals crossing Starnes Road.

Commissioner Kathy Luppy provided a statement regarding pedestrian travel from the event center to the parking lot across Starnes Road.

Chairman Welborn voiced Commissioner Werner's earlier concerns about accessible parking and recommended the applicant give this issue further consideration.

Commissioner Bowen stated the city and business can only do so much to keep pedestrians safe.

**A MOTION WAS MADE BY VICE CHAIRMAN JERRY TYNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2019-05.**

**MOTION TO APPROVE CARRIED 6-1 WITH COMMISSIONER WENDY WERNER VOTING AGAINST.**

**C.5 SUP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JCW DEVELOPMENT, LLC, FOR A SPECIAL USE PERMIT FOR A BLOOD PLASMA COLLECTION FACILITY AT 6246 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION.**

**CONTINUED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request.

Mr. Comstock stated due to travel delays, the applicant was not able to attend the meeting and has requested to continue the request to the following Planning and Zoning Commission meeting.

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO CONTINUE SUP 2019-03 TO THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO CONTINUE CARRIED 7-0.**

**D. PLANNING AND DEVELOPMENT**

There were no scheduled Planning and Development items to discuss.

**E. ADJOURNMENT**

Chairman Justin Welborn adjourned the meeting at 8:24 p.m.

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Justin Welborn, Chairman

Attest:

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Kathy Luppy, Secretary