

**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
AUGUST 16, 2018**

WORK SESSION

A. CALL TO ORDER

Due to there being a lack of majority voting members present during the work session, a quorum could not be established and no business was discussed.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the meeting to order at 7:32 p.m.

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

A.1 PLEDGE OF ALLEGIANCE

Ex-Officio Kelvin Deupree led the Pledge of Allegiance to the United States and Texas flags.

B. MINUTES

B.1 APPROVE MINUTES OF THE AUGUST 2, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE MINUTES OF THE AUGUST 2, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

D. PLANNING AND DEVELOPMENT

D.1. AP 2018-03 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC., FOR AN AMENDED PLAT OF HOMETOWN CANAL DISTRICT PHASE 5A, BEING 0.755 ACRES LOCATED IN THE 8700 BLOCK OF ICE HOUSE DRIVE.

APPROVED

Chairman Justin Welborn introduced items D.1 and D.2 and announced the items will be presented together and voted on separately. Chairman Welborn called for Planning Manager Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Chairman Welborn called for the applicant to present the request.

Brittany Crenshaw, 2610 Allen Street, Dallas, Texas, 75204, on behalf of JBI Partners, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE AP 2018-03.

MOTION TO APPROVE CARRIED 4-0.

D.2. AP 2018-04 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC., FOR AN AMENDED PLAT OF HOMETOWN CANAL DISTRICT PHASE 5B, BEING 3.984 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET.

APPROVED

This item was presented in conjunction with item D.1.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE AP 2018-04.

MOTION TO APPROVE CARRIED 4-0.

D.3. FP 2018-05 CONSIDERATION OF A REQUEST FROM NRH HILLSIDE VILLAS, LTD., FOR A FINAL PLAT OF HILLSIDE VILLAS, BEING 6.8416 ACRES LOCATED AT AT THE SOUTHEAST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

APPROVED

Chairman Justin Welborn introduced the item and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Collier Bailey, on behalf of the Skorburg Company, 8214 Westchester, Dallas, Texas, 75225, presented the request.

Chairman Welborn and Mr. Bailey discussed the future of the existing overhead utilities and relocation approved by the approved zoning.

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

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE FP 2018-05.

MOTION TO APPROVE CARRIED 4-0.

C. PUBLIC HEARINGS

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C.1. ZC 2018-19 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOUG AND ELIZABETH MANN FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1-S SPECIAL SINGLE-FAMILY AT 8025 VALLEY DRIVE, BEING 2.26 ACRES DESCRIBED AS TRACT 1B12, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chairman Justin Welborn introduced items C.1 and C.2 and announced the items will be presented together and voted on separately. Chairman Welborn opened the public hearing and called on Principal Planner Clayton Husband to introduce the request. Mr. Husband presented the request.

Chairman Welborn called for the applicant to present the request.

Doug Mann, 8025 Valley Drive, North Richland Hills, Texas, 76182, presented the request.

Chairman Welborn and the applicant discussed height and size differences between the existing wooden barn and the proposed metal building.

Commissioner Don Bowen and the applicant discussed the future plans of the secondary living unit. Commissioner Bowen stated the secondary living unit may not be used as rental space.

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

Commissioner Bowen and Mr. Husband discussed the potential for the secondary living unit being 85% masonry and the metal structure having a 4-foot wainscoting. Commissioner Bowen and Mr. Husband discussed staff's recommendation to not attach the secondary living unit to the primary residence as required by the zoning ordinance.

Commissioner Mason Orr and Mr. Husband discussed the existing fencing material along the southern property line.

Commissioner Kathy Luppy and Mr. Husband discussed the maximum size structure permitted for a secondary living unit as compared to the proposal.

Chairman Welborn and Mr. Husband discussed the square footage of the secondary living unit and porch area.

Chairman Welborn called for anyone wishing to speak for or against the request.

Deborah Turnage, 7015 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the request.

Donna Albury, 8024 Valley Drive, North Richland Hills, Texas 76182; Kevin Holden, 8033 Valley Drive, North Richland Hills, Texas 76182; Susan Holden, 8003 Valley Drive, North Richland Hills, Texas 76182; and George Dumith, 7325 Bursey Road, North Richland Hills, Texas 76182 recorded their support for the proposal but wished to not speak.

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 MASON ORR, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-19.

MOTION TO APPROVE CARRIED 4-0.

C.2. SUP 2018-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOUG AND ELIZABETH MANN FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AND A METAL ACCESSORY BUILDING AT 8025 VALLEY DRIVE, BEING 2.26 ACRES DESCRIBED AS TRACT 1B12, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

This item was presented and discussed in conjunction with item C.1.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE SUP 2018-06 SUBJECT TO THE METAL BARN HAVING A 4-FOOT MASONRY WAINSCOTING, AND THE SECONDARY LIVING UNIT COMPLYING WITH THE 85% MASONRY STANDARD.

MOTION TO APPROVE CARRIED 4-0.

C.3. ZC 2018-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NONRESIDENTIAL PLANNED DEVELOPMENT AT 8124 BOULEVARD 26, BEING 0.42 ACRES DESCRIBED AS LOT 2, BLOCK H, RICHLAND OAKS 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.

Daniel Franklin, on behalf of Baird, Hampton & Brown, 301 William D. Tate Avenue, Grapevine, Texas, 76051, presented the request.

Ex-Officio Kelvin Deupree and the applicant discussed the anticipated traffic volume generated from this site.

Chairman Welborn and Mr. Franklin discussed the purpose of the additional space requested.

Commissioner Mason Orr and the applicant discussed parking for employees.

Commissioner Don Bowen confirmed with staff that landscaping would be required to be irrigated.

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

Torrey McGraw, 15100 Trinity Boulevard, Fort Worth, Texas, 76155, spoke in favor of the request.

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.

Commissioner Bowen and Mr. Husband discussed design standard suggestions from staff.

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Chairman Welborn commented on the landscape plan and the potential ability to disguise the current structure and proposed structure with greenery.

Chairman Welborn and Mr. Husband discussed the landscape plan and irrigation responsibilities.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-17.

MOTION TO APPROVE CARRIED 4-0.

C.4. ZC 2018-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY, P.C., FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7125 DOUGLAS LANE, BEING 5.942 ACRES DESCRIBED AS TRACTS 2Z, 2Z1, 2J, AND 2J1, JOHN CONDRA SURVEY, ABSTRACT 311.

TABLED

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

Chairman Welborn called for the applicant to present the request.

Mark Wood, on behalf of Howe Wood Company, 6617 Precinct Line Road, North Richland Hills, Texas, 76182, presented the request.

Chairman Welborn and Mr. Wood discussed the concept of including large estate lots on the frontage of Douglas Lane and standard R-2 Single-Family Residential lots behind. Mr. Wood stated the floodplain causes restrictions.

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

Chairman Welborn and Mr. Comstock discussed the current land use plan recommendation of low-density residential.

Peggy Smith, 7121 Douglas Lane, North Richland Hills, Texas, 76182, spoke on behalf of 10 other individuals who oppose the proposed zoning change and support the residential estate policy.

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Lynn Motheral, 7109 Douglas Lane, North Richland Hills, Texas, 76182, spoke in opposition to the request.

Cindy Gorman, 7301 Shady Hollow Lane, North Richland Hills, Texas, 76182, spoke in opposition to the request.

Jack Reynolds, 6708 Little Ranch Road, North Richland Hills, Texas, 76182, spoke in support to the request.

Austin Motheral, 7109 Douglas Lane, North Richland Hills, Texas, 76180, spoke in opposition to the request.

Nathan McFarland, 7201 Windcrest Court East, North Richland Hills, Texas, 76182, spoke in opposition to the request.

Tammy Hart, 7109 Douglas Lane, North Richland Hills, Texas 76182; Suzanne Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182; Ty Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182; James Buresh, 7124 Douglas Lane, North Richland Hills, Texas 76182; Kathy Mattox, 7112 Windhaven Road, North Richland Hills, Texas 76182; Clifford Mattox, North Richland Hills, Texas 76182; Vonette Buresh, 7124 Douglas Lane, North Richland Hills, Texas 76182; Laurie Ambrose, 7101 Douglas Lane, North Richland Hills, Texas 76182; Dianne Skinner, 7217 Windcrest Lane, North Richland Hills, Texas 76182; Joyce Goldring, 9009 Douglas Lane, North Richland Hills, Texas 76182; Mary Atkins, 7133 Douglas Lane, North Richland Hills, Texas 76182; and Steve Turnage, 7015 Douglas Lane, North Richland Hills, Texas 76182, registered their opposition to the request and wished to not speak.

Robert Martinson, 6716 Little Ranch Road, North Richland Hills, Texas 76182; and Donna Reynolds, 6708 Little Ranch Road, North Richland Hills, Texas 76182, registered their support to the request and wished to not speak.

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 DENY ZC 2018-10.

MOTION TO DENY FAILED 2-2 WITH CHAIRMAN JUSTIN WELBORN AND COMMISSIONER MASON ORR OPPOSING.

Commissioner Bowen and Commissioner Kathy Luppy provided their reasoning for denying the request.

Following the lack of a majority vote, the Commission and staff discussed alternative layouts and designs, the potential designation of a residential-infill planned development, and reasons why staff recommended denial of the request. Staff explained that a majority vote of the Commission on a recommendation would be necessary for this application to move forward to City Council.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER MASON ORR TO TABLE ZC 2018-10 TO THE SEPTEMBER 6, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

E. ADJOURNMENT

Chairman Justin Welborn adjourned the meeting at 9:30 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary