

**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
NOVEMBER 21, 2019**

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 21st day of November 2019, 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
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
Absent:	Kelvin Deupree	Ex-Officio
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Marrk Callier	Management Analyst

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

1 ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBERS IN PLACE 6 AND EX-OFFICIO.

The oath of office for Patrick Faram, Ex-Officio, was administered by another notary before the meeting, and the oath of office for Kelvin Deupree, Place 6, was postponed to the December 5, 2019, meeting.

2 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on October 28 and November 12, 2019.

3 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

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

Planning Director Clayton Comstock discussed item D.4 on the regular meeting.

Commissioner Werner and Mr. Comstock discussed the DRC comments on item D.4.

Commissioner Bowen and Mr. Comstock discussed the process of handling preliminary plats.

Chair Welborn adjourned the work session at 7:04 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 7:10 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
Absent:	Kelvin Deupree	Ex-Officio
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
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A.1 PLEDGE OF ALLEGIANCE

Ex-Officio Faram 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 17, 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 17, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

D. PLANNING AND DEVELOPMENT

D.1 AP 2019-03 CONSIDERATION OF A REQUEST FROM MIKA HUNTER FOR AN AMENDED PLAT OF LOT 1A1R, BLOCK 3, WOODBERT ADDITION, BEING 0.69 ACRES LOCATED AT 7605 DAVIS BOULEVARD.

APPROVED

Chair Welborn introduced the item, 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.

William Barlow, 7208 Brooks Avenue, Richland Hills, Texas, presented the request.

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

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Vice Chair Tyner and Mr. Husband discussed the drainage area located south of the property.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE AP 2019-03.

MOTION TO APPROVE CARRIED 6-0.

D.2 RP 2019-11 CONSIDERATION OF A REQUEST FROM EMMANUEL PEREZ FOR A REPLAT OF LOT 3R, CALLOWAY ACRES, BEING 0.497 ACRES LOCATED IN THE 3800 BLOCK OF SCRUGGS DRIVE.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item, 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.

Roger Hart, 6080 S. Hulen Street, Suite 360, Fort Worth, Texas, presented the request.

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

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE RP 2019-11 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D.3 PP 2019-05 CONSIDERATION OF A REQUEST FROM JIM O'CONNOR FOR A PRELIMINARY PLAT OF LOTS 9-11, JOHN'S ADDITION, BEING 1.831 ACRES LOCATED AT 8217-8221 CARDINAL LANE.

CONTINUED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER OLVEY TO POSTPONE PP 2019-05 TO THE DECEMBER 5, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

D.4 PP 2019-06 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A PRELIMINARY PLAT OF CITY POINT ADDITION, BEING 22.535 ACRES LOCATED AT 4400 CITY POINT DRIVE.

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.

Trevor Kollinger and Bryan Klein, 1800 Valley View Lane, Dallas, Texas, presented the request.

Commissioner Werner and the applicant discussed the concept plan.

Chair Welborn and the applicant discussed potential homebuilders and the amenity center in the project.

Vice Chair Tyner and the applicant discussed the concept plan.

Chair Welborn and the applicant discussed DRC comments on the project.

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

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER OLVEY TO APPROVE PP 2019-06 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:37 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary