

**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 21, 2021**

**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 October 2021, 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
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent: None

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.

**A.1 PLANNING DIRECTOR REPORT**

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

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

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Planning Director Clayton Comstock discussed items on the regular meeting agenda.

Chair Welborn adjourned the work session at 6:59 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 7:07 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
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent: None

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

**Present** Commissioner Justin Welborn, Commissioner Jerry Tyner, Commissioner Don Bowen, Commissioner Greg Stamps, Commissioner Kathy Luppy, Commissioner Gregory Hoffa, Commissioner Nyja Roby, and Commissioner Anthony Bridges

**Non-Voting**

**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.

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**B. MINUTES**

**B.1 APPROVE MINUTES OF THE OCTOBER 7, 2021, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE MINUTES OF THE OCTOBER 7, 2021, PLANNING AND ZONING COMMISSION MEETING.**

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

**C. PLANNING AND DEVELOPMENT**

**C.1 PLAT21-0002 CONSIDERATION OF A REQUEST FROM BARTON CHAPA SURVEYING FOR A FINAL PLAT OF LOT 4, BLOCK 2, SMITHFIELD ADDITION, BEING 0.133 ACRES LOCATED AT 6816 SMITHFIELD ROAD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

The applicant, Isaac Wright, 8023 Mickey Street, North Richland Hills, Texas 76182, presented the request.

Chair Welborn, Commissioner Roby, and the applicant discussed driveway access to Smithfield Road.

Commissioner Hoffa and the applicant discussed the proposed size of the house.

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

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER HOFFA TO APPROVE PLAT21-0002 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS AND THE WAIVERS TO THE LOT AREA, LOT WIDTH, AND LOT DEPTH STANDARDS.**

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

**C.2 PLAT21-0003 CONSIDERATION OF A REQUEST FROM BRITTAIN & CRAWFORD LLC FOR A REPLAT OF LOTS 5R1 AND 5R2, BLOCK 12, FOX HOLLOW ADDITION, BEING 0.287 ACRES LOCATED AT 6617-6619 PARKVIEW 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.

Chris Blevins, Brittain & Crawford LLC, 3908 South Freeway, Fort Worth, Texas presented the request.

Chair Welborn and the application discussed the ownership of the property.

Commissioner Hoffa and the applicant discussed garage access to the north half of the duplex unit.

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

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVE PLAT21-0003 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.3 PLAT21-0005 CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY FOR A FINAL PLAT OF LOT 1, BLOCK A, CENTURY HILLS ADDITION, BEING 3.459 ACRES LOCATED AT 8381 DAVIS BOULEVARD.**

**APPROVED WITH CONDITIONS**

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Chair Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Jeremy Nelson, The John R. McAdams Company, 7508 Olympia Trail, Fort Worth, Texas presented the request.

Chair Welborn and the applicant discussed the preliminary plat of the property.

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 HOFFA TO APPROVE PLAT21-0005 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D. PUBLIC HEARINGS**

**D.1 ZC21-0005 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LISA HAM FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 7612 SHADY GROVE ROAD, BEING 1.105 ACRES DESCRIBED AS LOT 2, BLOCK 1, MCKEE ADDITION**

**APPROVED WITH CONDITIONS**

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.

Lisa Ham, 7612 Shady Grove Rd, North Richland Hills, Texas presented the request.

Chair Welborn and the applicant discussed how long the concrete foundation has been on the property and the when the property was platted.

Commissioner Hoffa and the applicant discussed the timing of building construction.

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

Chair Welborn and Mr. Comstock discussed the waiver requests associated with this

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case, the rear building line setback, the distance from the building to the properties in Shady Oaks subdivision, and the size of the building.

Vice Chair Tyner and Mr. Comstock discussed the existing concrete slab.

Commissioner Hoffa and Mr. Comstock discussed the standard plan review and inspection processes for permanent accessory buildings.

Chair Welborn, Vice Chair Tyner, and the applicant discussed the other temporary structures located on the property behind the garage.

Commissioner Hoffa and Mr. Comstock discussed construction methods and the use of heavy timber columns for awning supports.

Commissioner Roby and the application discussed the anticipated timing for completion of the building.

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

Warren Dewey, 8537 Grandview Drive, North Richland Hills, Texas, was called to spoke in opposition to the request.

Balendra Pathman, 8541 Grandview Drive, North Richland Hills, Texas, spoke in opposition to the request.

Sandra Huzenlaub, 8304 Shady Oaks Drive, North Richland Hills, Texas, spoke in opposition to the request.

Lynn Wilson, 8533 Grand View Drive, North Richland Hills, Texas, spoke in opposition to the request.

Debbie Dewey, 8537 Grand View Drive, North Richland Hills, Texas, spoke in opposition to the request.

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.

Chair Welborn and City Engineer Nathan Frohman discussed drainage plans for

Shady Oaks subdivision and water flow in the area.

Commissioner Luppy and Mr. Comstock discussed building permit reviews and drainage plan requirements.

Commissioner Stamps and Mr. Comstock discussed the roof pitch of the covered area and storage of items around the building.

Chair Welborn and the applicant discussed drainage on the property.

Vice Chair Tyner, Commissioner Bowen, and Mr. Comstock discussed whether a condition of approval could be considered to require the covered area to be removed from the building.

Commissioner Stamps and Mr. Comstock discussed the DRC recommendation.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC21-0005 SUBJECT TO THE REMOVAL OF THE 540-SQUARE-FOOT COVERED AREA ON THE EAST SIDE OF THE BUILDING.**

**MOTION TO APPROVE CARRIED 4-2-1 (CHAIR WELBORN AND COMMISSIONER HOFFA VOTING AGAINST AND COMMISSIONER ROBY ABSTAINING).**

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:32 p.m.

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Secretary

