

**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
MARCH 7, 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 7th day of March 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
	Kelvin Deupree	Ex-Officio

Absent:

Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

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

1 PLANNING DIRECTOR REPORT.

Planning Director Clayton Comstock presented the city announcements, action taken on planning related items at the February 25, 2019, and March 4, 2019, City Council meetings and provided an update to current development activity.

3 PRESENTATION ON THE NRH ZONING ORDINANCE REGARDING PLANNED DEVELOPMENT ZONING DISTRICTS AND RELATED DEVELOPMENT STANDARDS.

Planning Director Clayton Comstock presented on development standards for nonresidential planned developments.

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

Planning Director Clayton Comstock presented item C.1 from the agenda and asked the Commission for questions.

Chairman Justin Welborn adjourned the work session at 7:01 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the regular meeting to order at 7:06 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
	Kelvin Deupree	Ex-Officio

Absent:

Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

A.1 PLEDGE

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

flags.

B. MINUTES

B.1 APPROVE MINUTES OF THE FEBRUARY 21, 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 FEBRUARY 21, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 SUP 2018-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SOHAIL DHARANI FOR A SPECIAL USE PERMIT TO ALLOW FUEL SALES AT 7605 BOULEVARD 26, BEING 0.6913 ACRES DESCRIBED AS LOT 1, BLOCK 2, RICHLAND TERRACE ADDITION.

APPROVED

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

Sohail Dharani, 3001 Lackland Road, Fort Worth, Texas 76116, presented the request.

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

Kelvin Deupree and Mr. Husband discussed the property's outdoor lighting pertaining to the current development code standards.

Chairman Welborn and Mr. Husband discussed the special use permit expiration date and how it would affect the land use.

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.

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A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE SUP 2018-08.

MOTION TO APPROVE CARRIED 7-0.

C.2 TR 2019-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO ARTICLE II ADMINISTRATION AND ARTICLE III SITE PLANS OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING THE EXPIRATION AND WITHDRAWAL OF APPLICATIONS.

APPROVED

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

Vice Chairman Jerry Tyner, Ex-Officio Kelvin Deupree, Commissioner Mason Orr, Commissioner Don Bowen, and Mr. Comstock discussed the process by which applications may expire per the proposal as well as how applicants can avoid having applications administratively withdrawn. Mr. Comstock stated if an applicant is still in contact with staff within reasonable periods of time, the application will likely not expire.

Ex-Officio Deupree and Mr. Comstock discussed what would initiate a thirty day extension after the project expired.

John Pitstick, on behalf of Beaten Path Development and Our Country Homes, 700 W Harwood Road, Hurst, Texas 76054, stated his support of the request and asked staff to be considerate of issues outside of the applicant's control.

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 Bowen assured the public that staff and the City of North Richland Hills is pro-development.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY VICE CHAIRMAN JERRY TYNER TO APPROVE TR 2019-02.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 PP 2018-07 CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A PRELIMINARY PLAT OF WESTERN RIDGE, BEING 8.245 ACRES LOCATED IN THE 6900 BLOCK OF PRECINCT LINE ROAD AND 9200 BLOCK OF AMUNDSON DRIVE.

APPROVED

Chairman Justin Welborn introduced the item 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.

Mark Wood, on behalf of FW Western Ridge, LLC, 6617 Precinct Line Road, North Richland Hills, Texas 76182, presented the request.

Chairman Welborn and Mr. Wood discussed the proposed drainage infrastructure.

Ex-Officio Kelvin Deupree asked where the construction entrance will be for the development. Mr. Wood stated Amundson Drive.

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE PP 2018-07.

MOTION TO APPROVE CARRIED 7-0.

D.2 PP 2018-08 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A PRELIMINARY PLAT OF URBAN TRAILS COTTAGES, BEING 5.552 ACRES LOCATED AT THE SOUTHWEST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

APPROVED

Chairman Justin Welborn announced he filed an affidavit of disqualification due to conflict of interest and exited the Council Chambers at 7:43 p.m.

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Vice Chairman Jerry Tyner introduced the request and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Vice Chairman Tyner called for the applicant to present the request.

Ottis Lee, on behalf of Baird Hampton and Brown, 1901 Martin Drive #100, Weatherford, Texas, 76086, presented the request.

Vice Chairman Jerry Tyner called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Don Bowen and Mr. Comstock discussed if there was a minimum structure size associated with the planned development.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE PP 2018-08, SUBJECT TO DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS.

MOTION TO APPROVE CARRIED 6-0-1, WITH CHAIRMAN JUSTIN WELBORN ABSTAINING.

E. ADJOURNMENT

Vice Chairman Jerry Tyner adjourned the meeting at 7:51 p.m.

Jerry Tyner, Vice Chairman

Attest:

Kathy Luppy, Secretary