

**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 15, 2020**

**REGULAR MEETING: 7:00 PM**

**A. CALL TO ORDER**

Chair Welborn called the meeting to order at 7:00 p.m.

Present:	Justin Welborn	Chair, Place 1
	Don Bowen	Place 3
	Patrick Faram	Place 4
	Kathy Luppy	Secretary, Place 5
	Kelvin Deupree	Place 6
	Wendy Werner	Place 7

Absent:	Jerry Tyner	Vice Chair, Place 2
	Gregory Hoffa	Ex-Officio

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director

**A.1 PLEDGE**

Commissioner 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.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE OCTOBER 1, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER FARAM TO APPROVE MINUTES OF THE OCTOBER 1, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

**C. PLANNING AND DEVELOPMENT**

**C.1 FP 2020-09 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A FINAL PLAT OF CITY POINT ADDITION PHASE 2, BEING 21.522 ACRES LOCATED AT 4401 CITY POINT DRIVE.**

**APPROVED WITH CONDITIONS**

Chair Welborn stated since they are related items on the same property, items C.1 and C.2 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the items and called for Planning Director Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Chair Welborn called for the applicant to present the requests.

Bryan Klein, with Ion Design Group, 7075 Twin Hills Avenue, Dallas, Texas presented the request.

Chair Welborn and Mr. Klein discussed the lot setbacks for townhouse lots and the differences between the lot layout in phase two between the preliminary and final plats.

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

Chair Welborn and Mr. Klein discussed the location of the franchise utilities and front and rear setbacks.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE FP 2020-09 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C.2 FP 2020-10 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A FINAL PLAT OF CITY POINT ADDITION PHASE 3, BEING 5.897 ACRES LOCATED AT 4201 CITY POINT DRIVE.

**APPROVED WITH CONDITIONS**

Item C.2 was presented in conjunction with item C.1.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2020-10 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C.3 PLANNING DIRECTOR REPORT

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:22 p.m.

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Secretary