

**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 21, 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 21st 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
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Jerry Tyner	Place 2, Vice Chairman
	Mason Orr	Place 6
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

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

1 PLANNING DIRECTOR REPORT.

Planning Director Clayton Comstock provided city announcements and discussed current development in North Richland Hills.

3 PRESENTATION ON THE NRH ZONING ORDINANCE REGARDING THE TRANSIT ORIENTED DEVELOPMENT AND TOWN CENTER ZONING DISTRICTS.

Planning Director Clayton Comstock presented a historical summary of the Town Center district, also known as HomeTown, and remaining undeveloped entitlements for HomeTown.

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

No items were discussed during the work session.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the regular meeting to order at 7:07 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Jerry Tyner	Place 2, Vice Chairman
	Mason Orr	Place 6
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

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 MARCH 7, 2019, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE MINUTES OF THE MARCH 7, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 TR 2019-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-1 (DEFINITIONS), SECTION 118-565 (SCHEDULE OF PERMITTED USES BY CHARACTER ZONE), SECTION 118-631 (TABLE OF PERMITTED USES), SECTION 118-633 (SPECIAL LAND USE REGULATIONS), AND SECTION 118-711 (ALCOHOLIC BEVERAGES) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING ALCOHOL RELATED USES.

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.

Ex-Officio Kelvin Deupree, Chairman Justin Welborn, and Mr. Comstock discussed distances required between bars and churches.

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 SARAH OLVEY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE TR 2019-01.

MOTION TO APPROVE CARRIED 5-0.

C.2 SUP 2019-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WARD ARCHITECTURE FOR A SPECIAL USE PERMIT FOR A MICRO-BREWERY AND BREWPUB AT 7920 AND 7924 MAPLEWOOD AVENUE, BEING 0.9257 ACRES DESCRIBED AS LOTS 2R AND 6, BLOCK 23, CLEAR VIEW ADDITION.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, 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.

Brandon Pitzer, on behalf of False Idol Brewery, 7920 and 7924 Maplewood Avenue, North Richland Hills, Texas 76180, presented the request.

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

Ex-Officio Kelvin Deupree and Mr. Comstock discussed the Development Review Committee's recommendation to the Commission.

Commissioner Don Bowen and Mr. Comstock discussed penalties the applicant would incur if the deferred improvements were not completed within the time permitted.

Chairman Welborn and the applicant discussed the covered parking construction materials.

Ex-Officio Deupree, the applicant, and Mr. Comstock discussed the number of special events allowed on the property.

Commissioner Wendy Werner and the applicant discussed how many parking spaces the covered parking would cover.

Commissioner Werner and the applicant discussed how the proposed back patio is designed.

Commissioner Bowen, Ex-Officio Deupree, and the applicant discussed parking requirements and scenarios for occasional farmers markets.

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Commissioner Werner, Ex-Officio Deupree, Mr. Comstock, and the applicant discussed the size allowed for the proposed mural on the northern facade of the building as well as the vision for the artwork. Mr. Comstock stated the mural would be approved by the Development Review Committee once the owner has permission from an artist to use their work or commissions an original piece.

Commissioner Sarah Olvey and Mr. Comstock discussed possible motions.

Richard Olivar, 7917 Maplewood Avenue, North Richland Hills, Texas 76180, spoke in opposition to the request due to parking, traffic, and proximity to residential areas.

Chairman Welborn asked Mr. Comstock to address Mr. Olivar's statements pertaining to parking.

The Commission and Mr. Comstock discussed public parking and parking requirements pertaining to the requested land use and special events.

Chairman Justin 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.

Chairman Welborn stated he has no objections with the waivers requested by the applicant.

Ex-Officio Deupree stated he also has no objections to the waivers.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE SUP 2019-02 WITH THE WAIVERS AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1 PP 2019-01 CONSIDERATION OF A REQUEST FROM IHS REAL ESTATE HOLDINGS LLC FOR A PRELIMINARY PLAT OF WATERMERE ON THE PRESERVE, BEING 16.8313 ACRES LOCATED IN THE 8500-8600 BLOCK OF DAVIS BOULEVARD.

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.

Lyndon Crouch, on behalf of Burgess & Niple, 12750 Merit Dr. Dallas, Texas 75251, presented the request.

Chairman Welborn, Ex-Officio Kelvin Deupree, and the applicant discussed the 5-foot pedestrian easement running throughout the property and if the residents in Steeple Ridge would still have public access to the retention pond.

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

Commissioner Kathy Luppy and Mr. Comstock discussed the motion pertaining to the public access.

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE PP 2019-01 SUBJECT TO THE ADDITION OF A PUBLIC ACCESS EASEMENT ON THE FINAL PLAT BEGINNING AT THE END OF TRAILS EDGE DRIVE AND CIRCLING THE DRAINAGE AND DETENTION EASEMENT.

MOTION TO APPROVE CARRIED 5-0.

E. ADJOURNMENT

Chairman Justin Welborn adjourned the regular meeting at 8:32 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary