

**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  
SEPTEMBER 6, 2018**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 6th day of September, 2018 at 6:00 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 Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Craig Hulse	Economic Development Director
	Justin Naylor	Civil Engineer
	Fahad Rajabali	Engineer Associate
	Craig Hulse	Director of Economic Development
	Maleshia McGinnis	City Attorney

Chairman Justin Welborn called the work session meeting to order at 6:01 p.m.

**A.1 PLANNING MANAGER REPORT**

Planning Manager Clayton Comstock introduced Planning and Zoning Commissioner Wendy Werner. Mr. Comstock summarized actions taken on planning related items

at the August 27, 2018, City Council meeting and provided city announcements. He further discussed development activity in North Richland Hills.

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

Planning Manager Clayton Comstock presented item C.1 and provided a history of zoning change requests dating back to 2014 regarding zoning changes to R-1-S Special Single-Family and R-1 or R-2 Single-Family Residential.

Mr. Comstock presented item C.2. Mr. Comstock and the Commission discussed the proposed setbacks of the antenna and similar antennas within North Richland Hills.

Mr. Comstock presented item C.6.

Mr. Comstock presented item C.5.

Chairman Justin Welborn exited the room at 6:48 p.m.

Mr. Comstock presented item C.4.

Vice Chairman Jerry Tyner exited the room at 6:55 p.m.

Mr. Comstock presented item C.3.

Commissioner Kathy Luppy adjourned the work session at 6:59 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

Chairman Justin Welborn called the meeting to order at 7:11 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 Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development
	Maleshia McGinnis	City Attorney

**A.1. PLEDGE OF ALLEGIANCE**

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

**A.2. ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBER IN PLACE 7.**

Planning Technician John Chapman administered the Oath of Office for Commissioner Wendy Werner, Place 7.

**B. MINUTES**

**B.1. APPROVE MINUTES OF THE AUGUST 16, 2018, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE MINUTES OF THE AUGUST 16, 2018, PLANNING AND ZONING COMMISSION MEETING.**

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

**C. PUBLIC HEARINGS**

**C.1. ZC 2018-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY, P.C., FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7125 DOUGLAS LANE, BEING 5.942 ACRES DESCRIBED AS TRACTS 2Z, 2Z1, 2J, AND 2J1, JOHN CONDRA SURVEY, ABSTRACT 311. (CONTINUED FROM THE AUGUST 16, 2018, PLANNING AND ZONING COMMISSION MEETING)**

**DENIED**

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY VICE CHAIRMAN JERRY TYNER TO REMOVE ZC 2018-10 FROM THE TABLE.**

**MOTION TO REMOVE ZC 2018-10 FROM THE TABLE CARRIED 7-0.**

Chairman Justin Welborn reopened the public hearing, introduced the item, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called the applicant to present the request.

Mark Wood, on behalf of Howe Wood Company, 6617 Precinct Line Road, North Richland Hills, Texas 76182, introduced the property owner, Chester Christopher.

Chester Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182, presented the request.

Mr. Wood reapproached the Commission and continued to present the request.

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

Chairman Welborn and Mr. Comstock discussed how the boundary for the residential estate area was created. Mr. Comstock stated that it was created by staff based on existing contiguous areas of R-1-S and AG zoned properties as well as lot sizes and residential densities.

Chairman Welborn announced Planning Technician John Chapman will begin calling individuals who filled out and submitted a public meeting appearance card to speak.

Austin Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in

opposition to the request.

R. Lynn Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Jim Buresh, 7124 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Peggy Smith, 7121 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Joyce Goldring, 7009 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Ty Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Commissioner Don Bowen asked that all comments be directed to the Commission and concern only the request by the applicant.

Ryan McCallion, 7401 Continental Trail, North Richland Hills, Texas 76182, spoke in support to the request.

Elaine McCallion, 7401 Continental Trail, North Richland Hills, Texas 76182, spoke in support to the request.

Cindy Gorman, 7301 Shady Hollow Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Debra Turnage, 7015 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Tammy Hart, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Robin Langley, 7237 Windcrest Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Jack Reynolds, 6708 Little Ranch Road, North Richland Hills, Texas 76182, spoke in support to the request.

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Sylvia Ventura, 6724 Little Ranch Road, North Richland Hills, Texas 76182, spoke in support to the request.

Allie Herd, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Robert Shank, 6113 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

Those who did not wish to speak, but registered their opposition for the request: Kathy Mattox, 7112 Windhaven Road, North Richland Hills, Texas 76182; Clifford Mattox, 7112 Windhaven Road, North Richland Hills, Texas 76182; Brooke Allen, 7237 Windcrest Lane, North Richland Hills, Texas 76182; Pam Moon, 7129 Douglas Lane, North Richland Hills, Texas 76182; Marietta Gonzales, 7036 Windhaven Road, North Richland Hills, Texas 76182; Dianne Skinner, 7217 Windcrest Lane, North Richland Hills, Texas 76182; Johnny Darla, 7209 Windcrest Lane, North Richland Hills, Texas 76182; William Mahiu, 7113 Douglas Lane, North Richland Hills, Texas 76182; and Suzanne Bailey, 7008 Douglas Lane, North Richland Hills, Texas 76182.

Those who did not wish to speak, but registered their support for the request: Marcia Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182; Brad Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182; and Robert Martinson, 6716 Little Ranch Road, North Richland Hills, Texas 76182.

Chairman Justin 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.

Commissioner Kathy Luppy commented that the upcoming 2018 comprehensive plan is proposed to be adopted by the end of the year and will likely include a residential estate lot recommendation.

Commissioner Mason Orr stated the R-2 zoning request is reasonable.

Vice Chairman Jerry Tyner stated he was part of the 2014 joint meeting with City Council when the estate lot subject was first discussed and that he is opposed to the request.

Chairman Welborn summarized the applicant's statements concerning the value of the subdivision and that particular property is appropriate to be zoned R-2.

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**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO DENY ZC 2018-10.**

**MOTION TO DENY CARRIED 4-3, WITH CHAIRMAN JUSTIN WELBORN, COMMISSIONER SARAH OLVEY, AND COMMISSIONER MASON ORR OPPOSING.**

**C.2. SUP 2018-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ZONE SYSTEMS, INC. FOR A SPECIAL USE PERMIT FOR A COMMUNICATIONS TOWER AT 8825 BUD JENSEN DRIVE, BEING 2.749 ACRES DESCRIBED AS LOT 2R, BLOCK 1, UICI ADDITION.**

**APPROVED**

The Commission took a recess at 8:43 p.m.

Chairman Justin Welborn readjoined the meeting at 8:52 p.m.

Chairman Welborn opened the public hearing, introduced the item, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Welborn called for the applicant to present the request.

Peter Kavanagh, representing Verizon Wireless, 1620 Handley Drive Suite A, Dallas, Texas 75208, presented the request.

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

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 MASON ORR TO APPROVE SUP 2018-07.**

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

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**C.6. ZC 2018-21 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A ZONING CHANGE FROM AG AGRICULTURAL TO C-1 COMMERCIAL IN THE 8900-9100 BLOCK OF MID CITIES BOULEVARD, BEING 8.3 ACRES DESCRIBED AS TRACT 12G, T.K. MARTIN SURVEY, ABSTRACT 1055.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

Mike Standish, on behalf of Convergence Capital, P.O. Box 631, Colleyville, Texas 76034, presented the request.

Rhonda Berry, 1215 Powder River Trail, Southlake, Texas 76092, also presented the request.

Vice Chairman Jerry Tyner and Ms. Berry discussed the tree survey of the property.

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

Vice Chairman Tyner and the applicant discussed curb cuts and how many are anticipated. Ms. Berry stated there is no conceptual design at this time and mentioned the current curb cut locations.

Mark Wood, 6617 Precinct Line Road, North Richland Hills, Texas 76182, spoke in support of the request.

Michelle Cox, 8908 Michelle Lane, North Richland, Texas, 76182, spoke in opposition to the request.

Chairman Justin 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 KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE ZC 2018-21.**

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

**C.5. ZC 2018-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HOWE AND WOOD COMPANY FOR A ZONING CHANGE FROM PD PLANNED DEVELOPMENT, O-1 OFFICE, AND AG AGRICULTURAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT IN THE 9200 BLOCK OF AMUNDSON DRIVE AND 6900 BLOCK OF PRECINCT LINE ROAD, BEING 8.222 ACRES DESCRIBED AS HIGHLAND PARK ADDITION, BLOCKS 1-5; AND TRACTS 3E AND 3F, T.K. MARTIN SURVEY, ABSTRACT 1055.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

Mark Howe, on behalf of Howe and Wood Company, 6617 Precinct Line Road, North Richland Hills, Texas 76182, presented the request.

Commissioner Don Bowen and Mr. Howe discussed the future condition and upkeep of the 30-foot easement provided for David Barfield's property to the south.

Vice Chairman Jerry Tyner and Mr. Howe discussed a gated iron wrought fence to the rear of open space lot to Mr. Barfield's property.

Chairman Welborn and Mr. Howe discussed wood fencing on interior corner lots and changing that fencing to metal.

Ex-Officio Kelvin Deupree and Mr. Howe discussed the dimensions of the median.

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 add a 5-foot landscaping strip along Precinct Line

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Road.

Chairman Welborn and Mr. Comstock discussed the setback requirements for the lots of 20 feet. Chairman Welborn and Mr. Howe discussed pad depths being 70-72 feet and discussed the usable space for backyards.

Kent Davis, 6817 Knob Hill Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

Those who did not speak, but registered their opposition to the request:

Humberto Hernandez, 7001 Oak Hills Court, North Richland Hills, Texas 76182; and Gaudelia Hernandez, 7001 Oak Hills Court, North Richland Hills, Texas 76182.

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.

Commissioner Don Bowen asked for clarification from staff concerning the motion to include the five-foot buffer.

Chairman Welborn and Ex-Officio discussed the lot depth.

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2018-16.**

**MOTION TO APPROVE CARRIED 6-1, WITH COMMISSIONER WENDY WERNER OPPOSING.**

**C.3. ZC 2018-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT, LLC FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 7501 MID-CITIES BOULEVARD AND 7441 COLLEGE CIRCLE, BEING 5.52 ACRES DESCRIBED AS TRACT 10H, JOHN BARLOUGH SURVEY, ABSTRACT 130; AND LOT A1C, BLOCK 28, COLLEGE HILLS ADDITION.**

**DENIED**

Chairman Justin Welborn stated he filed an affidavit of disqualification and exited the Council Chambers at 9:56 p.m.

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Vice Chairman Jerry Tyner opened the public hearing, introduced the item, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

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

John Pitstick, on behalf of Beaten Path Development and Our Country Homes, 700 West Harwood Road, Hurst, Texas 76054, presented the request.

Ex-Officio Kelvin Deupree and Mr. Pitstick discussed pedestrian access throughout the development as well as the distance between homes.

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

Ex-Officio Duepree and Mr. Comstock discussed the percentages of single-story and multi-story residences and the future course to alter those percentages if ever needed.

Vice Chairman Tyner called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chairman Tyner closed the public hearing.

Commissioners Kathy Luppy, Mason Orr, Don Bowen, and Ex-Officio Deupree commented about various item discussed in the staff report.

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER LUPPY TO DENY ZC 2018-08.**

**MOTION TO DENY CARRIED 5-1-1, WITH COMMISSIONER WENDY WERNER OPPOSING AND CHAIRMAN JUSTIN WELBORN ABSTAINING.**

**C.4. ZC 2018-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE AT 8165 PRECINCT LINE ROAD, BEING 1.817 ACRES DESCRIBED AS TRACTS 8B, 8C, AND A, THOMAS PECK SURVEY, ABSTRACT 1209; AND TRACTS 5D AND 5F, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**APPROVED**

Vice Chairman Jerry Tyner stated he filed an affidavit of disqualification and exited the Council Chambers at 10:41 p.m.

Commissioner Kathy Luppy introduced the item, opened the public hearing, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Commissioner Luppy called for the applicant to present the request.

Amir Aboutalebi, 2826 Volterra Way, Keller, Texas 76248, presented the request.

Matt Moore, on behalf of ClayMoore Engineering, 1903 Central Drive, Bedford, Texas 76021, continued to present the request.

Commissioner Luppy and Mr. Moore discussed the plans for the existing residence on the lot.

Janet Golightly, 8165 Precinct Line Road, North Richland Hills, Texas 76182, continued to present the request.

Michelle Rawls, realtor for the Golightly family, 2104 East State Highway 114, Southlake, Texas, 76092, continued to present the request.

Commissioner Luppy called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Ex-Officio Kelvin Deupree and Mr. Comstock discussed the 2012 Comprehensive Plan with respect to the subject property and Kroger Marketplace.

Commissioner Sarah Olvey and Mr. Comstock discussed the proposed layout of the property.

Commissioner Luppy called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Commissioner Luppy closed the public hearing.

Commissioner Don Bowen stated in this scenario the applicants presented valid arguments for the subject property to be zoned office rather than single-family residential as shown on the 2012 Land Use Plan.

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE ZC 2018-13.**

**MOTION TO APPROVE CARRIED 5-0-2, WITH CHAIRMAN JUSTIN WELBORN AND VICE CHAIRMAN JERRY TYNER ABSTAINING.**

**D. PLANNING AND DEVELOPMENT**

**E. ADJOURNMENT**

Commissioner Kathy Luppy adjourned the meeting at 11:16 p.m.

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Justin Welborn, Chairman

Attest:

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Kathy Luppy, Secretary