

**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  
JANUARY 16, 2020**

**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 16th day of January 2020, 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
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
Absent:	Jerry Tyner	Vice Chair, Place 2
	Kelvin Deupree	Place 6
	Patrick Faram	Ex-Officio
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Craig Hulse	Economic Development Director
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

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

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements.

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

Planning Director Clayton Comstock discussed items C.1, C.2, C.3, D.2., D.3, and

D.4 on the regular meeting agenda.

Items C.4, C.5, and D.1 were not discussed.

Chair Welborn adjourned the work session at 6:59 p.m.

**REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)**

CALL TO ORDER

Chair Welborn called the meeting to order at 7:04 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
Absent:	Jerry Tyner	Vice Chair, Place 2
	Kelvin Deupree	Place 6
	Patrick Faram	Ex-Officio
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Craig Hulse	Economic Development Director
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

#### A.1 PLEDGE

Commissioner Werner 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.

#### EXECUTIVE SESSION

B. MINUTES

**B.1 APPROVE MINUTES OF THE DECEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER LUPPY TO APPROVE THE MINUTES OF THE DECEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 5-0.**

C. PLANNING AND DEVELOPMENT

**C.1 FP 2019-15 CONSIDERATION OF A REQUEST FROM LINDA BURKET FOR A FINAL PLAT OF LOTS 3-5, BLOCK 1, COULSON ADDITION, BEING 1.29 ACRES LOCATED AT 6809 CRANE ROAD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Linda Burket, 6809 Crane Road, North Richland Hills, Texas presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2019-15 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.2 AP 2019-04 CONSIDERATION OF A REQUEST FROM ROB WETLI FOR AN AMENDED PLAT OF LOTS 1R AND 2R, BLOCK 1, MOLLIE B. COLLINS ADDITION, BEING 0.435 ACRES LOCATED AT 7805 ODELL STREET.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Rob Wetli, 7805 Odell Street, North Richland Hills, Texas presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE AP 2019-04 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.3 PP 2019-08 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A PRELIMINARY PLAT OF CITY POINT ADDITION PHASE 3, BEING 5.897 ACRES LOCATED AT 4201 CITY POINT DRIVE.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Bryan Klein, 1800 Valley View Lane, Dallas, Texas Presented the request.

Chair Welborn and the applicant discussed setbacks and utility easement locations.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER OLVEY TO APPROVE PP 2019-08 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

**D.1 SDP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HKS, INC., FOR A SPECIAL DEVELOPMENT PLAN FOR AN ELEMENTARY SCHOOL IN THE 6700-6800 BLOCKS OF DAVIS BOULEVARD, BEING 10.94 ACRES DESCRIBED AS PORTIONS OF LOT 1, BLOCK 2, SMITHFIELD ADDITION; AND TRACTS 1B, 1B5, 1B6, AND 3B1, CROCKETT SURVEY, ABSTRACT 273.**

**APPROVED**

*Chair Welborn announced that Commissioner Luppy has a conflict of interest for items C.4, C.5, and D.1 and would abstain from discussion. She filed an affidavit of disqualification with the city secretary stating her conflict.*

*Commissioner Luppy left the dais at 7:23 p.m.*

Chair Welborn stated since they are related items on the same property, items C.4, C.5, and D.1 would be presented together, but the Commission will take action on each one separately.

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Wayne Reynaud, 305 N. Saint Paul Street, Suite 100, Dallas, Texas presented the request.

Chair Welborn, Commissioner Werner, and the applicant discussed the screening fence requirements on the site.

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

Chair Welborn and Mr. Comstock discussed the surrounding areas and how they

would be affected by the project.

Commissioner Werner and Mr. Comstock discussed drainage on the site.

Vickie Coles, 5645 Jamaica Circle, North Richland Hills, Texas spoke representing Smithfield Cemetery and about the fence between the school and the cemetery property.

Lawrence Fortney, 8016 Mickey Street, North Richland Hills, Texas spoke about the screening wall and site drainage.

Marianne Stahlhut, 6801 Smithfield Road, North Richland Hills, Texas spoke in favor of the request.

Mary Pat Fortney, 8016 Mickey Street, North Richland Hills, Texas spoke about traffic and drainage on the site.

Chair Welborn and the applicant discussed drainage and the screening fence location on the site.

Chair Welborn, Commissioner Werner, and the applicant discussed the sidewalk requirement on Smithfield Road.

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.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER OLVEY TO APPROVE SDP 2019-03.**

**MOTION TO APPROVE CARRIED 3-1-1, WITH COMMISSIONER WERNER VOTING AGAINST AND COMMISSIONER LUPPY ABSTAINING.**

**C.4 PP 2019-09 CONSIDERATION OF A REQUEST FROM TEAGUE NALL & PERKINS FOR A PRELIMINARY PLAT OF LOTS 1R AND 2, BLOCK 2, AND LOT 1, BLOCK 3, SMITHFIELD ADDITION, BEING 23.239 ACRES LOCATED AT 6724 SMITHFIELD ROAD.**

**APPROVED WITH CONDITIONS**

Item C.4 was presented in conjunction with item D.1.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE PP 2019-09 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 4-0-1, WITH COMMISSIONER LUPPY ABSTAINING.**

**C.5 FP 2019-16 CONSIDERATION OF A REQUEST FROM TEAGUE NALL & PERKINS FOR A FINAL PLAT OF LOTS 1R AND 2, BLOCK 2, AND LOT 1, BLOCK 3, SMITHFIELD ADDITION, BEING 23.239 ACRES LOCATED AT 6724 SMITHFIELD ROAD.**

**APPROVED WITH CONDITIONS**

Item C.5 was presented in conjunction with item D.1.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER OLVEY TO APPROVE FP 2019-16 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 4-0-1, WITH COMMISSIONER LUPPY ABSTAINING.**

**D. PUBLIC HEARINGS**

**SDP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HKS, INC., FOR A SPECIAL DEVELOPMENT PLAN FOR AN ELEMENTARY SCHOOL IN THE 6700-6800 BLOCKS OF DAVIS BOULEVARD, BEING 10.94 ACRES DESCRIBED AS PORTIONS OF LOT 1, BLOCK 2, SMITHFIELD ADDITION; AND TRACTS 1B, 1B5, 1B6, AND 3B1, CROCKETT SURVEY, ABSTRACT 273.**

Item D.1 was presented in conjunction with Items C.4 and C.5.

**D.2 ZC 2019-19 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A ZONING CHANGE FROM R-3 SINGLE-FAMILY RESIDENTIAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 8309 SAYERS LANE, BEING 0.46 ACRES DESCRIBED AS LOT 17, BLOCK 2, WOODBERT ADDITION. (CONTINUED FROM THE DECEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

*Commissioner Luppy returned to the dais at 8:31 p.m.*

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.

Chair Welborn called for the applicant to present the request.

Mark Wood, 6617 Precinct Line Road, North Richland Hills, Texas presented the request.

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

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

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-19.**

**MOTION TO APPROVE CARRIED 5-0.**

**D.3 SUP 2019-12 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CRAFTON COMMUNICATIONS FOR A SPECIAL USE PERMIT FOR A COMMUNICATIONS TOWER AT 4921 DAVIS BOULEVARD, BEING 2.852 ACRES DESCRIBED AS LOT 2R, BLOCK 1, HUDIBURG ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock

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introduced the request.

Chair Welborn called for the applicant to present the request.

Doug Henderson, 1870 Crown Drive, Suite 1500, Dallas, Texas presented the request.

Chair Welborn and the applicant discussed the stealth tower option for this location.

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

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE SUP 2019-12.**

**MOTION TO APPROVE CARRIED 5-0.**

**D.4 SUP 2019-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WOODCREST CAPITAL FOR A SPECIAL USE PERMIT FOR OUTSIDE STORAGE AND DISPLAY AT 7520 NE LOOP 820, BEING 16.366 ACRES DESCRIBED AS LOT 5, BLOCK 6, NORTH HILLS VILLAGE.**

**APPROVED**

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.

Chair Welborn called for the applicant to present the request.

Taylor Marks, 3113 S. University Drive, Fort Worth, Texas presented the request.

Commissioner Olvey and the applicant discussed the screening wall and screening of the refuse containers on site.

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

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

forward. There being no one wishing to speak, Chair Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE SUP 2019-13, SUBJECT TO COMPLIANCE WITH SECTION 114-71(K)(2), REQUIRED FREEWAY CORRIDOR OVERLAY HARDSCAPING, IN THE 300 FEET OF NE LOOP 820 FRONTAGE.**

**MOTION TO APPROVE CARRIED 5-0.**

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:33 p.m.

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Justin Welborn, Chair

Attest:

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Don Bowen