

**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
APRIL 1, 2021**

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 1st day of April 2021, at 6:30 p.m. in the City Council Chamber prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Patrick Faram	Place 4
	Wendy Werner	Place 7
	Greg Stamps	Ex-Officio
Absent:	Gregory Hoffa	Place 6
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director

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

A.1 DISCUSS TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICT STANDARDS.

Chair Welborn introduced the item and called for Planning Director Clayton Comstock to present the item.

Commissioner Werner and Mr. Comstock discussed widths of townhomes in Urban Trails.

Chair Welborn commented on the hand rails on the townhomes and the alley curbs.

Commissioner Luppy commented on the sales rate of townhomes on Iron Horse Boulevard.

Ex-Officio Stamps and Mr. Comstock discussed maintenance of the amenities by the homeowners association.

Chair Welborn and Mr. Comstock discussed the schedule for TOD review during future work sessions.

Commissioner Werner and Mr. Comstock discussed management of the open spaces in the residential areas and special rules regarding farmers markets.

REGULAR MEETING: Immediately following work session (but not earlier than 7:00 PM)

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:15 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Patrick Faram	Place 4
	Wendy Werner	Place 7
	Greg Stamps	Ex-Officio

Absent:	Gregory Hoffa	Place 6
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Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director

A.1 PLEDGE

Ex-Officio Stamps 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 MARCH 4, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER WERNER TO APPROVE MINUTES OF THE MARCH 4, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

D. PUBLIC HEARINGS

D.1 SUP 2021-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DONALD CHEEKS FOR A SPECIAL USE PERMIT FOR AN ADDITION TO A PERMANENT ACCESSORY BUILDING FOR A SECONDARY LIVING UNIT AND CARPORT AT 8213 FORREST LANE, BEING 1.943 ACRES DESCRIBED AS LOT 13, BLOCK 3, WOODBERT ADDITION.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Randy Cheeks, 8213 Forrest Lane, North Richland Hills, Texas, presented the request.

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

Chair Welborn asked if there was an aerial photograph to show the visibility of the property.

Commissioner Werner and Mr. Cheeks discussed the location and potential removal of trees on the property.

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.

Chair Welborn stated that the gravel driveway surface does not appear to be a detriment to the property given its seclusion.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE SUP 2021-03 SUBJECT TO ALLOWING THE GRAVEL DRIVEWAY AND PARKING SURFACE TO REMAIN.

MOTION TO APPROVE CARRIED 6-0.

D.2 SDP 2021-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM REVEST LLC FOR A SPECIAL DEVELOPMENT PLAN FOR INDUSTRIAL AND LIGHT MANUFACTURING USES AT 6608 DAVIS BOULEVARD, BEING 1.317 ACRES DESCRIBED AS LOT 1R, BLOCK 1, SMITHFIELD ADDITION.

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.

Rick Figueroa, 8800 Kirk Ln, North Richland Hills, Texas, presented the request.

Chairman Welborn and Mr. Figueroa discussed where the steel fence and mechanical equipment would be located.

Carli Strength, 5501 Montclair Drive, Colleyville, Texas, discussed the Peloton College portion of the proposed building.

Chair Welborn and the applicants discussed the number of employees anticipated to occupy the building.

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

Vice Chair Tyner and Mr. Comstock discussed the area of the building where Peloton College and Tetra would be located.

Ex-Officio Stamps and Mr. Comstock discussed the outside storage area.

Commissioner Faram and Mr. Figueroa discussed the details of the Metcon business.

Commissioner Werner, Mr. Comstock, and Mr. Figueroa discussed lighting for the proposed site.

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 WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE SDP 2021-02.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:04 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary