

**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
FEBRUARY 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 February, 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
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Kathy Luppy	Place 5, Secretary
	Sarah Olvey	Place 4
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant
	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 presented the city announcements, action taken on planning related items at the January 28, 2019, and February 11, 2019, City Council meetings, and provided an update to current development activity.

2 RESIDENTIAL DEVELOPMENT REPORT

Planning Technician John Chapman presented building permit data from 2011 to 2018 to the Commission.

3 DISCUSS ALCOHOL-RELATED USES AND RELATED ZONING STANDARDS.

Principal Planner Clayton Husband presented the work session item on alcohol uses and proposed updates to the Code of Ordinances, and asked for questions from the Commission.

Vice Chairman Jerry Tyner asked Mr. Husband if a winery would be allowed to have taste testing, which would be on-premise consumption of alcohol. Mr. Husband stated the code would allow for tasting rooms under certain conditions.

Mr. Comstock presented information from the Texas Alcohol Beverage Code related to fees.

Mr. Comstock asked the Commission how certain alcohol-related uses should be permitted on the land use table. Chairman Justin Welborn stated he was comfortable with requiring Special Use Permits for Specialty Alcohol Establishments in the Historic TOD and TOD Core character zones and stated this use could be a catalyst for those character zones. Vice Chairman Tyner asked if the 500-foot separation between businesses would apply to Specialty Alcohol Establishments. Mr. Comstock stated no, that is not part of the current proposal. Commissioner Mason Orr stated he felt comfortable with the proposal and Chairman Welborn's comments. Mr. Comstock asked if the use should be allowed by right. Chairman Welborn stated the uses should be allowed by Special Use Permit and that requiring the Special Use Permit would serve as enough protection to keep the same uses from being adjacent to each other. Commissioner Don Bowen stated he agreed with Chairman Welborn.

Mr. Comstock outlined the remaining schedule for the alcohol-related uses proposal.

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

No items were discussed during the work session.

REGULAR MEETING

A. CALL TO ORDER

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Chairman Justin Welborn called the regular meeting to order at 7:34 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:	Kathy Luppy	Place 5, Secretary
	Sarah Olvey	Place 4

Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Assistant

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 JANUARY 17, 2019, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE MINUTES OF THE JANUARY 17, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

D.1 AP 2019-01 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR AN AMENDED PLAT OF LOT 3R, BLOCK 3, MOLLIE B. COLLINS ADDITION, BEING 1.225 ACRES LOCATED AT 6812 HEWITT STREET.

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APPROVED

Chairman Justin Welborn 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.

Joe Irlbeck, on behalf of Spry Surveyors, 8241 Mid Cities Blvd, North Richland Hills, Texas 76182, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE AP 2019-01.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 ZC 2019-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING, INC. FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE AT 8161 PRECINCT LINE ROAD, BEING 1.37 ACRES DESCRIBED AS A PORTION OF TRACTS 5 AND 5M, WC NEWTON SURVEY, ABSTRACT 1182; TRACTS 8, 8D, AND 8H, S RICHARDSON SURVEY, ABSTRACT 1266; AND TRACTS 8 AND 8E, T PECK SURVEY, ABSTRACT 1209.

APPROVED

Chairman Justin Welborn announced he filed an affidavit of disqualification and exited the Council Chambers at 7:40 p.m.

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

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

Clay Cristy, on behalf of ClayMoore Engineering, 1903 Central Drive, Bedford, Texas 76021, presented the request.

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Amir Aboutalebi, 2826 Volterra Way, Keller, Texas 76248, on behalf of NorthStar Dermatology also presented the request.

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

Vice Chairman Tyner and Mr. Comstock discussed continued access for Ms. Ratcliff's residence to the west of the proposed zoning change.

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.

Commissioner Don Bowen stated he applauds the efforts of the applicant to acquire and develop the remaining property on Precinct Line Road.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE ZC 2019-01.

MOTION TO APPROVE CARRIED 4-0-1, WITH CHAIRMAN JUSTIN WELBORN ABSTAINING.

E. ADJOURNMENT

Vice Chairman Jerry Tyner adjourned the meeting at 7:50 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary