

**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  
MAY 7, 2020**

**A. CALL TO ORDER**

Chair Welborn stated in accordance with the Texas Governor's March 13, 2020, Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act provisions, this May 7, 2020, meeting of the North Richland Hills Planning and Zoning Commission is hereby called to order at 6:00 p.m.

Chair Welborn conducted a roll call of Planning and Zoning Commission members to confirm the presence of a quorum.

**Present at City Hall:**

Justin Welborn, Chair, Place 1

**Present via conference call:**

Jerry Tyner, Vice Chair, Place 2  
Don Bowen, Place 3  
Sarah Olvey, Place 4  
Kathy Luppy, Secretary, Place 5  
Kelvin Deupree, Place 6  
Wendy Werner, Place 7  
Patrick Faram, Ex-Officio

Absent: None

**Staff present at City Hall:**

Clayton Comstock, Planning Director  
Clayton Husband, Principal Planner  
Chad VanSteenberg, Planner  
Paulette Hartman, Deputy City Manager

**Staff present via conference call:**

Caroline Waggoner, City Engineer

**A.1 PLEDGE**

Ex-Officio Faram 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 5, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE MINUTES OF THE MARCH 5, 2020, PLANNING AND ZONING COMMISSION MEETING.**

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

**C. PLANNING AND DEVELOPMENT**

**C.1 FP 2020-02 CONSIDERATION OF A REQUEST FROM RAMON HERNANDEZ FOR A FINAL PLAT OF LOT 2, BLOCK 20, BRIARWOOD ESTATES, BEING 0.994 ACRES LOCATED AT 6935 SMITHFIELD 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.

Ramon Hernandez, 6805 Corona Drive, North Richland Hills, Texas 76180 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 VICE CHAIR TYNER, SECONDED BY COMMISSIONER DEUPREE TO APPROVE FP 2020-02 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.2 RP 2020-07 CONSIDERATION OF A REQUEST FROM BURGESS & NIPLE FOR A REPLAT OF LOTS 11R AND 13R, EDGLEY ADDITION, BEING 1.727 ACRES LOCATED AT 7502 AND 7504 BOULEVARD 26.**

**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.

Vanessa McElroy with Burgess & Niple, 12750 Merit Drive, Suite 425, Dallas TX 75251 presented the request and discussed the owner's request for a waiver of the common access easement requirement.

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

Chair Welborn and Mr. Comstock discussed request for a waiver of the common access easement requirement.

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE RP 2020-07 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS AND THE VARIANCE TO THE COMMON ACCESS EASEMENT REQUIREMENT.**

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

Commissioner Olvey left the meeting at 6:30 p.m.

**C.3 FP 2020-03 CONSIDERATION OF A REQUEST FROM JENNIFER AND MICHAEL EASLEY FOR A FINAL PLAT OF LOT 20, BLOCK 2, MEADOWVIEW ESTATES, BEING 0.314 ACRES LOCATED AT 7521 KIRK ROAD.**

**APPROVED WITH CONDITIONS**

Item C.3 was presented in conjunction with item D.1.

**A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER LUPPY TO APPROVE FP 2020-03 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PUBLIC HEARINGS**

**D.1 ZC 2020-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL AND JENNIFER EASLEY FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7521 KIRK ROAD, BEING 0.33 ACRES DESCRIBED AS TRACT 14C, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**APPROVED**

Chair Welborn stated since they are related items on the same property, items C.3 and D.1 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the items, 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.

Mike Easley, 7521 Kirk 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 opened the public hearing and asked for those wishing to speak for or against the request to call the phone number provided. There being no one wishing to speak, Chair Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2020-04.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 SUP 2020-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SUNFINITY RENEWABLE ENERGY LLC FOR A SPECIAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY AT 7325 CHAPMAN DRIVE, BEING 1.911 ACRES DESCRIBED AS LOT 13, BLOCK 1, MORGAN MEADOWS.**

**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.

Jeff Melton, Sunfinity Renewable Energy LLC, 4280 Trinity Mills Road #212, Carrollton, TX 75248, presented the request.

Commissioner Bowen and Mr. Melton discussed the solar array providing service to the single lot.

Ex-Officio Faram and Mr. Melton discussed the effect of the solar array on the baseball fields at Richfield Park.

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

Commissioner Luppy, Mr. Comstock, and Mr. Melton discussed the screening requirements for the solar array.

Commissioner Deupree and Mr. Comstock discussed the fencing on the east side of the house.

Chair Welborn and Mr. Comstock discussed the letter of support included in the agenda packet.

Chair Welborn opened the public hearing and asked for those wishing to speak for or against the request to call the phone number provided. There being no one wishing to speak, Chair Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER DEUPREE TO APPROVE SUP 2020-02.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.3 ZC 2020-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JDJR ENGINEERS & CONSULTANTS INC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 1500 WEYLAND DRIVE, BEING 1.605 ACRES DESCRIBED AS LOT 2R1, BLOCK 4, UNIVERSITY PLAZA 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.

Kevin Patel, 2703 W Division Street, Arlington, Texas 76012, presented the request.

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

Commissioner Deupree and Mr. Patel discussed the monument sign material.

Commissioner Deupree and Mr. Comstock discussed sign standards and screening wall requirements.

Chair Welborn opened the public hearing and asked for those wishing to speak for or against the request to call the phone number provided. There being no one wishing to speak, Chair Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2020-05.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.4 ZC 2020-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY INC. FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 8320 DAVIS BOULEVARD, BEING 3.93 ACRES DESCRIBED AS TRACT 7A4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**DENIED**

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.

The following applicants presented the request in part:

Brian Scott, Real Estate Equities Development, 1400 Corporate Center Curve, Suite 100, Eagan, Minnesota 55121.

Doug Powell, The John R. McAdams Company Inc., 201 Country View Drive, Roanoke, Texas 76262.

Steve Miller, Real Estate Equities Development, 1400 Corporate Center Curve, Suite 100, Eagan, Minnesota 55121.

Justin Lansdowne, The John R. McAdams Company Inc., 201 Country View Drive, Roanoke, Texas 76262.

Chair Welborn and Mr. Scott discussed the ownership of the project and the distinctions between a cooperative and condominium.

Chair Welborn and Mr. Miller discussed the site selection process for the project.

Commissioner Bowen and Mr. Miller discussed the occupancy restrictions for family members of residents.

Commissioner Deupree and Mr. Miller discussed the emergency entrance gate, resident parking, and the garage location.

Commissioner Deupree and Mr. Lansdowne discussed the topography of the

property and the retaining wall.

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

Chair Welborn and Mr. Comstock discussed the building height, setback requirements, detention pond, landscaping, building materials, site lighting, and screening.

Commissioner Deupree and Mr. Comstock discussed lighting for the walking trail and landscaping.

Mr. Comstock presented information the public comment received prior to the public hearing.

Chair Welborn called for a recess at 8:55 p.m.

Chair Welborn reconvened the meeting at 9:00 p.m.

Chair Welborn opened the public hearing and asked for those wishing to speak for or against the request to call the phone number provided.

Jim Jones, 8804 Thornbridge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

Austin Stevens, 8229 Thorncrest Court, North Richland Hills, Texas 76182, spoke in opposition to the request.

Randall Armstrong, 8808 Thorndale Court, North Richland Hills, Texas 76182, spoke in opposition to the request.

Carol Rogers, 8313 Thornbird Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

Danny Roberts, 8808 Thornbridge Drive, North Richland Hills, Texas 76182, spoke in opposition to the request.

Mark McCandless, 8800 Thorndale Court, North Richland Hills, Texas 76182, spoke in opposition to the request.



Chair Welborn, Mr. Comstock, and Ms. Waggonner discussed the traffic analysis threshold worksheet and peak traffic counts.

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

Commissioner Bowen stated the proposed zoning change is inconsistent with current ordinances.

Commissioner Luppy stated the proposed zoning change is inconsistent with the Vision 2030 land use plan.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO DENY ZC 2020-03.**

**MOTION TO DENY CARRIED 4-2, WITH CHAIR WELBORN AND COMMISSIONER DEUPREE OPPOSING.**

EXECUTIVE SESSION

D. ADJOURNMENT

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Secretary