

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

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	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, and summarized the City Council meetings held on February 24 and March 2, 2020.

2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

Planning Director Clayton Comstock discussed items C.1, C.2, and D.1 on the regular meeting agenda.

Chair Welborn adjourned the work session at 6:55 p.m.

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

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:00 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Kelvin Deupree	Place 6
	Wendy Werner	Place 7
	Patrick Faram	Ex-Officio

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

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.

EXECUTIVE SESSION

B. MINUTES

B.1 APPROVE MINUTES OF THE FEBRUARY 20, 2020, PLANNING AND ZONING COMMISSION MEETING.

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APPROVED

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER TYNER TO APPROVE MINUTES OF THE FEBRUARY 20, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

B.2 APPROVE CORRECTED MINUTES OF THE DECEMBER 19, 2019, REGULAR PLANNING AND ZONING COMMISSION MEETING.

APPROVED

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

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 RP 2020-02 CONSIDERATION OF A REQUEST FROM CBG SURVEYING TEXAS LLC FOR A REPLAT OF LOT 7R1, BLOCK 3, MORGAN MEADOWS ADDITION, BEING 0.642 ACRES LOCATED AT 6805 MEADOW ROAD.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item 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.

Jerry Jackson, 6805 Meadow Road, North Richland Hills, Texas presented the request.

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

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A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER OLVEY TO APPROVE RP 2020-02 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

C.2 RP 2020-03 CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A REPLAT OF LOTS 17R1-17R3, BLOCK 2, WOODBERT ADDITION, BEING 0.461 ACRES LOCATED AT 8309 SAYERS LANE.

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.

Mark Howe, 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.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE RP 2020-03 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC 2020-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CHANH CONG TRAN FOR A ZONING CHANGE FROM R-4-D DUPLEX TO R-1 SINGE-FAMILY RESIDENTIAL AT 5149 JENNINGS DRIVE, BEING 0.20 ACRES DESCRIBED AS A PORTION OF LOT 1R, BLOCK 4, RICHLAND OAKS 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.

Chanh Cong Tran, 5132 Pearl Drive, 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 and Mr. Husband discussed the current zoning for the site.

Commissioner Olvey and Mr. Naylor discussed the current drive approach on the site.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2020-01.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:18 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary