

**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
OCTOBER 7, 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 7th day of October 2021, 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:	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

Vice Chair Tyner called the work session to order at 6:37 p.m.

A.1 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, and summarized recent City Council actions.

A.2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

Principal Planner Clayton Husband discussed items on the regular meeting agenda.

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Vice Chair Tyner adjourned the work session at 6:57 p.m.

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

A. CALL TO ORDER

Vice Chair Tyner called the meeting to order at 7:05 p.m.

Present:	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio

Absent:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

A.1 PLEDGE

Ex-Officio Bridges 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 SEPTEMBER 16, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER ROBY TO APPROVE MINUTES OF THE SEPTEMBER 16, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

C. PLANNING AND DEVELOPMENT

D. PUBLIC HEARINGS

D.1 ZC 2021-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MEL/ARCH ARCHITECTURE STUDIO LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 6721 BOULEVARD 26, BEING 0.87 ACRES DESCRIBED AS LOT 8R, BLOCK 2, JACK M ESTES SUBDIVISION.

APPROVED

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

Jason Beane, MEL/ARCH Architectural Studio, 764 Flamingo Drive, Saginaw, Texas 76131 presented the request.

Vice Chair Tyner and the applicant discussed the method of application of exterior wall materials.

Commissioner Stamps and the applicant discussed the distance from the adjacent building and masonry wall.

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

Vice Chair Tyner and Mr. Husband discussed the doors on the rear of the building and the proposed uses for this project.

Commissioner Stamps and Mr. Husband discussed the potential for automotive uses in the proposed building.

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

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2021-08.

MOTION TO APPROVE CARRIED 4-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Tyner adjourned the meeting at 7:26 p.m.

Jerry Tyner, Vice Chair

Attest:

Don Bowen