

**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 20, 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 20th day of February 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
	Sarah Olvey	Place 4
	Kelvin Deupree	Place 6
	Wendy Werner	Place 7
	Patrick Faram	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer
	Marrk Collier	Management Analyst

Chair Welborn called the meeting 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 January 27 and February 10, 2020.

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

Planning Director Clayton Comstock discussed items C.1., C.2, and C.3 on the

regular meeting agenda.

Chair Welborn announced he has a conflict of interest for item C.4 and would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating his conflict.

Chair Welborn left the work room at 6:46 p.m.

Mr. Comstock discussed item C.4

Commissioner Deupree and Mr. Comstock discussed the layout and street location for Thornbridge North Phase II.

Vice Chair Tyner adjourned the work session at 6:59 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:03 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Sarah Olvey	Place 4
	Kelvin Deupree	Place 6
	Wendy Werner	Place 7
	Patrick Faram	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer
	Marrk Collier	Management Analyst

A.1 PLEDGE

Ex-Officio Patrick Faram led the Pledge of Allegiance to the United States and Texas flags.

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A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

EXECUTIVE SESSION

B. MINUTES

B.1 APPROVE MINUTES OF THE JANUARY 16, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER DEUPREE TO APPROVE THE MINUTES OF THE JANUARY 16, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PLANNING AND DEVELOPMENT

C.1 AP 2020-01 CONSIDERATION OF A REQUEST FROM JBI PARTNERS FOR AN AMENDED PLAT OF LOTS 4R AND 5R, BLOCK A, HOMETOWN CANAL DISTRICT PHASE 5B, BEING 0.152 ACRES LOCATED AT 8870-8874 ICE HOUSE DRIVE.

APPROVED WITH CONDITIONS

Chair Justin 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.

Steve Schermerhorn, CB Jeni Homes, 8340 Fair Oaks, Frisco, Texas 75033 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 DEUPREE, SECONDED BY COMMISSIONER TYNER TO APPROVE AP 2020-01 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.2 RP 2020-01 CONSIDERATION OF A REQUEST FROM WESTWOOD PROFESSIONAL SERVICES FOR A REPLAT OF LOTS 1R2R1 AND 1R2R1, BLOCK 5, BRENTWOOD ESTATES, BEING 1.611 ACRES LOCATED AT 8701 NORTH TARRANT PARKWAY.

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.

Amir Robertson, 1001 Annex Avenue, Dallas, Texas, 75204 presented the request.

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

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE RP 2020-01 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.3 FP 2020-01 CONSIDERATION OF A REQUEST FROM AARON SHOCKEY FOR A FINAL PLAT OF LOT 2, BLOCK 3, HENRY ADDITION, BEING 1.096 ACRES LOCATED AT 4020 FLORY STREET.

APPROVED WITH CONDITIONS

Chair Justin 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.

Ken Frisby, 6775 Florance Road, Justin, Texas 76247 presented the request.

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

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER OLVEY TO APPROVE FP 2020-01 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.4 PP 2020-01 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT LLC FOR A PRELIMINARY PLAT THORNBRIDGE NORTH ADDITION PHASE II, BEING 5.007 ACRES LOCATED AT 8145 PRECINCT LINE ROAD.

APPROVED WITH CONDITIONS

Chair Welborn announced that he has a conflict of interest for item C.4 and he would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating his conflict.

Chair Welborn left the dais at 7:16 p.m.

Vice Chair Tyner introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

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

John Pitstick, 700 W. Harwood Road, Hurst, Texas 76053 presented the request.

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

Vice Chair Tyner and Mr. Naylor discussed drainage on the site.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER DEUPREE TO APPROVE PP 2020-01A PRESENTED AT THE MEETING, WITH THE PROPOSED VARIANCES AND CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

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

D. PUBLIC HEARINGS

There were no items for this category.

E. ADJOURNMENT

Vice Chair Tyner adjourned the meeting at 7:41 p.m.

Jerry Tyner, Vice Chair

ATTEST:

Sarah Olvey