

**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  
APRIL 6, 2023**

**WORK SESSION: 6:00 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 6th day of April 2023, at 6:00 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
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio

Absent:	Nyja Roby	Place 7
---------	-----------	---------

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

Chair Welborn called the work session to order at 6:03 p.m.

**1 PLANNING DIRECTOR REPORT**

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

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

Planning Director Clayton Comstock discussed items on the regular meeting agenda.

### 3 PRESENTATION ON THE MAJOR CORRIDORS REVITALIZATION STRATEGY.

Planning Director Clayton Comstock presented an overview of the Major Corridors Revitalization Strategy and summarized the City Council discussion and direction goals retreat held in February 2023. He stated the presentation will continue at the April 20, 2023, meeting, and a copy of the slides will be provided to the Commission with the next agenda packet.

Chair Welborn adjourned the work session at 7:12 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 7:18 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio

Absent:	Nyja Roby	Place 7
---------	-----------	---------

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

##### A.1 PLEDGE

Ex-Officio Ross 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 FEBRUARY 16, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE MINUTES OF THE FEBRUARY 16, 2023 PLANNING AND ZONING COMMISSION MEETING.**

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

C. PLANNING AND DEVELOPMENT

**C.1 PLAT23-0034 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A FINAL PLAT OF ST. JOSEPH ESTATES, BEING 3.35 ACRES LOCATED AT 7704 DAVIS BOULEVARD.**

**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.

Osama Nashed, ANA Consultants, 5000 Thompson Terrace, Colleyville, Texas, presented the request.

Commissioner Bridges and applicant discussed including new subdivision with the Liberty Village HOA.

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE PLAT23-0034 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.2 PLAT23-0035 CONSIDERATION OF A REQUEST FROM HERBERT S. BEASLEY LAND SURVEYORS FOR A REPLAT OF LOTS 5RA1 AND 5RA2, BLOCK 3, INDUSTRIAL PARK ADDITION, BEING 6.295 ACRES LOCATED AT 6401 WULIGER WAY.**

**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.

John Barr, Providian Properties, 3001 S Hardin Boulevard, McKinney, Texas, presented the request and discussed the plan for developing the property.

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

Ex-Officio Ross and Mr. Husband discussed the location and limitations of the no-build easement.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER STAMPS TO APPROVE PLAT23-0035 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.3 PLAT23-0037 CONSIDERATION OF A REQUEST FROM ALPHA LAND SURVEYING FOR A REPLAT OF LOTS 49R1 AND 49R2, BLOCK 2, STONYBROOKE ADDITION, BEING 0.2754 ACRES LOCATED AT 7312 AND 7314 DAVIS BOULEVARD.**

**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.

Mark Dunn, 7312 Davis Boulevard, North Richland Hills, Texas, 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 VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT23-0037 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.4 PLAT23-0038 CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A FINAL PLAT OF LOT 1, BLOCK 5, RED GATE ADDITION, BEING 0.2699 ACRES LOCATED AT 7813 MOCKINGBIRD LANE.**

**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.

Nikole Barton, Barton Surveying and Laser Scanning, 2033 Minnis Drive, Haltom City, Texas, presented the request.

Chair Welborn and the applicant discussed that the house would be owner occupied.

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

Chair Welborn, Mr. Husband, and the applicant discussed the orientation of the house and parking requirements for the house.

Ex-Officio Ross and the applicant discussed the adjacent tract of land between the property and the La Casita mobile home park.

Chair Welborn, Ex-Officio Ross, and Mr. Husband discussed parking regulations for Irish Drive and Mockingbird Lane and the adjacent tract of land.

**A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BOWEN TO APPROVE PLAT23-0038 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C.5 PLAT23-0039 CONSIDERATION OF A REQUEST FROM MILLER SURVEYING FOR AN AMENDED PLAT OF LOTS 30R, 42R, AND 43R, BLOCK 16, CITY POINT ADDITION, BEING 0.114 ACRES LOCATED AT 4513 AND 4561 WARD STREET AND 4552 TRIPP STREET.**

**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.

Jason Rawlings, Miller Surveying, 313 Mill Valley Court, Colleyville, Texas, 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 RISKY, SECONDED BY VICE CHAIR LUPPY TO APPROVE PLAT23-0039 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D. PUBLIC HEARINGS**

**D.1 ZC22-0046 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM STUART THREADGOLD FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7540 BURSEY ROAD SOUTH, BEING 2.0 ACRES DESCRIBED AS TRACT 2B3, ALEXANDER HOOD SURVEY, ABSTRACT 683.**

**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.

Mr. Husband stated the public hearing was continued from the February 16, 2023, Planning and Zoning Commission meeting due to an error in the public hearing date in the property owner notification, and from the March 2, 2023, meeting due to its being cancelled for severe weather in the area.

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER RISKY TO APPROVE ZC22-0046.**

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

**D.2 ZC22-0031 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NEEL-SCHAFFER, INC., FOR A ZONING CHANGE FROM O-1 (OFFICE) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7000 IRON HORSE BOULEVARD, BEING 5.01 ACRES DESCRIBED AS LOT 4B1B, NRH INDUSTRIAL PARK 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.

Scott Sandlin, Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request. He discussed the history of the subject lot and the company's development on surrounding properties. He discussed the street connection between Iron Horse Boulevard and Trinidad Drive and utility and landscape improvements on the site.

Chair Welborn and the applicant discussed housing prices and lot valuations, and the viability of other uses on the site.

April 06, 2023

Planning and Zoning Commission Meeting Minutes

Page 7 of 9

Commissioner Stamps and the applicant discussed the replacement of existing fences on the east side of the property.

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

Ex-Officio Ross and Mr. Comstock discussed that this request is only related to zoning, and that a subdivision plat application would be required later in the development process.

Commissioner Bowen and Mr. Comstock discussed screening requirements for adjacent commercial and residential lots.

Chair Welborn and the applicant discussed the viability of including the subject property in the existing Cambridge HOA.

Chair Welborn called for anyone wishing to speak for or against the requests to come forward.

Lynn Seger, 5705 Westchase Drive, North Richland Hills, Texas came forward to speak. Chair Welborn and Ms. Seger discussed possible fencing on the subject property and its effect on adjacent properties.

Ex-Officio Ross and the applicant discussed plans for fencing and courses of action for replacing the existing fences.

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

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR LUPPY TO APPROVE ZC22-0031.**

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

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:30 p.m.

April 06, 2023

Planning and Zoning Commission Meeting Minutes

Page 8 of 9



---

Justin Welborn, Chair

Attest:

---

Greg Stamps, Secretary