

**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
AUGUST 6, 2020**

REGULAR MEETING: 6:00 PM

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 August 6, 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:

Jerry Tyner, Vice Chair, Place 2

Present via conference call:

Justin Welborn, Chair, Place 1
Don Bowen, Place 3
Patrick Faram, Place 4
Kelvin Deupree, Place 6
Wendy Werner, Place 7
Gregory Hoffa, Ex-Officio

Absent: Kathy Luppy, Secretary, Place 5

Staff present at City Hall:

Clayton Comstock, Planning Director
Clayton Husband, Principal Planner
Chad VanSteenberg, Planner
Caroline Waggoner, Public Works Director

Staff present via conference call:

None

A.1 PLEDGE

Ex-Officio Hoffa 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 JULY 16, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JULY 16, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

Chair Welborn announced he has a conflict of interest for item C.1 and would abstain from discussion. He filed an affidavit of disqualifications with the city secretary stating his conflict.

Chair Welborn left the meeting at 6:05 PM.

C.1 FP 2020-06 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT LLC FOR A FINAL PLAT OF THORNBRIDGE NORTH PHASE 2, BEING 5.007 ACRES LOCATED AT 8145 PRECINCT LINE ROAD.

APPROVED WITH CONDITIONS

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.

Edward Chadwick, Baird Hampton & Brown, 949 Hilltop Drive, Weatherford, Texas, presented the request.

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

presented the staff report.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2020-06 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0-1 WITH CHAIR WELBORN ABSTAINING.

Chair Welborn returned to the meeting at 6:10 PM

D. PUBLIC HEARINGS

D.1 ZC 2019-21 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP INC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 8616 DAVIS BOULEVARD AND 8612 PRECINCT LINE ROAD, BEING 2.4 ACRE DESCRIBED AS LOTS 1 AND 4, BLOCK 1, GIBSON 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.

The following applicants presented the request in part:

Jerry Hodge, Jerry Hodge & Associates LLC, 1213 Huron Drive, Grapevine, Texas 76051.

Curtis Young, Sage Group Inc, 1130 N Carroll Avenue Suite 200, Southlake, Texas 76092.

Jody Short, Lee Engineering LLC, 3030 LBJ Freeway #1660, Dallas, Texas 75234.

Steve Berkman, Tidal Wave Auto Spa, 751 Sword Bridge Drive, Lewisville, Texas 75056.

Alex Perry, EMC Engineering Services Inc, 115 East Main Street Suite 200, Thomaston, Georgia 30286.

Martie Murphy, SHJ Construction Group, 124 East Thompson Street, Thomaston, Georgia 30286.

John Davis, Brakes Plus, 1880 Southpark Drive, Birmingham, Alabama 35244.

Chair Welborn and Mr. Short discussed the existing driveway access for the site.

Chair Welborn and Mr. Young discussed the existing and proposed screening for the east side of the site.

Chair Welborn and Steve Berkman discussed the amount of expected business for this car wash.

Chair Welborn, Vice Chair Tyner, and Mr. Berkman discussed site access, traffic, water recycling, and the market for a car wash business in the area.

Chair Welborn and Mr. Berkman discussed the striping plan improvements for Precinct Line Road.

Commissioner Deupree, Mr. Hodge, and Mr. Murphy discussed site lighting, business hours, sediment tank maintenance, and landscaping and open space areas.

Commissioner Bowen and Mr. Short discussed the driveway location as it relates to the intersection of Crestlyn Cove and Precinct Line Road.

Vice Chair Tyner, Mr. Hodge, and Mr. Perry discussed grading and tree removal and preservation.

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

Chair Welborn and Ms. Waggoner discussed driveway access, site drainage, and drainage easements on the site.

Commissioner Deupree and Mr. Comstock discussed the possibility of window signage on the car wash building and the zoning history of the subject lots.

Tim Vokes, 7000 Avery Lane, Colleyville, Texas, 76024 spoke in opposition to the request.

Patrick Tshimankinda, 6904 Benjamin Way, Colleyville, Texas, 76024 spoke in opposition to the request.

Matthew Miller, 7021 Avery Lane, Colleyville, Texas, 76024 spoke in opposition to the request.

Richard Beck, 1112 Guthrie Court, Colleyville, Texas, 76024 spoke in opposition to the request.

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

Chair Welborn and Mr. Davis discussed the issues operational issues, noise, bay doors, and general site conditions at the Brakes Plus site.

Vice Chair Tyner and Mr. Davis discussed the types of services provided at Brakes Plus, ownership of other locations.

Commissioner Bowen stated while there are few car wash uses in the area, there is an abundance of auto repair facility uses.

Commissioner Deupree stated concerns about the bay doors being open during the day at the Brakes Plus site.

Chairman Welborn stated concerns about open bay doors and noise from auto repair work at the site.

A MOTION WAS MADE BY COMMISSIONER TYNER, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2019-21 WITH CONDITIONS RESTRICTING WINDOW SIGNAGE USAGE AT THE CAR WASH AND AN EXTENSION OF THE SCREEN WALL TO ENCLOSE PARKING AREA AT BRAKES PLUS.

MOTION TO APPROVE CARRIED 5-1, WITH COMMISSIONER BOWEN OPPOSING.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:18 p.m.

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary