

**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 20, 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 20, 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

Kathy Luppy, Secretary, Place 5

Kelvin Deupree, Place 6

Wendy Werner, Place 7

Gregory Hoffa, Ex-Officio

Absent: None

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

Present Commissioner Justin Welborn, Commissioner Justin Welborn, Commissioner Jerry Tyner, Commissioner Don Bowen, Commissioner Don Bowen, Commissioner Kathy Luppy, Commissioner Kathy Luppy, Commissioner Nyja Roby, and Commissioner Gregory Hoffa

Non-Voting

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 AUGUST 6, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE AUGUST 6, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 FP 2020-07 CONSIDERATION OF A REQUEST FROM ION DESIGN GROUP FOR A FINAL PLAT OF CITY POINT ADDITION PHASE 1, BEING 22.5353 ACRES LOCATED AT 4400 CITY POINT DRIVE.

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.

Bryan Klein, Ion Design Group, 7075 Twin Hills Avenue, Suite 350, Dallas, Texas

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75231 presented the request.

Chair Welborn and Mr. Klein discussed the proposed residential product types and the status of the commercial areas.

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

Chair Welborn and Mr. Klein discussed franchise utility easements and design for the site.

Commissioner Werner, Mr. Klein, and Mr. Comstock discussed status of the street names.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2020-07 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 6:20 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary