

**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
MARCH 3, 2022**

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 3rd day of March 2022, 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
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Gregory Hoffa	Place 6
	Anthony Bridges	Ex-Officio
Absent:	Kathy Luppy	Secretary, Place 5
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:30 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.

March 03, 2022

Planning and Zoning Commission Meeting Minutes

Page 1 of 6

Chair Welborn adjourned the work session at 6:55 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 7:02 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Gregory Hoffa	Place 6
	Anthony Bridges	Ex-Officio

Absent:	Kathy Luppy	Secretary, Place 5
	Nyja Roby	Place 7

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 FEBRUARY 17, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER HOFFA TO APPROVE THE MINUTES OF THE FEBRUARY 17, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 5-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT22-0008 CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A REPLAT OF LOTS 8R AND 9, BLOCK B, GREEN VALLEY COUNTRY ESTATES, BEING 3.984 ACRES LOCATED AT 7409 BURSEY ROAD AND 8008 VALLEY DRIVE.

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 Haynie, 7409 Bursey Road, North Richland Hills, TX, 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 TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE PLAT22-0008 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.2 PLAT22-0011 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS FOR A PRELIMINARY PLAT OF LOTS 1X, 2-13, 14X & 15X, BLOCK 3, 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.

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

A MOTION WAS MADE BY COMMISSIONER HOFFA, SECONDED BY VICE CHAIR TYNER TO APPROVE PLAT22-0011 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.3 PLAT22-0010 CONSIDERATION OF A REQUEST FROM KARMA ASSOCIATE LLC FOR AN AMENDED PLAT OF LOT 2R, BLOCK 2, FRESH MEADOWS ESTATES, BEING 0.25 ACRES LOCATED AT 8505 FRESH MEADOWS ROAD.

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.

Osama Nashed, ANA Consultants, 5000 Thompson Terrace, 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 BOWEN, SECONDED BY COMMISSIONER HOFFA TO APPROVE PLAT22-0010 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

C.4 PLAT22-0009 CONSIDERATION OF A REQUEST FROM TORINO LLC FOR A PRELIMINARY PLAT TIVOLI GARDEN ESTATES, BEING 3.06 ACRES LOCATED AT 7509 CHAPMAN ROAD.

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.

Bob Flynn, 1313 Regency Court, Southlake, Texas, presented the request.

Chair Welborn and the applicant discussed the timeline for housing construction.

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

Commissioner Bowen and Mr. Comstock discussed the existing house on Lot 6.

A MOTION WAS MADE BY COMMISSIONER HOFFA, SECONDED BY COMMISSIONER STAMPS TO APPROVE PLAT22-0009 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 5-0.

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:24 p.m.

Justin Welborn, Chair

Attest:

Jerry Tyner, Vice Chair