

**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
OCTOBER 18, 2018**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 18th day of October, 2018 at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	Public Works Director

Chairman Justin Welborn called the meeting to order at 6:02 p.m.

A.1 PLANNING MANAGER REPORT

Planning Director Clayton Comstock summarized actions taken on planning related items at the September 24, 2018, and October 8, 2018, City Council meeting and provided city announcements.

A.3 PRESENTATION ON THE NRH ZONING ORDINANCE REGARDING COMMERCIAL ZONING DISTRICTS AND RELATED DEVELOPMENT STANDARDS.

Planning Director Clayton Comstock introduced the schedule of reviewing the North Richland Hills zoning code.

Principal Planner Clayton Husband presented a general overview of all non-residential zoning districts and lot and area requirements.

Planner Chad VanSteenberg presented a general overview of general land uses for non-residential zoning districts.

Principal Planner Clayton Husband presented general development criteria for non-residential zoning districts.

As time approached 7:00 p.m., Mr. Comstock suggested to adjourn the work session and go into the regular meeting. He stated the presentaiton could be continued at the next meeting.

Chairman Justin Welborn adjourned the meeting at 7:02 p.m.

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

Items from the regular Planning and Zoning Commission meeting were not discussed.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the meeting to order at 7:06 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	Public Works Director

A.1 PLEDGE OF ALLEGIANCE

Ex-Officio Kelvin Deupree led the pledge of allegiance to the United States and Texas flags.

B. MINUTES

B.1. APPROVE MINUTES OF THE SEPTEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER JERRY TYNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE MINUTES OF THE SEPTEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

There were no scheduled public hearing items.

D. PLANNING AND DEVELOPMENT

D.1. AP 2018-05 CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL LLC FOR AN AMENDED PLAT OF LOT 1R, BLOCK C, BRYNWYCK, BEING 2.278 ACRES LOCATED AT 8901 AND 8905 MID-CITIES BOULEVARD.

APPROVED

Chairman Justin Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chairman Welborn called for the applicant to present the request.

Rhonda Berry, 1214 Powder River Trail, Southlake, Texas 76092, presented the request.

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

Commissioner Jerry Tyner asked if the street will connect through to Brynwyck Lane. Mr. Husband stated no, however a signal will be added at the southern leg of the intersection of Mid-Cities Boulevard and Hawk Avenue for motorists exiting the future development.

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE AP 2018-05.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chairman Justin Welborn adjourned the meeting at 7:12 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary