

**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
NOVEMBER 18, 2021**

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 18th day of November 2021, 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
	Kathy Luppy	Secretary, Place 5
	Anthony Bridges	Ex-Officio

Absent:	Gregory Hoffa	Place 6
	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.

Chair Welborn adjourned the work session at 7:00 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 7:11 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Greg Stamps	Place 4
	Kathy Luppy	Secretary, Place 5
	Anthony Bridges	Ex-Officio

Absent:	Gregory Hoffa	Place 6
	Nyja Roby	Place 7

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

Present Commissioner Justin Welborn, Commissioner Jerry Tyner, Commissioner Don Bowen, Commissioner Greg Stamps, Commissioner Kathy Luppy, and Commissioner Anthony Bridges

Absent Commissioner Gregory Hoffa, and Commissioner Nyja Roby

Non-Voting

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

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APPROVE MINUTES OF THE OCTOBER 21, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE MINUTES OF THE OCTOBER 21, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PLANNING AND DEVELOPMENT

D. PUBLIC HEARINGS

Chair Welborn announced that the order of the public hearings on the agenda will be changed due to the complexity of some cases. He stated the hearings would be conducted in the following order: D.5, D.4, D.3, D.1, and D.2.

D.5 ZC21-0015 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROLLUP LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7601 BOULEVARD 26, BEING 6.2 ACRES DESCRIBED AS LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION.

CONTINUED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO CONTINUE THE PUBLIC HEARING ON ITEM D.5 (ZC21-0015) TO THE DECEMBER 2, 2021, MEETING.

MOTION CARRIED 5-0.

D.4 ZC21-0014 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1-S (SPECIAL SINGLE-FAMILY) AT 8008 VALLEY DRIVE, BEING 2.21 ACRES DESCRIBED AS TRACT 1B3, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

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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.

Chair Welborn called for the applicant to present the request.

Jason Haynie, 7409 Bursey Road, North Richland Hills, Texas, presented the request.

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

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

Debbie Sledge, 7929 Hunter Lane, spoke about the request but did not indicate support or opposition.

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 TYNER TO APPROVED ZC21-0014.

MOTION TO APPROVE CARRIED 5-0.

D.3 ZC21-0008 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 5300 RUFÉ SNOW DRIVE, BEING 0.517 ACRES DESCRIBED AS LOT 1, BLOCK 10, SNOW HEIGHTS NORTH ADDITION.

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.

Chair Welborn called for the applicant to present the request.

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Clay Christy, ClayMoore Engineering, 1903 Central Drive, Bedford, Texas presented the request.

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

Chair Welborn and Mr. Husband discussed signage for the proposed restaurant.

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 LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVE ZC21-0008.

MOTION TO APPROVE CARRIED 5-0.

D.1 ZC 2020-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TORINO LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7509 CHAPMAN DRIVE, BEING 2.74 ACRES DESCRIBED AS TRACT 4, JOHN MCCOMAS SURVEY, ABSTRACT 1040.

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.

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

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

Commissioner Bowen and Mr. Comstock discussed the keeping of livestock on the property.

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

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John Cope, 6724 Meadow Road, spoke in opposition to the request.

Guy Shaver, 6732 Meadow Road, spoke in opposition to the request.

Rich Kopenec, 7616 Chapman Road, spoke in opposition to the request.

James Newberry, 7512 Chapman Road, spoke in opposition to the request.

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.

Chair Welborn and Mr. Comstock discussed building setbacks from adjacent properties, the three existing lots on Meadow Road, traffic on Chapman Road, and the land use plan as it pertains to this property.

Commissioner Bowen and Mr. Comstock discussed livestock on the property and the lot size limitations.

Vice Chair Tyner and Mr. Comstock discussed building setbacks from the lots on Bartay Drive.

Commissioner Luppy commented on the traffic on Chapman Road.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2020-07 BY CHANGING THE REQUEST FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO A RESIDENTIAL INFILL PLANNED DEVELOPMENT WITH THE STANDARDS PROPOSED BY THE DEVELOPMENT REVIEW COMMITTEE.

MOTION TO APPROVE CARRIED 4-1, WITH COMMISSIONER LUPPY OPPOSING.

D.2 ZC21-0006 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MMA TEXAS FOR A ZONING CHANGE FROM OC (OUTDOOR COMMERCIAL) TO RD-PD (REDEVELOPMENT PLANNED DEVELOPMENT) IN THE 8600-8800 BLOCKS OF BOULEVARD 26, BEING 24.31 ACRES DESCRIBED AS LOTS 3R1, 3R3R, AND 4R, BLOCK 2, WALKER BRANCH ADDITION.

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DENIED

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.

Nikki Moore and TJ Moore, ECM Development, 2201 E Lamar Boulevard, Arlington, Texas presented the request.

Chair Welborn and the applicant discussed unit counts in the applicant's other communities, David Weekley Homes and Greystar's involvement in the project.

Commissioner Stamps and the applicant discussed the build-to-rent concept and demand for the product.

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

Chair Welborn and Mr. Comstock discussed the nature of the proposed open space provided within this development and future plans for redevelopment of attractions at NRH2O and its effects on the proposed project.

Chair Welborn and Mr. Comstock discussed the remaining undeveloped land in the city and setbacks and zoning standards in the Outdoor Commercial zoning district.

Ex-Officio Bridges, Mr. Comstock, and Director of Economic Development Craig Hulse discussed the history of zoning requests and development on the property.

Chair Welborn and Mr. Comstock discussed the changes in land area between the 2012 and 2019 land use plans regarding medium density residential and retail commercial land uses.

Commissioner Stamps and Mr. Comstock discussed the missing middle housing concept.

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

Lauren Morgan, Greystar Management, 8745 Montreal Mews, North Richland Hills, Texas, spoke in favor of the request.

Gene Snow, 6300 Midway Road, Haltom City, Texas, spoke in favor of the request.

Spencer Massey, 6300 Midway Road, Haltom City, Texas, spoke in favor of the request.

Bill Dahlstrom, Jackson Walker LLP, 2323 Ross Avenue, Dallas, Texas, spoke in favor of the request.

Douglas Cooper, MMA Texas, 519 East Border Street, Arlington, Texas, recorded their support for the request but did not wish to speak.

Paula Nichols, 3520 Sheffield Drive, Arlington, Texas, recorded their support for the request but did not wish to speak.

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 COMMISSIONER STAMPS TO DENY ZC21-0006.

MOTION TO DENY CARRIED 5-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:47 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary