

**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 19, 2023**

**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 19th day of October 2023 at 6:30 p.m., prior to the 7:00 p.m. regular Planning and Zoning Commission meeting in the City Council Workroom.

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio
Absent:	Jay Risky	Place 2
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Assistant City Manager

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 decisions.

**3 DISCUSSION OF POSSIBLE REVISION TO CHAPTER 118 OF THE  
NORTH RICHLAND HILLS CODE OF ORDINANCES TO ADD THE RE  
(RESIDENTIAL ESTATE) ZONING DISTRICT.**

Mr. Comstock discussed possible changes to the zoning ordinance to establish a new zoning district called Residential Estate.

Chair Welborn and Mr. Comstock discussed the standards for flag lots and how these standards would affect properties in this proposed district.

Chair Welborn suggested reviewing the R-20 zoning district in Colleyville as a basis for the Residential Estate district.

## **2 PRESENTATION BY STAFF ON 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 7:01 p.m.

**REGULAR MEETING: Immediately following work session (but not earlier than 7:00 pm)**

### **A. CALL TO ORDER**

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

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio
Absent:	Jay Risky	Place 2
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Assistant City Manager
	Craig Hulse	Director of Economic Development

### **A.1 PLEDGE**

Ex-Officio Luppy 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.

EXECUTIVE SESSION

B. MINUTES

**B.1 APPROVE MINUTES OF THE OCTOBER 5, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER BRIDGES TO APPROVE MINUTES OF THE OCTOBER 5, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

C. PLANNING AND DEVELOPMENT

**C.1 PLAT23-0049 CONSIDERATION OF A REQUEST FROM KIMLEY-HORN AND ASSOCIATES FOR A PRELIMINARY PLAT OF WILLOW SPRINGS, BEING 18.97 ACRES LOCATED AT 6900-7100 DAVIS BOULEVARD AND 8205-8217 ODELL STREET.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item and called for Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Bryan Moody, Kimley-Horn and Associates, 13455 Noel Road, Suite 700, Dallas, Texas, presented the request. Mr. Moody discussed the approval of the zoning for the lots and presented the concept plan for the development.

Chair Welborn and Mr. Moody discussed the drainage plan for the development. Mr. Moody stated that a topographical survey of the site had been completed and that further studies were being conducted.

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

Commissioner Narayana and Mr. Comstock discussed the location of easements on the plat.

Commissioner Ross and Mr. Comstock discussed the boundary of the TOD lot and the current development plans for the lot and the overall project.

**A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER ROSS TO APPROVE PLAT23-0049 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PUBLIC HEARINGS**

**D.1 TR23-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118, ARTICLE IV, DIVISION 7, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES REGARDING BUILDING HEIGHT AND FENCING STANDARDS IN THE OC (OUTDOOR COMMERCIAL) ZONING DISTRICT.**

**APPROVED AS AMENDED**

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to present the request.

Mr. Husband presented the request. He discussed the history of the Outdoor Commercial zoning district and the developments in and around this district. He discussed the proposed revisions to Chapter 118 - Zoning to update structure height and fencing standards for the district.

Commissioner Narayana and Mr. Husband discussed the standards for the location of decorative fencing.

Commissioner Goetz and Mr. Husband clarified that the existing fencing and screening standards would still apply to this district.

Vice Chair Stamps and Mr. Husband discussed standards related to the content and design of decorative fencing.

Commissioner Narayana and Mr. Husband discussed possible limitations to the size of decorative fencing.

Commissioner Goetz and Mr. Husband discussed the maintenance of decorative fencing.

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.

Commissioner Narayana moved to approve decorative panel only along street frontages and limited to thirty percent of street frontage.

Commissioner Goetz and Commissioner Narayana clarified the motion that the artwork could only take up thirty percent of the fencing.

Ex-Officio Luppy and Mr. Comstock discussed how delineating a percentage of decoration aligned with the proposals from business owners.

Vice Chair Stamps and Mr. Comstock discussed how the fencing could affect NRH20.

Commissioner Narayana and Mr. Comstock discussed the possibility of using the special use permit or sign review board process for decorative artwork fencing.

Commissioner Narayana withdrew the motion.

Vice Chair Stamps stated that he did not support the decorative fencing since it will box in the Peppa Pig site.

Commissioner Ross stated that he did not think the entire property would be surrounded by decorative fencing.

Commissioner Goetz and Commissioner Narayana stated their support for sending these requests to the Sign Review Board.

Vice Chair Stamps stated that he believed that the fencing design could change the character of the neighborhood.

Mr. Comstock clarified that this request did not apply to any one property, but to the

Outdoor Commercial district.

Chair Welborn and Mr. Comstock clarified the height of the fences.

Commissioner Goetz stated that due to the low number of requests, she believed decorative fencing requests should go through the Sign Review Board.

Chair Welborn stated that he believes there should be oversight of these designs since they could be considered a large sign.

**A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER BRIDGES TO APPROVE TR23-01, WITH THE CONDITION THAT THE CHANGE TO THE FENCING STANDARDS NOT BE INCLUDED IN THE CODE REVISION.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 ZC23-0061 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PHARAOH INC. FOR A SPECIAL USE PERMIT FOR A NON-TRADITIONAL SMOKING BUSINESS AT 7653 BOULEVARD 26, BEING 2.8 ACRES DESCRIBED AS LOT 6, BLOCK 1, NORTH HILLS VILLAGE (CONTINUED FROM THE OCTOBER 5, 2023, PLANNING AND ZONING COMMISSION MEETING).**

**DENIED**

*Commissioner Ross left the Chamber at 7:40.*

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.

*Commissioner Ross returned to the Chamber at 7:42 p.m.*

Chair Welborn called the applicant to present the request.

Ali Al-Moradi, 5308 Hickory Trace, Hoover, Alabama, presented the request. Mr. Al-Moradi discussed the existing locations of the business and showed renderings for the proposed business.

Commissioner Ross and Mr. Al-Moradi discussed the products that would be sold in

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the store, typical clientele of the business, and theft-prevention measures for the store.

Commissioner Goetz and Mr. Al-Moradi discussed how long the company has been in business.

Commissioner Narayana and Mr. Al-Moradi clarified that the business is not a convenience store and is primarily a smoke shop.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report and discussed the conditions for approval outlined in the DRC comments.

Commissioner Narayana and Mr. Husband discussed the standards for the location of the non-traditional smoking business use.

Ex-Officio Luppy and Mr. Husband discussed which refuse containers would require enclosures in the case of approval.

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.

Commissioner Ross and Mr. Al-Moradi discussed the management structure of the business's stores in Texas, clarified that there would be security cameras in the business, the anticipated hours of the business, and the content of the signage.

Ex-Officio Luppy and Mr. Al-Moradi discussed how the business will compete with similar nearby businesses.

Commissioner Narayana and Mr. Husband discussed the requirement for other properties to improve dumpster enclosures and how this compares to the special use permit property.

Commissioner Ross and Mr. Husband discussed how long the lease space had been vacant.

Commissioner Stamps and Mr. Husband discussed the possibility of another non-traditional smoking business moving into the lease space within six months if the current business vacates the space.

**A motion was made by Commissioner Ross to approve ZC23-0061 subject to a prohibition of using neon signs or signs with cannabis leaves, and subject to Development Review Committee recommendations regarding outdoor lighting and refuse container enclosures.**

**The motion failed for lack of a second.**

Commissioner Goetz stated her opposition to the request and that there were similar businesses already in the area.

Ex-Officio Luppy stated even though the building was vacant the use is not the best use for the property given its location at the gateway into the area.

Vice-Chair Stamps stated the use does not fill a service gap or demand in the community and may result in a perceived negative impact on the community.

Commissioner Bridges stated his opposition to the request.

Commissioner Ross stated even though he may not shop at a particular type of business, if managed appropriately it could add economic benefits to the community.

Commissioner Narayana stated the market should determine what uses are appropriate in an area and that the dumpster screening condition should only apply to one dumpster rather than all of the ones on the lot.

Chair Welborn stated his opposition to the request.

**A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY VICE CHAIR STAMPS, TO DENY ZC23-0061.**

**MOTION TO DENY CARRIED 4-2, WITH COMMISSIONER ROSS AND COMMISSIONER NARAYANA OPPOSING.**



**D.3 ZC23-0081 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY HORN AND ASSOCIATES FOR A SPECIAL DEVELOPMENT PLAN FOR A NEW SMITHFIELD MASONIC LODGE BUILDING AT 6820-6828 MICKEY COURT, BEING 0.82 ACRES DESCRIBED AS LOTS 13-15, BLOCK 3, WE ODELL ADDITION (CONTINUED FROM THE SEPTEMBER 21, 2023, PLANNING AND ZONING COMMISSION MEETING).**

**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.

Collin Elton, 3100 McKinnon Street, Dallas, Texas, presented the request. Mr. Elton discussed the collaboration between Presidium, city staff, and the Masonic Lodge in developing the plan. He discussed the changes made to the design of the building elevations and the site plan to accommodate comments from the Commission. He discussed the realignment of the sidewalk on the site and how this would increase future connectivity to Davis Boulevard.

Chair Welborn stated his support of the new elevations.

Commissioner Bridges stated his appreciation for Presidium revising the plan based on the Commission's comments.

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

Mr. Comstock discussed the updates to the plan and how these updates eliminated the need for some of the requested waivers.

*Commissioner Bridges left the Chamber at 8:26 p.m.*

*Commissioner Bridges returned to the Chamber at 8:28 p.m.*

Mr. Comstock discussed the driveway connection from Mickey Street to Northeast Parkway.

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Ex-Officio Luppy and Mr. Comstock discussed access for Lodge members who are travelling from the north on Smithfield Road.

Brandon Arnold, 6402 Kenshire Court, Colleyville, representing the Smithfield Masonic Lodge, and Ex-Officio Luppy discussed the hours and frequency of Lodge meetings.

Commissioner Goetz and Mr. Arnold discussed the maintenance of the wood fences.

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.

Ex-Officio Luppy stated her appreciation for the team taking the Commission's comments into consideration and redesigning the plan.

Commissioner Stamps stated it is a benefit to the community that the Masonic Lodge is able to remain in the Smithfield area.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY VICE CHAIR STAMPS TO APPROVE ZC23-0081.**

**MOTION TO APPROVE CARRIED 5-1 WITH COMMISSIONER NARAYANA OPPOSING.**

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:39 p.m.

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Justin Welborn, Chair

Attest:

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Jared Ross, Secretary