

**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
DECEMBER 21, 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 21st day of December 2023, 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
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

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 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 6:57 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 7:03 p.m.

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Jay Risky	Place 2
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Ex-Officio

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

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.

B. MINUTES

B.1 APPROVE MINUTES OF THE NOVEMBER 16, 2023, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER GOETZ TO APPROVE MINUTES OF THE NOVEMBER 16, 2023, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT23-0055 CONSIDERATION OF A REQUEST FROM HERBERT S. BEASLEY LAND SURVEYORS FOR A FINAL PLAT OF LOT 1, BLOCK 1, LARA ADDITION, BEING 0.265 ACRES LOCATED AT 3916 HONEY LANE.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request and provide the staff report.

Mr. Husband introduced the request and provided details of the staff report. He stated the applicant was unable to attend due to a family commitment, but since the plat is an administrative item, the Commission may act on the plat. Mr. Husband stated the plat consists of one lot intended for the construction of a single-family residence.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT23-0055 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

C.2 CSEVENT 2023-0243 CONSIDERATION OF A REQUEST FROM MIKE MCCULLY WITH CHRISTIAN CLASSIC CRUISERS FOR AN APPEAL FROM SECTION 118-715 (TEMPORARY USES AND BUILDINGS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING THE NUMBER OF PERMITTED EVENTS AT 9200 MID-CITIES BOULEVARD, BEING 69.414 ACRES DESCRIBED AS LOT 1, BLOCK 1, BIRDVILLE HIGH SCHOOL ADDITION.

APPROVED

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.

Mike McCully, 4205 York Drive, Colleyville, Texas, presented the request on behalf of Christian Classic Cruisers. He discussed the history and purpose of the organization, history of events at the Fine Arts Athletic Complex, and comments from local businesses on the car show's effect on local sales and customer volume.

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

Chair Welborn and Mr. Husband discussed the nature of the appeal request and the number of events permitted by the code and requested for the site.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER BRIDGES TO APPROVE THE APPEAL REQUEST FOR CSEVENT 2023-0243.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 TR23-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118, ZONING, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES TO 1) ADD A NEW ZONING DISTRICT RE-2 (RESIDENTIAL ESTATE) AND RELATED STANDARDS, AND 2) CHANGE THE NAME OF THE R-1-S (SPECIAL SINGLE-FAMILY) DISTRICT TO RE-1 (RESIDENTIAL ESTATE) AND REVISING THE DISTRICT NAME WHERE REFERENCED IN THE CHAPTER.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to present the staff report. Mr. Comstock presented the staff report. He discussed the Residential Estate land use designation adopted in the Vision2030 Land Use Plan, the proposed RE-2 (Residential Estate) zoning district and standards, and the proposed renaming of the R-1-S (Special

Single-Family) district to RE-1 (Residential Estate).

Chair Welborn, Vice Chair Stamps, Commissioner Ross, and Mr. Comstock discussed existing single-family zoning districts, the zoning change process, and how the proposed Residential Estate districts could be applied in certain areas of the city.

Commissioner Narayana and Mr. Comstock discussed the purpose of the districts, where the districts would be appropriate, and referencing the Vision2030 Land Use Plan in the purpose statement for the districts.

Commissioner Ross and Mr. Comstock discussed the allowance of livestock and related accessory buildings and the districts in which they would be allowed. Mr. Comstock stated livestock would still be permitted in the RE-1 (Residential Estate) district, which would be the updated name of the R-1-S (Special Single-Family) district.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chair Welborn closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER ROSS TO APPROVE TR23-02 WITH ADDITION OF REFERENCE TO FUTURE LAND USE PLAN IN THE PURPOSE STATEMENTS.

MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:43 p.m.

Justin Welborn, Chair

Attest:

Jared Ross, Secretary