

**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  
MAY 2, 2024**

**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 2nd day of May 2024, 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:	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 5
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Alternate A

Absent:	Justin Welborn	Chair, Place 1
	Jay Risky	Place 2

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

Vice Chair Stamps called the work session to order at 6:30 p.m.

**1 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.**

Principal Planner Clayton Husband discussed items on the regular meeting agenda.

**2 DIRECTOR OF PLANNING REPORT**

Principal Planner Clayton Husband presented the city announcements and summarized recent City Council actions.

May 02, 2024

Planning and Zoning Commission Meeting Minutes

Page 1 of 9

Vice Chair Stamps adjourned the work session at 7:06 p.m.

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

A. CALL TO ORDER

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

Present:	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 5
	Jayashree Narayana	Place 5
	Anthony Bridges	Place 6
	Brianne Goetz	Place 7
	Kathy Luppy	Alternate A

Absent:	Justin Welborn	Chair, Place 1
	Jay Risky	Place 2

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

A.1 PLEDGE

Alternate 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

**APPROVE MINUTES OF THE APRIL 18, 2024, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER ROSS TO APPROVE MINUTES OF THE APRIL 18, 2024, PLANNING AND ZONING COMMISSION MEETING.**

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

**C. PUBLIC HEARINGS**

**C.1 ZC24-0097 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BELLA BUILDERS FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 6829-6901 CRANE ROAD, BEING 1.47 ACRES DESCRIBED AS LOTS 1 AND 2, DAWN KING ADDITION.**

**APPROVED**

Vice Chair Stamps stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

Vice Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Stamps called for the applicant to present the request.

Todd Hickson, Bella Builders, 7625 Ira Drive, North Richland Hills, Texas, presented the request.

Commissioner Ross and the applicant discussed how the replat would affect the two existing houses. Mr. Hickson stated the existing houses would be removed and three new houses constructed on the new lots.

Vice Chair Stamps, Commissioner Narayana, and the applicant discussed plans for tree preservation on the new lots.

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

Commissioner Goetz and Mr. Husband discussed neighborhood feedback on the request. Mr. Husband stated staff received several phone calls asking about the

May 02, 2024

Planning and Zoning Commission Meeting Minutes

Page 3 of 9

application, but no emails or letters were submitted.

Commissioner Narayana and Mr. Husband discussed the construction of swimming pools in the backyards of the lots.

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

**A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC24-0097.**

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

**C.2 ZC24-0100 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PHONS SOUVANNARATH FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 6725 HEWITT STREET, BEING 1.91 ACRES DESCRIBED AS TRACT 4C1, JOHN MCCOMAS SURVEY, ABSTRACT 1040.**

**APPROVED**

Vice Chair Stamps stated since they are related items on the same property, items C.2 and D.2 would be presented together, but the Commission would take action on each one separately.

Vice Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Stamps called for the applicant to present the request.

Phons Souvannarath, 6725 Hewitt Street, North Richland Hills, Texas, presented the request.

Commissioner Ross and the applicant discussed plans for the two proposed lots. Mr. Souvannarath stated he intends to build a new house for his family on the larger lot in the future.

Commissioner Narayana, Mr. Husband, and the applicant discussed the differences between the proposed R-2 (Single-Family Residential) zoning district and the RE-2

(Residential Estate) district, including the context of the area and surrounding zoning districts.

Commissioner Narayana and Commissioner Ross discussed possible effects of various zoning district designations for the property.

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

Commissioner Ross and Mr. Husband discussed potential lot configurations based on the proposed R-2 (Single-Family Residential) zoning district.

Commissioner Narayana discussed street connectivity possibilities based on the requested zoning.

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

Alternate Luppy discussed the appropriateness of the residential estate zoning districts in areas outside of the designated Residential Estate areas on the land use plan.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC24-0100.**

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

**C.3 ZC24-0091 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ALCHEMI DEVELOPMENT PARTNERS FOR A SPECIAL USE PERMIT FOR A BAR AT 5600 RUFÉ SNOW DRIVE, BEING 1.98 ACRES DESCRIBED AS LOT 1, BLOCK 35, HOLIDAY WEST ADDITION.**

**APPROVED**

Vice Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Stamps called for the applicant to present the request

Robert Nunez, Alchemi Development Partners, 4740 W Mockingbird Lane, Dallas, presented the request. Mr. Nunez stated the proposed business is a new location for Margarita Hut, which offers wine-based margaritas for sale both to-go and for on-premises consumptions.

Commissioner Goetz and the applicant discussed whether this was a franchise location for Margarita Hut. Mr. Nunez stated yes.

Sherry Harris, 5600 Rufe Snow Drive, Unit B, North Richland Hills, Texas, presented the request. She stated she is the franchisee for Margarita Hut.

Commissioner Goetz asked about business hours for the store. Ms. Harris stated noon to 9:00 PM seven days a week.

Commissioner Ross and Ms. Harris discussed the packaging for products intended for off-premises consumption and the availability of beer. Ms. Harris stated containers are similar to plastic milk jugs and include a tamper-evident lid. She stated bottled beer would be available for on-premises consumption.

Commissioner Goetz asked about percentage of to-go sales versus on-premises consumption. Ms. Harris stated eighty percent of sales is for to-go items and twenty percent for on-premises consumption.

Commissioner Narayana and Ms. Harris discussed the original location in Little Elm.

Alternate Luppy asked about the proposed opening date. Ms. Harris stated their target opening date is September.

Commissioner Goetz and Mr. Nunez discussed Texas Alcoholic Beverage Commission compliance at the original location.

Commissioner Narayana and Mr. Nunez discussed the layout and design of the existing store.

Commissioner Goetz and Mr. Husband discussed allowances for outdoor patio seating. Mr. Husband stated the Texas Alcoholic Beverage Commission has standards for how alcohol may be served in outdoor patio areas.

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

Commissioner Narayana discussed the possibility of a parklet in a parking space in front of the proposed store.

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

Commissioner Goetz asked about the number of employees proposed for the store. Ms. Harris stated four to six part-time employees and one full-time assistant manager.

Commissioner Goetz stated they have a good business model and appear to have a good track record at the other store.

Vice Chair Stamps stated the original location has positive reviews online.

Commissioner Ross stated it is a unique business that may benefit the community and it fills an empty retail space in the city.

Alternate Luppy stated the filling of an empty retail space is a benefit to the community.

**A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY ALTERNATE LUPPY TO APPROVE ZC24-0091 SUBJECT TO THE CONDITIONS OUTLINES IN THE ATTACHED LAND USE AND DEVELOPMENT REGULATIONS.**

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

**D. PLANNING AND DEVELOPMENT**

**D.1 PLAT24-0063 CONSIDERATION OF A REQUEST FROM BELLA BUILDERS FOR A REPLAT OF LOTS 1R1, 1R2, AND 2R, BLOCK 1, DAWN KING ADDITION, BEING 1.47 ACRES LOCATED AT 6829-6901 CRANE ROAD.**

**APPROVED**

Item D.1 was presented in conjunction with item C.1.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE LUPPY TO APPROVE PLAT24-0063 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS AND SUBJECT TO ACTION ON THE ZONING CHANGE APPLICATION.

MOTION TO APPROVE CARRIED 6-0.

**D.2 PLAT24-0062 CONSIDERATION OF A REQUEST FROM ALPHA LAND SURVEYING FOR A FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, SOUVAN ADDITION, BEING 1.92 ACRES LOCATED AT 6725 HEWITT STREET.**

**APPROVED**

A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER ROSS TO APPROVE PLAT24-0062 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS AND SUBJECT TO ACTION ON THE ZONING CHANGE APPLICATION.

MOTION TO APPROVE CARRIED 6-0.

**D.3 PLAT24-0064 CONSIDERATION OF A REQUEST FROM MILLER SURVEYING INC FOR AN AMENDED OF LOT 19R, BLOCK 1, CITY POINT ADDITION, BEING 1.47 ACRES LOCATED AT 4201 WATSON WAY.**

**APPROVED**

Vice Chair Stamps introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband stated the surveyor was unable to attend the meeting and discussed the staff report for the amended plat.

A MOTION WAS MADE BY ALTERNATE LUPPY, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT24-0064 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

May 02, 2024

Planning and Zoning Commission Meeting Minutes

Page 8 of 9

Vice Chair Stamps adjourned the meeting at 8:08 p.m.

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Greg Stamps, Vice-Chair

Attest:

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Jared Ross, Secretary