

**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 17, 2022
SPECIAL MEETING**

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 17th day of October 2022, 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
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7
	Jared Ross	Ex-Officio

Absent: None

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 6:31 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

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

Chair Welborn adjourned the work session at 6:55 p.m.

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

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:02 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7
	Jared Ross	Ex-Officio

Absent: None

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

A.1 PLEDGE

Ex-Officio Ross 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 SEPTEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

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A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVED MINUTES OF THE SEPTEMBER 15, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC22-0041 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM STEPHANIE CAVALIER FOR A SPECIAL USE PERMIT FOR AN INDOOR COMMERCIAL AMUSEMENT AT 7520 NE LOOP 820, BEING 13.5 ACRES DESCRIBED AS LOT 5A, BLOCK 1, NORTH HILLS VILLAGE.

WITHDRAWN

Chair Welborn stated that for item C.1 the property owner has requested to withdraw this case from consideration, and that action by the Commission is not required for this item. He stated the case is brought back for action in the future, it will be re-advertised for public hearing, which would include mailing required notices to property owners.

THIS SPECIAL USE PERMIT WAS WITHDRAWN.

C.2 ZC22-0040 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEN LOIBL FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1-S (SPECIAL SINGLE-FAMILY) AT 8900 KIRK LANE, BEING 1.45 ACRES DESCRIBED AS TRACT 18A1, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chair Welborn stated since they are related items on the same property, items C.2, C.3, and D.1 would be presented together, but the Commission would take action on each one separately.

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.

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Ben Loibl, 8900 Kirk Lane, North Richland Hills, Texas, presented the request. He stated he is requesting rezoning of the property to R-1-S in order to plat the property and apply for building permits for an accessory building and future renovations to the house. He stated the building would house his collector cars, recreational and sports vehicles, woodworking equipment, and gym equipment.

Chair Welborn, Ex-Officio Ross and the applicant discussed the existing accessory building on his adjacent property, including the use and size of the building.

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

Commissioner Stamps and Mr. Husband discussed the plat and right-of-way width of Kirk Lane.

Chair Welborn and Mr. Husband discussed the proposed setbacks for the building and the exterior building materials.

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

Luke Steinbrink, 8625 Rumfield Road, North Richland Hills, Texas, spoke in favor of 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.

Mr. Husband stated that two emails in opposition to the request were received following publication of the agenda.

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVE ZC22-0040.

MOTION TO APPROVE CARRIED 7-0.

C.3 ZC22-0043 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEN LOIBL FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8900 KIRK LANE, BEING 1.45 ACRES DESCRIBED AS TRACT 18A1, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Item C.3 was presented in conjunction with item C.2.

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVE ZC22-0043.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT22-0029 CONSIDERATION OF A REQUEST FROM BARTON CHAPA SURVEYING FOR A FINAL PLAT OF LOT 1, BLOCK 1, CASWELL ADDITION, BEING 1.454 ACRES LOCATED AT 8900 KIRK LANE.

APPROVED WITH CONDITIONS

Item D.1 was presented in conjunction with item C.2.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT21-0029 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D.2 PLAT22-0028 CONSIDERATION OF A REQUEST FROM BENJI ALICEA FOR A FINAL PLAT OF LOTS 1 AND 2, BLOCK 2, ANTINONE ADDITION, BEING 1.740 ACRES LOCATED AT 7200 MID-CITIES BOULEVARD.

APPROVED WITH CONDITIONS

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

Benjamin Alicea, Vertical Arts Design, 3170 Rigsby Lane, Celina, Texas, came forward to present the request.

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

Chair Welborn and Mr. Husband discussed the setback shown adjacent to Iron Horse Boulevard. Mr. Husband stated that setback would be revised from 35 feet to 15 feet.

Commissioner Bowen and Mr. Husband discussed recent development in the area along Mid-Cities Boulevard.

Commissioner Bridges and Mr. Husband discussed proposed driveway locations on the property.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVED. APPROVE PLAT21-0028 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:40 p.m.

Justin Welborn, Chair

Attest:

Greg Stamps, Secretary