

**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
JUNE 16, 2022**

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 16th day of June 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
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7
	Jared Ross	Ex-Officio
Absent:	Greg Stamps	Place 4
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:38 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.

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3 DISCUSSION OF THE RICHLAND CENTER MTAP PROJECT BY THE URBAN LAND INSTITUTE DALLAS-FORT WORTH CENTER FOR LEADERSHIP.

Planning Director Clayton Comstock stated they will bring this item back for discussion at a future meeting. He stated staff will work to make the video of the presentation available to the Commissioners for viewing offline.

Chair Welborn adjourned the work session at 6:58 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 7:05 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Anthony Bridges	Place 6
	Nyja Roby	Place 7
	Jared Ross	Ex-Officio
Absent:	Greg Stamps	Place 4
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director
	Nathan Frohman	City Engineer

A.1 PLEDGE

Commissioner 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

B.1 APPROVE MINUTES OF THE JUNE 2, 2022, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JUNE 2, 2022, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1 ZC22-0027 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PATRICK HOLLER FOR A ZONING CHANGE FROM AG (AGRICULTURAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 8609 TIMBER DRIVE, BEING 2.399 ACRES DESCRIBED AS LOT 3, HOLDER SMITHFIELD ESTATES, AND TRACT 7A5, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266. (CONTINUED FROM THE JUNE 2, 2022, PLANNING AND ZONING COMMISSION MEETING).

APPROVED

Chair Welborn 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.

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.

Patrick Holler, 8609 Timber Drive, North Richland Hills, Texas, presented the request.

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He stated he is requesting a zoning change in order to replat the property into three residential lots, with the intent to construct houses for himself and his friend. He stated he is requesting a variance from the street frontage requirement for the two flag-shaped lots. He asked that the Commission approve the three-lot version of the plat instead of the two-lot version recommended by the Development Review Committee.

Chair Welborn commented on standards related to drainage, utilities, and driveways as they affect this property. He asked the applicant if he had discussed the proposed plans with adjacent property owners. Mr. Holler stated he has talked with adjacent neighbors on Timber Drive and in Thornbridge.

Commissioner Luppy asked the applicant about the future status of the existing house on the front lot since he stated he would build on the middle lot. Mr. Holler stated he was undecided on whether he would continue to own the house or sell it.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report. He discussed examples of flag lots in North Richland Hills and Colleyville. He stated the Development Review Committee recommends approval of the zoning change, but recommends denial of the three-lot version of the plat. He stated the Development Review Committee would support a two-lot plat with a waiver of the street frontage requirement for one of the lots.

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 BRIDGES TO APPROVE ZC22-0026.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT22-0021 CONSIDERATION OF A REQUEST FROM WINDROSE LAND SERVICES FOR A REPLAT OF LOTS 3R, 3R1, AND 3R2, HOLDER SMITHFIELD ESTATES, BEING 2.399 ACRES LOCATED AT 8609 TIMBER DRIVE.

APPROVED

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

Chair Welborn and City Engineer Nathan Frohman discussed drainage patterns in the area and City standards related to drainage and utility services for the three proposed lots.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER, TO DENY PLAT22-0021.

MOTION TO DENY FAILED 2-4, WITH CHAIR WELBORN AND COMMISSIONERS LUPPY, BRIDGES, AND ROBY OPPOSING.

Chair Welborn stated his support for a three-lot plat, and that the applicant appears to have provisions in place to address maintenance of common access areas. He stated regardless of the number of lots, the development would have to conform to all engineering standards for drainage and utility connections.

Commissioner Luppy stated a two-lot plat would be an inefficient use of the property due to the size and unusual shape of the site.

Commissioner Bridges stated he agrees with comments made by Chair Welborn and Commissioner Luppy regarding the property.

Commissioner Bowen stated his concerns about future issues with maintaining common driveways and easements when the applicant no longer owns the property.

Commissioner Roby stated she agrees with comments made by Chair Welborn and Commissioner Luppy regarding the property and supports a plat with three lots.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BRIDGES, TO APPROVE PLAT22-0021 AS A THREE-LOT PLAT WITH A WAIVER TO THE STREET FRONTAGE REQUIREMENTS AND ALL OTHER CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 4-2, WITH VICE CHAIR TYNER AND COMMISSIONER BOWEN OPPOSING.

D.2 PLAT22-0022 CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A REPLAT OF LOT 6R1, BLOCK 1, NORTH EDGELY ADDITION, BEING 1.65 ACRES LOCATED AT 4525 CITY POINT DRIVE.

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.

Joe LaCroix, Baird, Hampton & Brown, 6300 Ridglea Place, Fort Worth, Texas, presented the request. He stated the purpose for platting the property was to consolidate the property into one lot for the expansion of the parking lot for the office building.

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

Vice Chair Tyner asked how drainage would be addressed on the property. The applicant stated that underground storm sewer facilities would be constructed through the property to carry drainage from Deville Drive to City Point Drive.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE PLAT22-0022 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:53 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary