

**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  
JULY 7, 2022**

**REGULAR MEETING: 7:00 PM**

**A. CALL TO ORDER**

Acting Chair Luppy called the meeting to order at 7:00 p.m.

|          |                 |                    |
|----------|-----------------|--------------------|
| Present: | Kathy Luppy     | Secretary, Place 5 |
|          | Jay Risky       | Place 2            |
|          | Don Bowen       | Place 3            |
|          | Greg Stamps     | Place 4            |
|          | Anthony Bridges | Place 6            |

|         |                |                |
|---------|----------------|----------------|
| Absent: | Justin Welborn | Chair, Place 1 |
|         | Nyja Roby      | Place 7        |
|         | Jared Ross     | Ex-Officio     |

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

**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 16, 2022, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

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**A MOTION WAS MADE BY COMMISSIONER BRIDGES, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE JUNE 16, 2022, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 5-0.**

**C. PLANNING AND DEVELOPMENT**

**C.1 PLAT22-0023 CONSIDERATION OF A REQUEST FROM MANHARD CONSULTING FOR A REPLAT OF LOTS 1R1 AND 1R2, BLOCK B, HOMETOWN-DOLCE ADDITION, BEING 5.19 ACRES LOCATED AT 6021 PARKER BOULEVARD.**

**APPROVED WITH CONDITIONS**

Acting Chair Luppy introduced the item, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Acting Chair Luppy called for the applicant to present the request.

Brian Bridgewater, Manhard Consulting, 12225 Greenville Avenue, Dallas, Texas, presented the request. He stated the purpose for the replat was to divide the property into two lots so that the commercial building could be sold as a separate property.

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

Commissioner Bowen and Mr. Comstock discussed the parking requirements for the property.

**A MOTION WAS MADE BY COMMISSIONER BRIDGES, SECONDED BY COMMISSIONER STAMPS TO APPROVE PLAT22-0023 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**

**D. PUBLIC HEARINGS**

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E. ADJOURNMENT

Acting Chair Luppy adjourned the meeting at 7:10 p.m.

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Kathy Luppy, Acting Chair

Attest:

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Don Bowen