

**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
NOVEMBER 15, 2018**

WORK SESSION

CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 15th day of November, 2018 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:	Kathy Luppy	Place 5, Secretary
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Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer

Chairman Justin Welborn called the work session to order at 6:30 p.m.

1 PLANNING MANAGER REPORT

Planning Director Clayton Comstock discussed current development activity in North Richland Hills and provided City announcements.

**3 PRESENTATION ON THE NRH ZONING ORDINANCE REGARDING
COMMERCIAL ZONING DISTRICTS AND RELATED DEVELOPMENT
STANDARDS.**

Planning Director Clayton Comstock presented a general overview of miscellaneous commercial zoning provisions as well as a brief overview of the site plan process.

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2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

No regular items were discussed, however Planning Director Clayton Comstock informed the Commission the applicant for item C.1, SUP 2018-09, would like to postpone action on the request to the December 6, 2018, Planning and Zoning Commission meeting.

Chairman Justin Welborn adjourned the work session meeting at 7:04 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the regular meeting to order at 7:08 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:	Kathy Luppy	Place 5, Secretary
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Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	Public Works Director
	Justin Naylor	Civil Engineer

A.1. PLEDGE OF ALLEGIANCE

Ex-Officio Kelvin Dupree led the Pledge of Allegiance to United States and Texas flags.

B. MINUTES

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B.1 APPROVE MINUTES OF THE NOVEMBER 1, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE MINUTES OF THE NOVEMBER 1, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

C.1. SUP 2018-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROBERT D. WINKLER, JR. FOR A SPECIAL USE PERMIT FOR A METAL ACCESSORY BUILDING AT 6725 MEADOW ROAD, BEING 1.33 ACRES DESCRIBED AS LOT 3, BLOCK 4, MORGAN MEADOWS SUBDIVISION.

CONTINUED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Principal Planner to introduce the request.

Mr. Husband informed the Commission the applicant has requested to postpone action on the item. Mr. Husband stated if there anyone wishing to speak for or against the request that they be allowed to speak tonight.

Chairman Welborn called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Welborn called for a motion to postpone action on the item.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY VICE CHAIRMAN JERRY TYNER TO CONTINUE ITEM C.1, SUP 2018-09, AT THE DECEMBER 6, 2018, PLANNING AND ZONING COMMISSIONER MEETING.

MOTION TO CONTINUE CARRIED 6-0.

C.2. TR 2018-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO ARTICLE X REQUIRED IMPROVEMENTS, SECTION 110-361 GENERAL INFRASTRUCTURE POLICY, AND ARTICLE XI DESIGN CRITERIA, SECTION 110-412 GENERALLY, OF THE NORTH RICHLAND HILLS SUBDIVISION REGULATIONS REGARDING CROSS ACCESS EASEMENTS AND PROPERTY ACCESS.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request.

Mr. Husband presented the the request.

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

Vice Chairman Jerry Tyner asked if the proposed revision has the potential to limit the number of available parking spaces. Mr. Husband stated the easement would follow natural driving aisles such as ones found at large shopping centers.

Chairman Welborn stated this revision could reduce the number of curb cuts on a property which would provide for more parking. Mr. Husband stated in theory parking could be located in the rear of the property.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE TR 2018-01.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1. RP 2018-05 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A REPLAT OF LOTS 1R AND 2, BLOCK L, HOMETOWN NRH WEST PHASE 3, BEING 1.503 ACRES LOCATED AT 6248-6252 DAVIS BOULEVARD.

APPROVED

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

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Chairman Welborn called for the applicant to present the request. The applicant, David Lewis, 408 Quail Crest Dr, Colleyville, TX 76034, presented the request.

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

A MOTION WAS MADE BY VICE CHAIRMAN JERRY TYNER, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE RP 2018-05.

MOTION TO APPROVE CARRIED 6-0.

D.2. AP 2018-06 CONSIDERATION OF A REQUEST FROM SILVER BAY GROUP LLC FOR AN AMENDED PLAT OF SMITH FARM ADDITION, BEING 8.00 ACRES LOCATED SOUTH OF DOUGLAS LANE AND EAST OF CIMARRON DRIVE.

APPROVED

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

Chairman Welborn called for the applicant to present the request. The applicant, Mike Noir, 1000 North Belt Line Road, Irving, Texas 75061, presented the request.

Chairman Justin Welborn asked if the squares indicated on the plat are for 10-foot by 10-foot easements for the transformers. Mr. Noir stated some are.

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE AP 2018-06.

MOTION TO APPROVE CARRIED 6-0.

D.3. FP 2018-04 CONSIDERATION OF A REQUEST FROM FORT WORTH TRANSPORTATION AUTHORITY FOR A FINAL PLAT OF LOT 3, BLOCK 1, WOLFF IRON HORSE ADDITION, BEING 5.242 ACRES LOCATED IN THE 6300 BLOCK OF IRON HORSE BOULEVARD.

APPROVED

Chairman Justin Welborn introduced the item and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock presented the request.

Chairman Welborn called for the applicant to present the request. The applicant, Krystian Golebiewski, on behalf of Brittain & Crawford, LLC, 3908 South Freeway, Fort Worth, Texas 76110, presented the request.

Chairman Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

A MOTION WAS MADE BY VICE CHAIRMAN JERRY TYNER, SECONDED BY COMMISSIONER MASON ORR TO APPROVE FP 2018-04.

MOTION TO APPROVE CARRIED 6-0.

E. ADJOURNMENT

Chairman Justin Welborn adjourned the meeting at 7:36 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary