

**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
DECEMBER 20, 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 20th day of December, 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
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Jerry Tyner	Place 2, Vice Chairman
	Sarah Olvey	Place 4
	Mason Orr	Place 6
Staff:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development
	Stan Tinney	Fire Chief

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

1 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock summarized actions taken on planning related items at the December 10, 2018, City Council meeting and provided city announcements. He further discussed development activity in North Richland Hills.

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

December 20, 2018

Planning and Zoning Commission Meeting Minutes

Page 1 of 11

Planning Director Clayton Comstock presented all agenda items and asked the Commission for questions.

Pertaining to item C.5 Ex-Officio Kelvin Deupree asked Mr. Comstock if the retention pond will hold water from the proposed commercial planned development tracts. Mr. Comstock stated yes. Ex-Officio Deupree also asked if a notification was sent to the city of Keller residents. Mr. Comstock stated the public hearing notice was sent to the City of Keller planning department, which is standard protocol for us and our neighboring cities.

3 2019 DEVELOPMENT MEETING CALENDAR

Planning Director Clayton Comstock provided the 2019 Development Meeting Calendar to the Commission.

Chairman Justin Welborn adjourned the work session at 7:06 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Justin Welborn called the meeting to order at 7:12 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	Jerry Tyner	Place 2, Vice Chairman
	Sarah Olvey	Place 4
	Mason Orr	Place 6
Staff:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development
	Stan Tinney	Fire Chief

A.1 PLEDGE OF ALLEGIANCE

December 20, 2018

Planning and Zoning Commission Meeting Minutes

Page 2 of 11

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

B. MINUTES

B.1 APPROVE MINUTES OF THE DECEMBER 6, 2018, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE MINUTES OF THE DECEMBER 6, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

C. PUBLIC HEARINGS

C.1 ZC 2018-25 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CHARLES G. STARNES FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1 SINGLE-FAMILY RESIDENTIAL AT 8708 AMUNDSON DRIVE, BEING 0.7495 ACRES DESCRIBED AS TRACT 2D, TK MARTIN SURVEY, ABSTRACT 1055.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Charles Starnes, 204 West Nash Street, Grapevine, Texas 76051, presented the request.

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

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-25.

MOTION TO APPROVE CARRIED 4-0.

C.2 SUP 2018-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SALLIE MCINTYRE FOR A SPECIAL USE PERMIT FOR A MICROBREWERY AT 8401 BOULEVARD 26, BEING 4.956 ACRES DESCRIBED AS LOT 1R1, BLOCK 1, WALKER BRANCH ADDITION.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

The applicant, Sallie McIntyre, on behalf of Brutal Beerworks, 6832 Moss Lane, North Richland Hills, Texas 76182, presented the request.

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

Commissioner Don Bowen and Mr. Comstock discussed why the entire tract was highlighted on the property owner notices rather than only the lease space. Mr. Comstock explained that Special Use Permits (SUP) are approved for the property, however the conditions of the SUP can stipulate a lease space or maximum floor area.

Brandon Pitcer, 7924 Maplewood Avenue, North Richland Hills, Texas 76180, spoke in support of 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.

Chairman Welborn and Mr. Comstock discussed possible motion text.

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE SUP 2018-11 SUBJECT TO A THREE YEAR EXPIRATION DATE ON THE SPECIAL USE PERMIT.

MOTION TO APPROVE CARRIED 4-0.

C.3 ZC 2018-26 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CBG SURVEYING TEXAS, LLC FOR A ZONING CHANGE FROM AG AGRICULTURE TO R-1 SINGLE-FAMILY RESIDENTIAL AT 8625 RUMFIELD ROAD, BEING 0.959 ACRES DESCRIBED AS TRACTS 14A AND 14E, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Chairman Justin Welborn stated items C.3, C.4, and D.1 are related items and will be presented together, opened the public hearing for items C.3 and C.4, and called for the Planning Director Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Chairman Welborn called for the applicant to present the request.

The applicant, Luke Steinbrink, 8541 Smith Drive, North Richland Hills, Texas 76182, presented the requests.

Ex-Officio Kelvin Deupree asked the applicant if business will be conducted within the building. The applicant stated no.

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

Commissioner Don Bowen and Mr. Comstock discussed the structure layout pertaining to the square footage, porch, and structure.

Michaele Kelley, 8616 Kirk Lane, North Richland Hills, Texas 76182, spoke in opposition to the request.

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

Chairman Welborn and Mr. Comstock discussed existing entitlements for primary

accessory structures as well as the proposed waivers.

Chairman Welborn and the applicant discussed the other facades of the building.

Chairman Welborn asked the applicant if the structure could be placed further than 15 feet from the rear property line. Mr. Steinbrink's builder, Ben Loibl, 2409 Avenue J, Arlington, Texas 76006, and the applicant discussed the potential of moving the structure.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-26.

MOTION TO APPROVE CARRIED 4-0.

C.4 SUP 2018-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CBG SURVEYING TEXAS, LLC FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 8625 RUMFIELD ROAD, BEING 0.959 ACRES DESCRIBED AS TRACTS 14A AND 14E, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

DENIED

This item was presented and a public hearing was held in conjunction with item C.3.

Commissioners Kathy Luppy and Commissioner Don Bowen stated the structure is much larger than what the zoning ordinance allows.

Commissioner Bowen and Planning Director Clayton Comstock discussed the possibility of the applicant making adjustments to the request prior to the City Council meeting.

A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY COMMISSIONER DON BOWEN TO DENY SUP 2018-15.

MOTION TO DENY CARRIED 3-1 WITH CHAIRMAN JUSTIN WELBORN OPPOSING.

D.1 FP 2018-09 CONSIDERATION OF A REQUEST FROM CBG SURVEYING TEXAS LLC FOR A FINAL PLAT OF LOT 19, BLOCK 2, MEADOWVIEW ESTATES, BEING 0.959 ACRES LOCATED AT 8625 RUMFIELD ROAD.

APPROVED

This item was presented and discussed in conjunction with item C.3.

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE FP 2018-09.

MOTION TO APPROVE CARRIED 4-0.

C.5 ZC 2018-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM IHS REAL ESTATE HOLDINGS, LLC FOR A ZONING CHANGE TO AMEND PD-49 AND PD-67 TO ALLOW FOR INDEPENDENT SENIOR-LIVING APARTMENTS AT 8545 AND 8621 DAVIS BOULEVARD AND PORTIONS OF 7617, 8603, AND 8613 DAVIS BOULEVARD, BEING 16.83 ACRES DESCRIBED AS LOTS 9R AND 10, BLOCK 1, D.J. ANDERSON ADDITION; TRACT 2, BRENTWOOD ESTATES; AND TRACTS 11C, 11C1, 11E AND 11E1, THOMAS PECK SURVEY, ABSTRACT 1209.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

The applicant, Paul Milosevich, on behalf of IHS Real Estate Holdings, LLC, 3110 W Southlake Boulevard Suite 120, Southlake, Texas 76092, presented the request.

Rick Simmons, 1851 Broken Bend Drive, Westlake Texas, 76262, also presented the request.

Ex-Officio Kelvin Deupree asked the applicant if the facility will have a memory care unit. The applicant stated no. Ex-Officio Deupree and the applicant discussed the retaining wall, grasscrete, and parking allocated for the project.

Commissioner Wendy Werner and the applicant discussed the number of units proposed.

Commissioner Don Bowen asked if medical staff will be on-site. The applicant stated

December 20, 2018

Planning and Zoning Commission Meeting Minutes

Page 7 of 11

no.

Chairman Welborn and the applicant discussed the market study conducted for the development.

Commissioner Kathy Luppy asked the applicant if the units are well-occupied. The applicant stated units stay well-occupied with some having waiting lists.

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

Ex-Officio Deupree and Mr. Comstock discussed outdoor lighting and setbacks.

Ex-Officio Deupree and Fire Chief Stan Tiney discussed emergency medical service calls related to similar developments.

Chairman Welborn and Fire Chief Tiney discussed emergency medical service calls.

Commissioner Luppy and Mr. Comstock discussed the history of the property related to past interested parties.

Ex-Officio Deupree and Mr. Comstock discussed the proposed land use for this property on the draft Strategic Plan.

Daniel Caulkins, 8608 Shadybrooke Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

Peyton Inge, 1149 Shady Oak Circle, Argyle, Texas 76226, spoke in favor of the request.

Theresa Hampton, 8601 Saddle Ridge Trail, North Richland Hills, Texas 76182, spoke in favor of the request.

Alan Schiller, 8636 Shadybrooke Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

James Derek Boyd, 8612 Twisted Oaks Way, North Richland Hills, Texas 76182, spoke in favor of 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.

Chairman Welborn and the applicants discussed the retaining walls, detention pond, and emergency medical service calls.

Commissioner Bowen and Commissioner Luppy stated their opinions pertaining to the development surrounding emergency medical service calls.

Ex-Officio Deupree provided his support for the development.

Chairman Welborn stated the site is very challenging to develop.

A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-15.

MOTION TO APPROVE CARRIED 4-0.

D. PLANNING AND DEVELOPMENT

D.2 AP 2018-07 CONSIDERATION OF A REQUEST FROM GRANTHAM & ASSOCIATES, INC. FOR AN AMENDED PLAT OF LOTS 3R AND 4R1, BLOCK 1, NORTH TARRANT MARKETPLACE ADDITION, BEING 2.963 ACRES LOCATED AT 8183-8187 PRECINCT LINE ROAD.

APPROVED

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

Chairman Welborn called for the applicant to present the request.

The applicant, Kent Mond, 1314 Juniper Lane, Lewisville, Texas, on behalf of Grantham & Associates Inc., 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 COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE AP 2018-07.

MOTION TO APPROVE CARRIED 4-0.

D.3 RP 2018-09 CONSIDERATION OF A REQUEST FROM HARRIS KOCHER SMITH FOR A REPLAT OF LOTS 1R1 AND 1R2, BLOCK 2, CITY POINT ADDITION, BEING 32.837 ACRES LOCATED AT 4401 CITY POINT DRIVE.

APPROVED

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

Chairman Welborn called for the applicant to present the request.

The applicant, Scott Schere, on behalf of Harris Kocher Smith, 101 Summit Ave, Fort Worth Texas, 76102, presented the request.

Josh Basler, on behalf of A G Spanos, 14800 Landmark Blvd, Dallas, Texas 75254 also presented the request.

Commissioner Don Bowen and Mr. Comstock discussed the gas well site to the west of the plat.

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

A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE RP 2018-09.

MOTION TO APPROVE CARRIED 4-0.

D.4 RP 2018-07 CONSIDERATION OF A REQUEST FROM TEAGUE NALL AND PERKINS, INC. FOR A REPLAT OF LOTS 8R1-8R7, BLOCK 3, WOODBERT ADDITION, BEING 2.143 ACRES LOCATED AT 8120 SAYERS LANE.

CONTINUED

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO POSTPONE ACTION TO THE JANUARY 17, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO POSTPONE CARRIED 4-0.

E. ADJOURNMENT

Chairman Justin Welborn adjourned the meeting at 9:58 p.m.

Justin Welborn, Chairman

Attest:

Kathy Luppy, Secretary