

**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  
JANUARY 17, 2019**

**WORK SESSION**

**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 January, 2019 at 6:00 p.m., following the Capital Improvements Advisory Committee meeting, in the City Council Workroom and 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
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7

Absent:	Kelvin Deupree	Ex-Officio
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Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	Public Works Director

Chairman Justin Welborn called the work session meeting to order at 6:07 p.m.

**1 PLANNING DIRECTOR REPORT**

Director of Planning Clayton Comstock summarized actions taken on planning related items at the January 14, 2019, 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.**

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Planning Director Clayton Comstock presented item C.1 and asked the Commission for questions.

Vice Chairman Jerry Tyner and Mr. Comstock discussed the differences between a blood plasma collection facility and a blood donation center.

Mr. Comstock presented item C.2. and asked the Commission for questions.

Principal Planner Clayton Husband presented items C.3 and C.4 and asked the Commission for questions.

Mr. Husband presented items D.1 and D.2 and asked the Commission for questions.

Chairman Justin Welborn adjourned the work session at 6:53 p.m.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Chairman Justin Welborn called the meeting to order at 7:00 p.m.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Kathy Luppy	Place 5, Secretary
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7

Absent:	Kelvin Deupree	Ex-Officio
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Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Caroline Waggoner	Public Works Director

Prior to the pledge, Chairman Welborn asked for a moment of silence in memory of Bill Schopper, a former Commissioner and Board of Adjustment member.

### **A.1 PLEDGE OF ALLEGIANCE**

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Commissioner Wendy Werner led the Pledge of Allegiance to the United States and Texas flags.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE DECEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE MINUTES OF THE DECEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

**C. PUBLIC HEARINGS**

**C.1 TR 2018-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-1 (DEFINITIONS), SECTION 118-631 (TABLE OF PERMITTED USES), AND SECTION 118-633 (SPECIAL LAND USE REGULATIONS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING BLOOD PLASMA COLLECTION FACILITIES.**

**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 come forward and present the request.

Bill Dahlstrom, on behalf of BioLife, 2323 Ross Avenue Suite 600, Dallas, Texas 75201, presented the request.

Jeff Tarris, on behalf of JCW Development, 100 Tower Drive, Beaver Dam, Wisconsin 53916, also presented the request.

Chairman Welborn and the applicants discussed the average combined dollar amount facilities pay patrons yearly.

Chairman Welborn and the applicant discussed the percentage of blood produced

from a blood donation center compared to a blood plasma collection facility.

Chairman Welborn and the applicant discussed common enhancements to redeveloped structures.

Chairman Welborn and the applicant discussed the percentage of stand-alone buildings and redevelopment of vacant buildings.

Commissioner Don Bowen and the applicant discussed the hourly average number of customers.

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

Commissioner Bowen and Mr. Comstock discussed the distance separation of uses recommendation by the Development Review Committee.

Jim Ryffel, 3113 South University Drive, Fort Worth, Texas 76109, 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 else wishing to speak, Chairman Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE TR 2018-02 SUBJECT TO MINIMUM DEVELOPMENT STANDARDS AS LISTED IN THE STAFF REPORT.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.2 ZC 2018-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DRENNER GROUP FOR A ZONING CHANGE FROM O-1 OFFICE TO R-7-MF MULTIFAMILY AT 8851 BUD JENSEN DRIVE, BEING 13.815 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I ADDITION.**

**DENIED**

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.

Steve Drenner, on behalf of Drenner Group, LLC, 200 Lee Barton Drive Suite 100, Austin, Texas 78704, presented the request.

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

Commissioner Mason Orr and Mr. Comstock discussed potential development around the subject property and how it could affect possible future development for the subject property.

Chairman Welborn and Mr. Comstock discussed the number of apartments built or planned within the Town Center (or HomeTown) District.

Commissioner Sarah Olvey and Mr. Comstock discussed occupancy rates for built Town Center District apartments.

Vice Chairman Jerry Tyner and Mr. Comstock discussed cross access from the subject property to Grand Avenue. Vice Chairman Tyner and Mr. Comstock discussed the common access easement running through the northern portion of the subject property.

Steve Koons, 6054 Lake Way Mews, North Richland Hills, Texas 76180, spoke in opposition of the request.

Tammy Woodman, 6213 Winter Park Drive, North Richland Hills, Texas, spoke in opposition of 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.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO DENY ZC 2018-04.**

**MOTION TO DENY CARRIED 7-0.**

Prior to Chairman Welborn calling for the vote, Commissioner Don Bowen spoke about the importance of thoughtful land use planning.

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**C.3 ZC 2018-20 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MULTATECH FOR A ZONING CHANGE FROM C-2 COMMERCIAL TO PD PLANNED DEVELOPMENT FOR A VEHICLE INVENTORY STORAGE LOT AT 4500 BOOTH CALLOWAY ROAD, BEING 10.3186 ACRES DESCRIBED AS LOT 1R, BLOCK CR, LYNNCREST ADDITION.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

Eric Canales, on behalf of Multatech, 2821 West 7th Street Suite 400, Fort Worth, Texas 76107, presented the request.

Paul Solomon, 7740 NE Loop 820, North Richland Hills, Texas 76180, also presented the request.

Commissioner Mason Orr and the applicant discussed the net change of inventory parking.

Chairman Welborn and the applicants discussed the proposal not to remove the existing pavement from the abandoned right-of-way on the north portion of the subject property.

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

Vice Chairman Jerry Tyner and Mr. Husband discussed staff's opinion concerning the proposed tree placement.

Vice Chairman Tyner and Mr. Husband discussed the staff recommendation to remove pavement from land not owned by the property owner.

Chairman Welborn and Mr. Husband discussed the history of the abandoned right-of-way.

Commissioner Sarah Olvey and Mr. Husband discussed the current condition of the pavement and how the site would adjust to the pavement being removed.

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.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2018-20 SUBJECT TO THE ABANDONED PAVEMENT BEING REMOVED IN THE TXDOT RIGHT-OF-WAY.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.4 SUP 2018-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DYNAMIC ENGINEERING CONSULTANTS, PC FOR A SPECIAL USE PERMIT FOR A WAIVER OF THE MASONRY STANDARDS AT 7724 AND 7740 NE LOOP 820, BEING 23.97 ACRES DESCRIBED AS LOTS A3, AR1A, B1B, AND B1A, CALLOWAY PARK ADDITION; AND LOT 1C, BLOCK E, CALLOWAY FARM ADDITION.**

**APPROVED**

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

Commissioner Kathy Luppy left the Council Chambers at 8:47 p.m.

Chairman Welborn called for the applicant to present the request.

Warren Hilla, on behalf of Dynamic Engineering Consultants, PC, 1301 Central Express Way Suite 210, Allen, Texas 75013, presented the request.

Chairman Welborn and the applicant discussed the similarities of the previous subject property and proposed request.

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

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.

**A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY COMMISSIONER TYNER TO APPROVE SUP 2018-10.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 AP 2018-08 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR AN AMENDED PLAT OF LOTS 1R1 AND 2R3, BLOCK 1, DOUBLE K RANCH ADDITION, BEING 4.750 ACRES LOCATED AT 7300 BURSEY ROAD AND 7229 LONDONDERRY 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.

Matt Hibbit, on behalf of Spry Surveyors, 8241 Mid Cities Boulevard, North Richland Hills, Texas 76180, 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 COMMISSIONER LUPPY, SECONDED BY COMMISSIONER TYNER TO APPROVE AP 2018-08.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 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 FROM THE DECEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING).**

**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.

Tom Rutledge, on behalf of Teague Nall and Perkins, Inc., 5237 North Riverside Drive Suite 100, Fort Worth, Texas 76137, presented the request.

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

Commissioner Don Bowen and Mr. Husband discussed the one-foot strip of land proposed on the east side of the replat.

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY VICE CHAIRMAN JERRY TYNER TO APPROVE RP 2018-07 SUBJECT OPEN SPACE LOT 8R7 BEING INCORPORATED INTO A 51-FOOT STREET RIGHT-OF-WAY, AND THE ABANDONMENT OF THE SAYERS LANE RIGHT-OF-WAY AFFECTING THIS PROPERTY.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.3 PP 2018-06 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A PRELIMINARY PLAT OF URBAN TRAILS ADDITION, BEING 11.885 ACRES LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF MID-CITIES BOULEVARD AND HOLIDAY LANE.**

**APPROVED**

*Chairman Justin Welborn announced he must abstain from items D.3 and D.4 due to a conflict of interest and left the council chambers at 9:02 p.m. An Affidavit of Disqualification is on file with the North Richland Hills City Secretary's Office.*

Vice Chairman Jerry Tyner stated items D.3. and D.4 will be presented together and voted on separately and called for Planning Director Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Vice Chairman Tyner called for the applicant to present the requests.

Ottis Lee, on behalf of Baird, Hampton, and Brown, 1901 Martin Drive, Weatherford, Texas 76086, presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE PP 2018-06.**

**MOTION TO APPROVE CARRIED 5-0-1, WITH CHAIRMAN JUSTIN WELBORN ABSTAINING DUE TO CONFLICT OF INTEREST.**

**D.4 RP 2018-08 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A REPLAT OF URBAN TRAILS ADDITION PHASE 1, BEING 2.679 ACRES LOCATED AT THE NORTHWEST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.**

**APPROVED**

Item D.4 RP 2018-08 was presented in conjunction with item D.3 PP 2018-06.

**A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO APPROVE RP 2018-08.**

**MOTION TO APPROVE CARRIED 5-0-1, WITH CHAIRMAN JUSTIN WELBORN ABSTAINING DUE TO CONFLICT OF INTEREST.**

#### **E. ADJOURNMENT**

Vice Chairman Jerry Tyner adjourned the meeting at 9:13 p.m.

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Justin Welborn, Chairman

Attest:

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Kathy Luppy, Secretary