

**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
MAY 16, 2019**

WORK SESSION: 5:30 PM

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 May, 2019 at 5:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Place 1, Chair
	Jerry Tyner	Place 2, Vice Chair
	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
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Marrk Callier	Public Works Analyst
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

Chair Welborn called the work session to order at 5:31 p.m.

1 PLANNING DIRECTOR REPORT.

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

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on May 13, 2019.

Pertaining to item C.1, Planning Director Clayton Comstock discussed the Four Seasons Market.

Pertaining to item C.2, Planning Director Clayton Comstock discussed the blood plasma collection facility. Commissioner Jerry Tyner and Mr. Comstock discussed on-site parking at the location.

Pertaining to item C.3, Planning Director Clayton Comstock discussed the zoning change for Chicken Express located at 5100 Davis Boulevard.

Pertaining to item C.4, Planning Director Clayton Comstock discussed the Vision2030 Land Use Plan. Chair Welborn, Commissioner Werner, and Mr. Comstock discussed Residential Estate portion of the 2030 Land Use Plan.

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

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chair Justin Welborn called the meeting to order at 7:14 p.m.

Present:	Justin Welborn	Place 1, Chair
	Jerry Tyner	Place 2, Vice Chair
	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 Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner

Chad VanSteenberg	Planner
Marrk Callier	Public Works Analyst
Justin Naylor	Civil Engineer
Craig Hulse	Director of Economic Development

A.1 PLEDGE

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

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER LUPPY TO APPROVE THE MINUTES OF THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

D.1 FP 2019-01 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A FINAL PLAT OF URBAN TRAILS ADDITION PHASE TWO, BEING 9.206 ACRES LOCATED AT THE NORTHEAST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

APPROVED

Chair Welborn announced he has a conflict of interest for item D.1 and would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating his conflict.

Chair Welborn left the dais at 7:17 p.m.

Vice-Chair Tyner introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

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Toby Stalk, registered professional land surveyor for Baird Hampton & Brown, 1901 Martin Drive, Weatherford, Texas presented the request on behalf of Beaten Path Development.

Vice-Chair Tyner called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE FP 2019-01.

MOTION TO APPROVE CARRIED 6-0-1, WITH CHAIR WELBORN ABSTAINING.

C.1 SUP 2019-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FOUR SEASONS MARKETS, LLC, FOR A SPECIAL USE PERMIT FOR A FARMERS MARKET AT 6020 PARKER BOULEVARD AND 6021 WALKER BOULEVARD, DESCRIBED AS LOT 1R1, BLOCK AB, THE VENUE AT HOMETOWN. (CONTINUED FROM THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING).

APPROVED

Chair Welborn returned to the dais at 7:22 p.m.

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

Chair Welborn called for the applicant to present the request.

Abby Rudolph, 5513 South Drive, Colleyville, Texas, presented the request.

Vice Chair Tyner, Commissioner Orr, and the applicant discussed the map of the proposed market.

Commissioner Luppy and the applicant discussed the company's market in Watauga

Commissioner Olvey and the applicant discussed other locations in North Richland

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Hills considered by the market.

Commissioner Orr and the applicant discussed the typical operating hours for the market.

Chair Welborn and the applicant discussed the number of spots that vendors would take up, parking at the company's other locations, and estimated hourly customer traffic.

Commissioner Luppy and the applicant discussed the size of the spaces on the applicant's diagram.

Commissioner Olvey and the applicant discussed the responsibilities and requirements of the tent set-ups on the site.

Vice Chair Tyner and the applicant discussed restroom facilities for customers and vendors, if a local business would allow restroom use, and provisions for portable restroom facilities during hours of operation.

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

Chair Welborn and Mr. Comstock discussed overnight parking of some of the vehicles at the location that are associated with an existing business.

Commissioner Olvey, Chair Welborn, and Mr. Comstock discussed the parking survey and customer traffic. Chair Welborn stated the parking count for the area should be completed.

Commissioner Bowen and the applicant discussed the peak hours for the market.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Jennifer McFadden, The Venue at Hometown, 9012 Courtenay Street, North Richland Hills, Texas, spoke in favor of the request.

Chair Welborn, Commissioner Bowen, and Ms. McFadden discussed parking options available on the interior of the site.

Ashley Higdem, 1901 Long Prairie Road, Suite 210-101 Flower Mound, Texas spoke in favor of the request.

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

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY VICE CHAIR TYNER TO APPROVE SUP 2019-05.

MOTION TO APPROVE CARRIED 7-0.

C.2 SUP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JCW DEVELOPMENT, LLC, FOR A SPECIAL USE PERMIT FOR A BLOOD PLASMA COLLECTION FACILITY AT 6246 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION. (CONTINUED FROM THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING).

APPROVED

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

Chair Welborn called for the applicant to present the request.

Jeff Tarris with JCW Development, LLC., 100 Tower Drive, Beaver Dam, Wisconsin, presented the request on behalf of BioLife Plasma Services.

Bill Dahlstrom, 2323 Ross Avenue, Dallas, Texas, presented the request on behalf of BioLife Plasma Services.

Commissioner Luppy and the applicants discussed the typical donor, how often they could donate, and if they have received any negative reactions from other areas where they wanted to open a facility.

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Chair Welborn and the applicants discussed their closest facility from the proposed location in North Richland Hills and the closest competing business.

Chair Welborn and the applicants discussed improvements to the parking lot, landscaping, and retail center area in general.

Chair Welborn and the applicants discussed expansion plans for the company.

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

Commissioner Luppy and Mr. Husband discussed the Development Review Committee's recommendation for denial.

Commissioner Werner and Chair Welborn discussed how long the proposed space had been vacant.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Jim Ryffel, 3113 S. University Drive, Fort Worth, Texas, spoke in favor of the request.

Chair Welborn called for anyone else 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.

Chair Welborn, Commissioner Bowen, Commissioner Luppy, and Commissioner Werner discussed the Development Review Committee recommendations for improvements to the property.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE SUP 2019-03.

MOTION TO APROVE FAILED 2-5.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO DENY SUP 2019-03.

MOTION TO DENY CARRIED 5-2.

C.3 ZC 2019-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SHELBY SHELTON FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT AT 5100 DAVIS BOULEVARD, BEING 0.55 ACRES DESCRIBED AS LOT 1R, BLOCK 18, CLEAR VIEW ADDITION.

APPROVED

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.

Shelby Shelton, 6307 Camp Bowie Boulevard, Suite B, Fort Worth, Texas 76116, presented the request on behalf of Chicken Express.

Brian Hine, 5100 Davis Boulevard, North Richland Hills Texas 76180, franchise owner of Chicken Express presented the request.

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

Chair Welborn and Mr. Husband discussed sidewalk gaps on the property.

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

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY COMMISSIONER OLVEY TO APPROVE ZC 219-08.

MOTION TO APPROVE CARRIED 7-0.

Chair Welborn called for a recess at 9:19 p.m.

C.4 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS.

CONTINUED

Chair Welborn reconvened the meeting at 9:27 p.m.

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Planner Clayton Comstock to introduce the request. Mr. Comstock introduced the request and discussed the residential estate land use category in the Vision 2030 land use plan.

Chair Welborn and Mr. Comstock discussed the Strategic Plan Committee discussions and recommendations about residential estate lots and the public hearing process for zoning changes.

Vice Chair Tyner stated that he favors maintaining the rural nature of this area but sees this as an evolving situation as the properties develop in the future.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Elaine McCallion, 7401 Continental Trail, North Richland Hills, Texas, 76182, stated her concerns and opinion that zoning changes should be initiated by the property owner and not the City.

Chair Welborn clarified that the item under consideration is a land use plan and not a request for rezoning property.

Ty Bailey, 7008 Douglas Lane, North Richland Hills, Texas, 76182 spoke in favor of the item and expressed concerns about the increase of traffic on Douglas Lane with additional houses.

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Lynn Motheral, 7105, 7109, 7113 Douglas Lane, North Richland Hills, Texas, 76182 spoke in favor of the item.

Sara Drapper, 5817 Arbor Road, North Richland Hills, Texas, 776182 commented on the item.

Linda Martin, 7800 Continental Trail, North Richland Hills, Texas, 76182 spoke in opposition to the residential estate land use designation.

Chester Christopher, 7125 Douglas Lane, North Richland Hills, Texas, 76182 spoke in opposition to the residential estate land use designation.

John Albury, 8024 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre.

Beth Mann, 8025 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre.

Susan Holden, 8033 Valley Drive, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation.

David Crownover, 7425 Continental Trail, North Richland Hills, Texas, 76182 spoke in favor of the residential estate land use designation and would prefer no more than one house per acre but believes the two house per acre is a good compromise.

Chair Welborn commented on the Strategic Plan Committee's work over the past two years and meetings that he, Vice Chair Tyner, and City staff were involved in.

Commissioner Bowen stated that he has been through four or five land use plans, and this one is the most comprehensive.

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY COMMISSIONER OLVEY TO CONTINUE THE PUBLIC HEARING ON ITEMS C.4, C.5, AND D.2 TO THE JUNE 6, 2019 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C.5 PUBLIC HEARING AND CONSIDERATION OF THE VISION2030 TRANSPORTATION PLAN, AN UPDATE TO THE THOROUGHFARE PLAN COMPONENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH RICHLAND HILLS.

Item C.5 was discussed with Item C.4 and continued to the June 6, 2019, Planning and Zoning Commission meeting.

D. PLANNING AND DEVELOPMENT

D.2 CONSIDERATION OF THE VISION2030 ECONOMIC DEVELOPMENT PLAN

Item D.2 was discussed with Item C.4 and continued to the June 6, 2019, Planning and Zoning Commission meeting.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 10:31 p.m.

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary