

**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  
OCTOBER 3, 2019**

**WORK SESSION: 6:30 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 3rd day of October 2019, at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:	Mason Orr	Place 6
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Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer

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

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on September 23, 2019.

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

Chair Welborn adjourned the work session at 6:55 p.m.

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

CALL TO ORDER

Chair Welborn called the meeting to order at 7:02 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio

Absent:	Mason Orr	Place 6
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Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Justin Naylor	Civil Engineer

#### A.1 PLEDGE

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

#### A.2 PUBLIC COMMENTS

#### EXECUTIVE SESSION

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

#### B. MINUTES

**APPROVE MINUTES OF THE SEPTEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

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**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE THE MINUTES OF THE SEPTEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**

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

**C. PUBLIC HEARINGS**

**C.1 SUP 2019-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TEXAS BLUEBONNET REALTY LLC FOR A SPECIAL USE PERMIT FOR A DETENTION/RETENTION STORAGE FACILITY AT 8161 AND 8165 PRECINCT LINE ROAD, BEING 3.191 ACRES DESCRIBED AS TRACTS 5, 5D, 5F AND 5M, W.C. NEWTON SURVEY, ABSTRACT 1182; TRACTS 8B1, 8C1, 8E1, AND 8F, THOMAS PECK SURVEY, ABSTRACT 1209; AND TRACT 8J, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce items C.1 and D.1 as they are associated with the same property. Mr. Comstock introduced the requests.

Chair Welborn called for the applicant to present the requests.

Drew Donosky, 1903 Central Drive, Bedford, TX with Claymoore Engineering presented the requests.

Chairman Welborn asked if the offsite sanitary sewer easement has been executed.

Drew Donosky stated they have written agreement from the property owners to sign the easement, and they will be ready by the time the case is considered by City Council.

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

Jerry Tyner asked if the area in the middle of the site was a landscaped area. Mr. Comstock stated it is intended to be an internal plaza area.

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Chair Welborn called for anyone 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.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE SUP 2019-11.**

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

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2019-11 CONSIDERATION OF A REQUEST FROM TEXAS BLUEBONNET REALTY FOR A FINAL PLAT OF LOT 1, BLOCK A, NORTHSTAR ADDITION, BEING 3.191 ACRES LOCATED AT 8161 AND 8165 PRECINCT LINE ROAD.**

**APPROVED**

Item D.1 was presented in conjunction with item C.1.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY VICE CHAIR TYNER TO APPROVE FP 2019-11 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D.2 RP 2019-05 CONSIDERATION OF A REQUEST FROM KOC GRAN VIA RICHLAND LLC FOR A REPLAT OF LOTS 2R1 AND 2R2, BLOCK 4, UNIVERSITY PLAZA ADDITION, BEING 7.294 ACRES LOCATED AT 8925 AND 9001 AIRPORT FREEWAY.**

**APPROVED**

Chair Welborn introduced the item, 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.

Dennis Edwards, Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Suite 215, Dallas TX, presented the request.

Chair Welborn asked if all DRC comments could be address before the plat is considered by City Council.

Mr. Edwards stated they added the access easement to the lot as requested.

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

Chair Welborn asked if the DRC was requesting an access easement to ensure the new lot had access to the fire lane. Mr. Comstock stated yes.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER WERNER TO APPROVE RP 2019-05 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D.3 FP 2019-12 CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A FINAL PLAT OF LOT 8, BLOCK 2, GREEN VALLEY COUNTRY ESTATES, BEING 1.773 ACRES LOCATED AT 7409 BURSEY ROAD.**

**APPROVED**

Chair Welborn introduced the item, 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.

Jason Haynie, 8212 Oak Knoll Drive, North Richland Hills TX, presented the request.

Chair Welborn asked if the new house was going to be constructed where the existing one is located.

Mr. Haynie stated it would be located in about the same place.

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

**A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE FP 2019-12 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**E. ADJOURNMENT**

Chair Welborn adjourned the meeting at 7:26 p.m.

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Secretary