

**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 21, 2020**

REGULAR MEETING 6:00 PM

A. CALL TO ORDER

Vice Chair Tyner stated in accordance with the Texas Governor's March 13, 2020, Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act provisions, this May 21, 2020, meeting of the North Richland Hills Planning and Zoning Commission is hereby called to order at 6:00 p.m.

Vice Chair Tyner conducted a roll call of Planning and Zoning Commission members to confirm the presence of a quorum.

Present at City Hall:

Jerry Tyner, Vice Chair, Place 2

Present via conference call:

Don Bowen, Place 3
Sarah Olvey, Place 4
Kathy Luppy, Secretary, Place 5
Kelvin Deupree, Place 6
Wendy Werner, Place 7
Patrick Faram, Ex-Officio

Absent: Justin Welborn, Chair, Place 1

Staff present at City Hall:

Clayton Comstock, Planning Director
Clayton Husband, Principal Planner
Chad VanSteenberg, Planner

Staff present via conference call:

Caroline Waggoner, City Engineer

A.1 PLEDGE

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

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 7, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

Commissioner Werner requested that the motion for Item D.4 at the previous meeting be reviewed to verify which member made and seconded the motion.

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER OLVEY TO APPROVE MINUTES OF THE MAY 7, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

D. PUBLIC HEARINGS

D.1 SUP 2020-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOMINIQUE VAN AUDSALL FOR A REVISED SPECIAL USE PERMIT FOR A BREWPUB AT 7924 MAPLEWOOD AVENUE, BEING 0.8 ACRES DESCRIBED AS LOTS 2R AND 6, BLOCK 23, CLEAR VIEW ADDITION.

APPROVED

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

Vice Chair Tyner called for the applicant to present the request.

Sean Van Ausdall, with False Idol Brewing, 7924 Maplewood Avenue, North Richland Hills, Texas 76180, presented the request.

Commissioner Werner and Mr. Van Ausdall discussed the opening date for the

May 21, 2020

Planning and Zoning Commission Meeting Minutes

Page 2 of 6

brewery and trees on the site.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the phone number provided.

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

Commissioner Deupree and Mr. Comstock discussed the large trees, the mural, and the delay of the screening wall.

Commissioner Bowen and Mr. Comstock discussed the proposal to phase the installation of required site elements and trees.

Commissioner Werner, Commissioner Deupree, and Mr. Comstock discussed the screening wall adjacent to the residential properties.

Commissioner Deupree and Mr. Van Ausdall discussed the plans for outdoor seating and patios.

Vice Chair Tyner and Mr. Van Ausdall discussed parking, the screening wall, and architectural standards for the building.

Commissioner Werner and Mr. Van Ausdall discussed the design of the garage doors and the patio in front of the building.

Commissioner Luppy and Mr. Comstock discussed the screening and location of heating and air conditioning equipment.

Commissioner Deupree and Mr. Comstock discussed signage for the building.

Commissioner Werner and Mr. Comstock discussed signage for the building, the garage door design, and the location of patios.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the number provided. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

Vice Chair Tyner read an email from David Mane, 7913 Birchwood, in opposition to the requested revisions to the project.

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER OLVEY TO APPROVE SUP 2020-03, SUBJECT TO A WAIVER OF THE PARAPET WALL AND GLASS BAY DOOR REQUIREMENTS, AND WITH ALL OTHER SITE IMPROVEMENTS BEING COMPLETED BY ISSUANCE OF CERTIFICATE OR OCCUPANCY OR DEFERRED TO ONE YEAR AFTER ISSUANCE AS RECOMMENDED BY THE DEVELOPMENT REVIEW COMMITTEE.

MOTION TO APPROVE CARRIED 6-0.

D.2 SDP 2020-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JACKSON WALKER LLP FOR A REVISED SPECIAL DEVELOPMENT PLAN FOR SPANOS IRON HORSE IN THE 6300-6400 BLOCKS OF IRON HORSE BOULEVARD, BEING 9.08 ACRES DESCRIBED AS TRACTS 2A1C1, 2K1, 2L, 2L1, AND 3A2, TELITHA AKERS SURVEY, ABSTRACT 19, AND TRACT 1B3J1A, EDMUND KING SURVEY, ABSTRACT 892.

APPROVED

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

Vice Chair Tyner called for the applicant to present the request.

The following people presented the request: Bill Dahlstrom, with Jackson Walker LP 2323 Ross Avenue, Suite 600, Dallas, Texas 75201; Ron Ramirez, with Pacheco Koch Consulting Engineers, Inc., 4060 Bryant Irvin Road, Fort Worth, Texas 76109; and Will Duncan, with WDG Architecture, 2001 Bryan Street, Suite 3100, Dallas, Texas 75201.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the phone number provided.

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

Commissioner Deupree and Mr. Comstock discussed the proposed dog park, parking, and flex-commercial space.

May 21, 2020

Planning and Zoning Commission Meeting Minutes

Page 4 of 6

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the number provided. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER LUPPY TO APPROVE SDP 2020-01.

MOTION TO APPROVE CARRIED 6-0.

D.3 SDP 2020-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM URBAN TRAILS BEATEN PATH DEVELOPMENT FOR A REVISED SPECIAL DEVELOPMENT PLAN FOR URBAN TRAILS AT NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, BEING 10.92 ACRES DESCRIBED AS URBAN TRAILS ADDITION PHASES ONE AND TWO.

APPROVED

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

Vice Chair Tyner called for the applicant to present the request.

John Pitstick and Dustin Austin, with Beaten Patch Development, 700 W Harwood Road, Hurst, Texas 76054 presented the request.

Vice Chair Tyner and Mr. Pitstick discussed the definitions of building plate.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the phone number provided.

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

Commissioner Werner and Mr. Comstock discussed the proposed building plate height requirement.

Commissioner Olvey and Mr. Pitstick discussed the number of bedrooms proposed in the residences.

May 21, 2020

Planning and Zoning Commission Meeting Minutes

Page 5 of 6

Vice Chair Tyner stated his concerns about the reduced parking request.

Vice Chair Tyner called for anyone wishing to speak for or against the request to call the number provided. There being no one wishing to speak, Vice Chair Tyner closed the public hearing.

Commissioner Werner and Mr. Comstock discussed the building design of the duplex units.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE SDP 2020-02, WITH A MODIFICATION TO THE REQUESTED PARKING RATIO REQUIREMENT TO EQUAL 3.48 PARKING SPACES PER UNIT.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary