

**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
JULY 16, 2020**

REGULAR MEETING: 6:00 PM

A. CALL TO ORDER

Chair Welborn stated in accordance with the Texas Governor's March 13, 2020, Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act provisions, this July 16, 2020, meeting of the North Richland Hills Planning and Zoning Commission is hereby called to order at 6:10 p.m.

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

Present at City Hall:

None

Present via conference call:

Justin Welborn, Chair, Place 1
Jerry Tyner, Vice Chair, Place 2
Don Bowen, Place 3
Patrick Faram, Place 4
Kathy Luppy, Secretary, Place 5
Kelvin Deupree, Place 6
Wendy Werner, Place 7
Gregory Hoffa, Ex-Officio

Absent: None

Staff present at City Hall:

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

Staff present via conference call:

None

A.1 PLEDGE

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

July 16, 2020

Planning and Zoning Commission Meeting Minutes

Page 1 of 6

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

A.3 ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBERS IN PLACES 2, 4, AND EX-OFFICIO.

The oath of office for Jerry Tyner, Place 2, Patrick Faram, Place 4, and Ex-Officio Gregory Hoffa was administered to each person by notary before the meeting.

A.4 ELECTION OF OFFICERS

Chair Welborn opened nominations for Planning and Zoning Commission Chair.

A motion was made by Commissioner Tyner, seconded by Commissioner Faram to nominate Justin Welborn as chair of the Planning and Zoning Commission.

Motion to approve carried 7-0.

Chair Welborn opened nominations for Planning and Zoning Commission Vice Chair.

A motion was made by Chair Welborn, seconded by Vice Chair Tyner to nominate Jerry Tyner as Vice Chair of the Planning and Zoning Commission.

Motion to approve carried 7-0.

Chair Welborn opened nominations for Planning and Zoning Commission Secretary.

A motion was made by Chair Welborn, seconded by Commissioner Werner to nominate Kathy Luppy as secretary of the Planning and Zoning Commission.

Motion to approve carried 7-0.

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 18, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER DEUPREE TO APPROVE MINUTES OF THE JUNE 18, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 FP 2020-05 CONSIDERATION OF A REQUEST FROM DOUGLAS ORR FOR A FINAL PLAT OF LOT 22, BLOCK 1, PARKRIDGE ESTATES, BEING 1.61 ACRES LOCATED AT 4801 RUFÉ SNOW DRIVE.

APPROVED WITH CONDITIONS

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.

Doug Orr, 6628 Carston Court, North Richland Hills TX 76180, presented the request.

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

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER FARAM TO APPROVE FP 2020-05 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

C.2 FP 2020-04 CONSIDERATION OF A REQUEST FROM CITY OF NORTH RICHLAND HILLS FOR A FINAL PLAT OF LOT 1, BLOCK 1, LINDA SPURLOCK PARK ADDITION, BEING 14.46 ACRES LOCATED AT 6400 GLENVIEW DRIVE.

APPROVED WITH CONDITIONS

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.

July 16, 2020

Planning and Zoning Commission Meeting Minutes

Page 3 of 6

Joe Pack, Senior Park Planner, City of North Richland Hills, presented the request.

Chair Welborn and Mr. Pack discussed timing for the project and park surface materials.

Commissioner Deupree and Mr. Pack discussed signage and parking for the park.

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

Commissioner Bowen commented on the length of the walking trail.

Commissioner Werner commented on the bench swings.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE FP 2020-04 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC 2020-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WAYNE BARTON FOR A ZONING CHANGE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7600 HEWITT STREET, BEING 1.0 ACRE DESCRIBED AS LOT 2, BLOCK 4, HEWITT ESTATES SUBDIVISION.

DENIED

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.

Wayne Barton, with Barton Surveying & Laser Scanning, 2333 Minnis Drive, Suite G, Haltom City Texas 76117 presented the request.

Chair Welborn and Mr. Barton discussed the proposal.

July 16, 2020

Planning and Zoning Commission Meeting Minutes

Page 4 of 6

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

Chair Welborn, Mr. Barton, and Mr. Comstock discussed the dimensions of the property and lot width requirements.

Chair Welborn, Mr. Comstock, and Mr. Naylor discussed the street sections on each side of the subject lot.

Chair Welborn and Mr. Comstock discussed zoning as it pertains to lot sizes.

Commissioner Faram and Mr. Comstock discussed zoning and subdivision of lots in the subject area.

Chair Welborn, Mr. Comstock, and Chairman Deupree discussed zoning designations and their relationship to the land use plan.

Chair Welborn opened the public hearing and asked for those wishing to speak for or against the request to be connected to the meeting.

Jennifer Griffin, 7525 Hewitt Street, North Richland Hills, spoke in opposition to the request.

Dana Petri, 7524 Hewitt Street, North Richland Hills, spoke in opposition to the request.

Jim Morgan, 7601 Frankie B Street, North Richland Hills, spoke in opposition to the request.

John Bryant, 7605 Hewitt Street, North Richland Hills, spoke in opposition to the request.

Chair Welborn asked Mr. Husband to read the list of those who submitted letters and emails regarding the request. Mr. Husband stated the following individuals submitted emails or letters in opposition to the request: Jamie and Barbara Boyd, 7608 Hewitt Street, North Richland Hills TX 76182; John and Lisa Bryant, 7605 Hewitt Street, North Richland Hills TX 76182; James and Patricia Davis, 7621 Frankie B Street, North Richland Hills TX 76182; Janice Daw, 7600 Frankie B Street, North Richland Hills TX 76182; Jennifer Griffin, 7525 Hewitt Street, North Richland Hills TX 76182;

Julie and Gustavo Holgersen, 7604 Frankie B Street, North Richland Hills TX 76182; Jonathan Ford and Kaylie Huddleston, 6732 Little Ranch Road, North Richland Hills TX 76182; James and Cathy Morgan, 7601 Frankie B Street, North Richland Hills TX 76182; Tim Karpf, 7700 Frankie B Street; Brian Petri, 7524 Hewitt Street, North Richland Hills TX 76182; Lori Phillips, 7617 Frankie B Street, North Richland Hills TX 76182; and Charity and Ryan Young, 7613 Hewitt Street, North Richland Hills TX 76182.

There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Bowen commented that if the zoning is approved and a conforming plat is submitted, the Commission would have to approve the plat.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER DEUPREE TO DENY ZC 2020-06.

MOTION TO DENY CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:25 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary