

**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
SEPTEMBER 17, 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 September 17, 2020, meeting of the North Richland Hills Planning and Zoning Commission is hereby called to order at 6:00 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:

Jerry Tyner, Vice Chair, Place 2

Present via conference call:

Justin Welborn, Chair, Place 1
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
Caroline Waggoner, Public Works Director

Staff present via conference call:

None

A.1 PLEDGE

Ex-Officio Hoffa 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 AUGUST 20, 2020, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER DEUPREE TO APPROVE MINUTES OF THE AUGUST 20, 2020, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 AP 2020-02 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR AN AMENDED PLAT OF PARKSIDE PLACE, BEING 5.805 ACRES LOCATED AT 5600 WYNWOOD 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.

The applicant, David Lewis, with Spry Surveyors, 8241 Mid-Cities Boulevard Suite 102, North Richland Hills, Texas 76182, was unable to connect to the meeting.

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

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE AP 2020-02 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

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Chair Welborn announced he has a conflict of interest for item C.2 and would abstain from discussion. He filed an affidavit of disqualifications with the city secretary stating his conflict.

Chair Welborn left the meeting 6:11 p.m.

C.2 FP 2020-08 CONSIDERATION OF A REQUEST FROM OUR COUNTRY HOMES INC FOR A FINAL PLAT OF LOT 1, BLOCK 1, WOODBERT ADDITION PHASE II, BEING 0.239 ACRES LOCATED AT 8136 WOODS LANE.

APPROVED WITH CONDITIONS

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

Dustin Austin, Our Country Homes, 700 W. Harwood, Hurst, Texas 76053 presented the request.

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

A MOTION WAS MADE BY COMMISSIONER FARAM, SECONDED BY COMMISSIONER DEUPREE TO APPROVE FP 2020-08 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

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

Chair Welborn returned to the meeting 6:16 p.m.

D. PUBLIC HEARINGS

D.1 ZC 2020-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SLADE STEPHENS FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8416 FRANKLIN COURT, BEING 0.23 ACRES DESCRIBED AS LOT 15, THOMAS PECK SUBDIVISION.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for

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Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Slade Stephens, 437 Vasey Oak Drive, Keller, Texas 76248 presented the request.

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

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

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2020-08.

MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 6:27 p.m.

Jerry Tyner, Vice Chair

Attest:

Kathy Luppy, Secretary