

**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 1, 2020**

**REGULAR MEETING: 7:00 PM**

**A. CALL TO ORDER**

Chair Welborn called the meeting to order at 7:00 p.m.

Present:	Justin Welborn	Chair, Place 1
	Don Bowen	Place 3
	Patrick Faram	Place 4
	Kelvin Deupree	Place 6

Absent:	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Wendy Werner	Place 7
	Gregory Hoffa	Ex-Officio

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

**A.1 PLEDGE**

Commissioner 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 SEPTEMBER 17, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER FARAM TO APPROVE MINUTES OF THE SEPTEMBER 17, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 4-0.**

**C. PUBLIC HEARINGS**

**C.1 ZC 2020-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM 7625 GLENVIEW DRIVE TX LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7625 GLENVIEW DRIVE, BEING 3.517 ACRES DESCRIBED AS LOT 7, BLOCK A, CALLOWAY FARM ADDITION.**

**APPROVED**

Chair Welborn stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

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.

Jo-Jo Curtis, 1205 Seay Court, Granbury, Texas 76048 presented the request.

Chair Welborn and the applicant discussed the flood plain and how it relates to the plat.

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

Chair Welborn and Mr. Comstock discussed the floodway and flood plain.

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.

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**A MOTION WAS MADE BY COMMISSIONER FARAM, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2020-09.**

**MOTION TO APPROVE CARRIED 4-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 RP 2020-10 CONSIDERATION OF A REQUEST FROM 7625 GLENVIEW DRIVE TX LLC FOR A REPLAT OF LOTS 7R1 AND 7R2, BLOCK A, CALLOWAY FARM ADDITION, BEING 3.517 ACRES LOCATED AT 7625 GLENVIEW DRIVE.**

**APPROVED WITH CONDITIONS**

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

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER DEUPREE TO APPROVE RP 2020-10 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 4-0.**

**EXECUTIVE SESSION**

**E. ADJOURNMENT**

Chair Welborn adjourned the meeting at 7:18 p.m.

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Justin Welborn, Chair

Attest:

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Don Bowen