

**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 6, 2021**

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 6th day of May 2021, at 6:30 p.m. in the City Council Chamber 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
	Patrick Faram	Place 4
	Gregory Hoffa	Place 6
	Wendy Werner	Place 7
	Greg Stamps	Ex-Officio

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works

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

A.1 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, and summarized recent City Council actions.

A.2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

Planning Director Clayton Comstock discussed items on the regular meeting agenda.

May 06, 2021

Planning and Zoning Commission Meeting Minutes

Page 1 of 10

Chair Welborn adjourned the work session at 7:00 p.m.

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

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:05 p.m.

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

Absent: None

Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works

A.1 PLEDGE

Ex-Officio Stamps 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 APRIL 15, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE APRIL 15, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 RP 2021-02 CONSIDERATION OF A REQUEST FROM RANDALL SHIFLET FOR A REPLAT OF LOTS 3R AND 4R, BLOCK F, SMITHFIELD ADDITION, BEING 0.307 ACRES LOCATED AT 6525 AND 6529 SNIDER STREET.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Randall Shiflet, 7524 Woodhaven Drive, North Richland Hills, Texas, presented the request.

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

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER FARAM TO APPROVE RP 2021-02 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC 2021-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITY OF NORTH RICHLAND HILLS FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7351 PRECINCT LINE ROAD, BEING 0.12 ACRES DESCRIBED AS TRACT 1A2, DAVID MOSES SURVEY, ABSTRACT 1150.

APPROVED

May 06, 2021

Planning and Zoning Commission Meeting Minutes

Page 3 of 10

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to present the request. Mr. Comstock presented the request and staff report.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Kate Price, 7304 Spring Oak Drive, North Richland Hills, Texas, spoke in opposition to the request.

Chair Welborn and Mr. Comstock discussed the size of the subject tract.

Vice Chair Tyner and Mr. Comstock discussed possible uses for the subject tract.

Kate Price, 7304 Spring Oak Drive, North Richland Hills, Texas, came forward again to discuss a petition being circulated in the neighborhood.

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.

Commissioner Bowen and Mr. Comstock discussed the possibility of development on the proposed lot.

Commissioner Hoffa and Mr. Comstock discussed the reasoning behind the proposed zoning.

Commissioner Werner and Mr. Comstock discussed the purpose of changing the zoning from agricultural to single-family residential.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2021-05.

MOTION TO APPROVE CARRIED 6-1 WITH COMMISSIONER WERNER OPPOSING.

D.2 ZC 2021-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 8.506 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150. (APPLICANT REQUESTS TO POSTPONE PUBLIC HEARING TO MAY 20, 2021)

CONTINUED

Chair Welborn stated since they are related items on the same property, items D.2 and D.3 would be presented together, but the Commission would take action on each one separately.

Chair Welborn stated the applicant has requested to postpone action on these requests to the May 20, 2021, meeting, and that the public hearing would be continued to that meeting.

Chair Welborn opened the public hearing and called for anyone wishing to speak for or against the request to come forward.

Kate Price, 7304 Spring Oak Drive, North Richland Hills, Texas, spoke in opposition to the request.

There being no one else wishing to speak, Chair Welborn asked for a motion to continue the public hearing for items D.2 and D.3 to the May 20, 2021, Planning and Zoning Commission meeting.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER HOFFA TO CONTINUE THE PUBLIC HEARING TO THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 7-0.

D.3 ZC 2021-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 0.767 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150. (APPLICANT REQUESTS TO POSTPONE PUBLIC HEARING TO MAY 20, 2021)

CONTINUED

Item D.2 was presented in conjunction with item D.1.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER FARAM TO CONTINUE THE PUBLIC HEARING TO THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 7-0.

D.4 SDP 2020-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JOHN ALLUMS FOR A SPECIAL DEVELOPMENT PLAN FOR FOUNTAINS AT IRON HORSE LOCATED IN THE 6300-6400 BLOCK OF IRON HORSE BOULEVARD, BEING 7.911 ACRES DESCRIBED AS TRACT 1B3J, EDMUND KING SURVEY, ABSTRACT 892; AND TRACT 2, TELITHA AKERS SURVEY, ABSTRACT 19.

APPROVED

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.

John Allums, Capstar Real Estate Advisors, 14881 Quorum Drive, Suite 920, Dallas, Texas, and Carl Malcolm, JHP Architecture, 8340 Meadow Road, Suite 150 Dallas, Texas, presented the request.

Chair Welborn, Commissioner Bowen, and the applicants discussed tuck-under garages and how they would be accessed on the property.

May 06, 2021

Planning and Zoning Commission Meeting Minutes

Page 6 of 10

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

Chair Welborn and Mr. Comstock discussed the differences between the original proposal and this new proposal.

Commissioner Bowen and Mr. Comstock discussed plans for the Cotton Belt Trail with this development.

Commissioner Werner, Mr. Comstock, and the applicants discussed first floor residential units, parking locations, allocation of parking for different uses in the project, ride share drop off areas, and dog parks.

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.

Chair Welborn, Commissioner Hoffa, and Mr. Comstock discussed how this proposal aligns with the strategic plan regarding commercial uses.

Ex-Officio Stamps, Mr. Comstock, and the applicants discussed the process of transitioning flex units from residential to commercial use.

Commissioner Bowen, Commissioner Hoffa, and Commissioner Werner and Mr. Comstock discussed the location and demand for existing flex space in other projects.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE SDP 2020-03.

MOTION TO APPROVE CARRIED 7-0.

D.5 SUP 2020-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LEVART PROPERTIES LLC FOR A SPECIAL USE PERMIT FOR A VEHICLE STORAGE FACILITY AT 4005 RUFÉ SNOW DRIVE, BEING 0.53 ACRES DESCRIBED AS LOT 12, BLOCK 3, J.L. AUTREY ADDITION.

DENIED

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced

the request.

Chair Welborn called for the applicant to present the request.

Paul Edwards, 2336 Clairborne Drive, Fort Worth, Texas, presented the request.

Chairman Welborn and the applicant discussed the proposed use and sales tax.

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

Commissioners Bowen and Faram and Mr. Husband discussed previous uses and zoning requests for the property.

Commissioner Werner and Mr. Husband discussed the lack of pavement in the rear of the property.

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.

Chair Welborn discussed the proposed layout of the site and whether the property was large enough to accommodate the development.

Vice Chair Tyner discussed the use of the property as a business incubator rather than vehicle storage.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER HOFFA TO DENY SUP 2020-07.

MOTION TO DENY CARRIED 7-0.

D.6 SUP 2021-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DEBORAH WALLS FOR A SPECIAL USE PERMIT FOR A SECONDHAND GOODS DEALER AT 7651 DAVIS BOULEVARD, BEING 0.332 ACRES DESCRIBED AS LOT 1, BLOCK 2, WOODBERT ADDITION.

APPROVED

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

May 06, 2021

Planning and Zoning Commission Meeting Minutes

Page 8 of 10

introduced the request.

Chair Welborn called for the applicant to present the request.

Lauren Ballentine, 1545 Weyland Drive, North Richland Hills, Texas, presented the request.

Chair Welborn and the applicant discussed the products sold at the store and the percentage of sales in store versus online.

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

Commissioner Luppy and Mr. Comstock discussed the land use plan and office uses on the property.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Paul Edwards, 2336 Clairborne Drive, Fort Worth, Texas, spoke in favor of the request.

Jana Hargrove, 8781 Bridge St, North Richland Hills, Texas, spoke in favor of the request.

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.

Commissioner Faram and the applicant discussed online reviews and customer base.

Commissioner Luppy and the applicant discussed the source of products for the store.

Commissioner Werner and the applicant discussed parking and customer volume.

Commissioner Luppy and the applicant discussed hours of operation for the business.

Commissioner Bowen and the applicant discussed the recommended conditions of

approval.

Commissioner Luppy, Commissioner Faram, and the applicant discussed signs on the building and the parking lot.

Commissioner Hoffa and the applicant discussed the salon use shown on the floor plan.

Ex-Officio Stamps and Mr. Comstock discussed the type of products that could be sold and the expiration date for the special use permit.

Commissioner Werner and Mr. Comstock discussed the landscaping recommendation for the site.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER FARAM TO APPROVE SUP 2021-01 SUBJECT TO DRC RECOMMENDATIONS AND THAT PRODUCTS BE LIMITED TO VINTAGE CLOTHING FROM 1950'S TO 1990'S.

MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:26 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary