

**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 20, 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 20th 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
	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.

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A.3 DISCUSS TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICT STANDARDS.

Discussion of this item was postponed to the next meeting.

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
	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

Kate Price, 7304 Spring Oak Drive, North Richland Hills, Texas, spoke about her concerns with the Planning and Zoning Commission recommendation of approval on zoning case ZC 2021-05 at the May 6, 2021, meeting.

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 6, 2021, PLANNING AND ZONING COMMISSION MEETING.

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APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER LUPPY TO APPROVE MINUTES OF THE MAY 6, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

C.1 RP 2021-03 CONSIDERATION OF A REQUEST FROM SPOONER & ASSOCIATES FOR A REPLAT OF LOTS 2R1 AND 2R2, BLOCK 1, WATERMERE ON THE PRESERVE, BEING 2.52 ACRES LOCATED AT 8605 DAVIS BOULEVARD.

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.

Eric Spooner, Spooner & Associates, 7417 Continental Trail, 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 COMMISSIONER LUPPY, SECONDED BY COMMISSIONER WERNER TO APPROVE RP 2021-03 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

C.2 RP 2021-04 CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING INC. FOR A REPLAT OF LOT 8R, BLOCK 33, RICHLAND TERRACE ADDITION, BEING 0.42 ACRES LOCATED AT 4904 MARILYN LANE.

APPROVED WITH CONDITIONS

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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.

Taylor Stephens, Texas Surveying Inc., 6621 Hughes Drive, Watauga, 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 HOFFA TO APPROVE RP 2021-04 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 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. (CONTINUED FROM THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.)

WITHDRAWN

Chair Welborn stated that the applicant for item D.2, zoning case ZC 2021-02, and item D.3, zoning case ZC 2021-04, has requested to withdraw these cases from consideration, and that action by the Commission is not required for these items.

He stated if these cases are brought back for action in the future, they will be re-advertised for public hearing, which would include mailing required notices to property owners.

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THIS ZONING CHANGE WAS WITHDRAWN.

D.2 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. (CONTINUED FROM THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.)

WITHDRAWN

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

THIS ZONING CHANGE WAS WITHDRAWN.

D.3 ZC 2021-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 8337 DAVIS BOULEVARD, BEING 3.459 ACRES DESCRIBED AS A PORTION OF TRACT 5, THOMAS PECK SURVEY, ABSTRACT 1209.

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.

Brian Scott and Shane Wright, 1400 Corporate Center Curve, Egan, Minnesota, and Justin Lansdowne, McAdams, 201 Country View Drive, Roanoke Texas, presented the request.

Chair Welborn and the applicant discussed how shares are sold in a co-op.

Commissioner Bowen and the applicant discussed how ownership and homestead

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exemption work in the co-op regarding taxes.

Commissioner Hoffa and the applicant discussed maintenance of the facility.

Chair Welborn, Mr. Hoffa, and the applicant discussed the definition of a co-op, pre-sales for this project, and subletting.

Chair Welborn and the applicant discussed management of co-op properties, proposed Texas locations, co-op management structure, mortgage length of other facilities, and parking and construction costs at the proposed facility.

Ex-Officio Stamps and the applicant discussed the structure and make up of co-op boards.

Commissioner Hoffa and the application discussed security in the parking area and building, and how the wait list works.

Commissioner Bowen and the applicant discussed the property being purchased and the remainder of the overall site.

Commissioner Hoffa and the applicant discussed how parking is assigned.

Commissioner Werner and the applicant discussed grading plans for the property.

Vice Chair Tyner, Commissioner Werner, and the applicant discussed deceleration lanes and the driveway width on Davis Boulevard.

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

Vice Chair Tyner and Mr. Comstock discussed pedestrian access and the land use plan designations for this area.

Chair Welborn, Commissioner Hoffa, and Mr. Comstock discussed parking requirements for the development.

Ex-Officio Stamps and the applicant discussed age restrictions for residents and parking for recreational vehicles and boats.

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

David Young, 612 North Booth Calloway Road, #1302, Hurst, Texas, spoke in favor of the request.

Sondra Branch, 304 Greenbriar Lane, Colleyville, Texas, spoke in favor of the request.

James Harris, 1432 Cat Mountain Trail, Keller, Texas, spoke in favor of the request.

Paul Gordon, 8109 Hallmark Drive, North Richland Hills, Texas, spoke in favor of the request.

Pamela Copeland, 8344 Saddlebrook Drive, North Richland Hills, Texas, spoke in opposition to the request.

Angelo Puma, 8624 Clara Drive, North Richland Hills, Texas, spoke in opposition to the request.

Alexander Segreti, 8349 Saddlebrook Drive, North Richland Hills, Texas, spoke in opposition to the request.

Brian Copeland, 8344 Saddlebrook Drive, North Richland Hills, Texas spoke in opposition to the request.

Gerald Cooper, 8356 Saddlebrook Drive, North Richland Hills, spoke regarding the request.

Margie Branch, 304 Greenbriar Lane, Colleyville, Texas; Karen Branch, 304 Greenbriar Lane, Colleyville, Texas; Virginia Carroll, 3321 Manchester Circle, Bedford, Texas; Billy and Helen Wishard, 7836 Shady Oaks Drive, North Richland Hills, Texas; Robert Zienski, 8615 Ravenswood Road, Granbury, Texas; Lynne Hipp, 8612 Amherst Court, North Richland Hills, Texas; Kathleen Harris, 1432 Cat Mountain Trail, Keller, Texas; and Susan Imke, 7513 Donna Lane, North Richland Hills, Texas; recorded their support for the request but did not wish to speak.

Jonathan and Jean Shane, 8341 Saddlebrook Drive, North Richland Hills, Texas, recorded their opposition to the request but did not wish to speak.

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.

Chair Welborn and Public Works Director Caroline Waggoner discussed traffic issues for the site.

Commissioner Hoffa, Mr. Comstock, and the applicant discussed the furthest northern lot on the overall subject tract and window shades on the west side of the building.

Chair Welborn and the applicant discussed the height of the screening fence, and trees on the property line.

Commissioner Bowen and the applicant discussed the view of the building from the adjacent lots.

The Commission generally discussed screening trees and berms, adequacy of parking, favorability of the product type, and landscaping.

A MOTION WAS MADE BY COMMISSIONER HOFFA, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2021-01.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:41 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary