

**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  
APRIL 18, 2019**

**WORK SESSION**

**CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 18th day of April, 2019 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
Absent:	Kathy Luppy	Place 5, Secretary
	Kelvin Deupree	Ex-Officio
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

Chairman Justin Welborn called the meeting to order at 6:30 p.m.

**1 PLANNING DIRECTOR REPORT.**

Planning Director Clayton Comstock presented the city announcements, summarized the City Council special meeting held on April 8, 2019, and provided an update to current development activity.

**3 PRESENTATION ON THE NRH ZONING ORDINANCE REGARDING THE TRANSIT ORIENTED DEVELOPMENT AND TOWN CENTER ZONING DISTRICTS.**

Planning Director Clayton Comstock presented on the regulating plan and development standards for the Smithfield and Iron Horse Transit Oriented Development Districts.

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

No items were discussed during the work session.

Chairman Justin Welborn adjourned the work session at 7:01 p.m.

### **REGULAR MEETING**

#### **A. CALL TO ORDER**

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

Present:	Justin Welborn	Place 1, Chairman
	Jerry Tyner	Place 2, Vice Chairman
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
Absent:	Kathy Luppy	Place 5, Secretary
	Kelvin Deupree	Ex-Officio
Staff:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	John Chapman	Planning Technician
	Justin Naylor	Civil Engineer
	Craig Hulse	Director of Economic Development

#### **A.1 PLEDGE**

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

#### **B. MINUTES**

##### **B.1 APPROVE MINUTES OF THE APRIL 4, 2019, PLANNING AND ZONING COMMISSION MEETING.**

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**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE MINUTES OF THE APRIL 4, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

**C. PUBLIC HEARINGS**

**C.1 SDP 2019-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A SPECIAL DEVELOPMENT PLAN FOR A BREWPUB AT 6428 DAVIS BLVD, BEING 2.4542 ACRES DESCRIBED AS LOT 7A, JOHN'S ADDITION.**

**APPROVED**

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

Chairman Welborn called for the applicant to present the request.

Rick Figueroa, 8800 Kirk Lane, North Richland Hills, Texas, 76182, presented the request.

Chairman Welborn and Mr. Figueroa discussed the accessibility of the rooftop patio and who would be able to use the space.

Chairman Welborn asked for Keyworth Brewpub to present more details about their brewpub.

Vice Chairman Jerry Tyner and Mr. Figueroa discussed the distance between the boardwalk the street.

Commissioner Sarah Olvey and Mr. Figueroa discussed parking for the property. Commissioner Olvey and Mr. Figueroa also discussed the existing propane tank on the property.

Michelle and Josh Keyworth, 9040 Creede Trail, Fort Worth, Texas 76118, presented more about their brewpub.

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Chairman Welborn and the Keyworth discussed the yard games that will be available and where they will be located. They also discussed the availability of food for customers.

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

Commissioner Mason Orr and Mr. Comstock discussed how far the proposed structure is from the Smithfield Station.

Chairman Welborn called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Welborn closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY VICE CHAIRMAN JERRY TYNER TO APPROVE SDP 2019-01.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2019-03 CONSIDERATION OF A REQUEST FROM FRANK GARCIA FOR A FINAL PLAT OF LOT 4, BLOCK 4, DIAMOND GLEN ADDITION, BEING 0.248 ACRES LOCATED AT 3917 HONEY LANE.**

**APPROVED**

Chairman Justin Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband presented the request.

Chairman Welborn called for the applicant to present the request.

Moises Garcia, 3917 Honey Lane, North Richland Hills, Texas 76180, presented the request.

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

Commissioner Don Bowen and Mr. Husband discussed the number of lots platted in the subdivision.

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**A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY VICE CHAIRMAN JERRY TYNER TO APPROVE FP 2019-03.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 RP 2019-01 CONSIDERATION OF A REQUEST FROM RASK LLC FOR A REPLAT OF LOT 2R3, BLOCK 13, MEADOWVIEW ESTATES, BEING 0.76 ACRES LOCATED AT 7500 DAVIS BOULEVARD.**

**APPROVED**

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

Chairman Wellborn called for the applicant to present the request.

John Campbell, PO Box 820502, Fort Worth, Texas 76182, presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER MASON ORR TO APPROVE RP 2019-01.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. ADJOURNMENT**

Chairman Justin Welborn adjourned the meeting at 7:54 p.m.

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Justin Welborn, Chairman

Attest:

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Kathy Luppy, Secretary

