

**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
JUNE 20, 2019**

The North Richland Hills Planning and Zoning Commission will be meeting immediately following the 6:30 PM June 20, 2019, Capital Improvements Advisory Committee meeting.

WORK SESSION: 6:30 PM or immediately following the Capital Improvements Advisory Committee meeting

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 June 2019 at 6:30 p.m., following the Capital Improvements Advisory Committee meeting, and prior to the 7:00 p.m.regular Planning and Zoning Commission meeting in the City Council Workroom.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	None	
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

Chair Welborn called the work session to order at 6:49 p.m.

1 PLANNING DIRECTOR REPORT.

Planning Director Clayton Comstock presented the city announcements, and summarized the City Council meeting held on June 10, 2019.

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

3 86TH TEXAS LEGISLATIVE SESSION UPDATE

Pertaining to the discussion item three, Ex-Officio Deupree, Chair Welborn, and Mr. Comstock discussed House Bill 2439.

Ex-Officio Deupree and Mr. Comstock discussed Dark Skies certification.

Chair Welborn adjourned the work session at 7:19 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 7:23 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Mason Orr	Place 6
	Wendy Werner	Place 7
	Kelvin Deupree	Ex-Officio
Absent:	None	
Staff Members:	Clayton Comstock	Planning Director
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

A.1 PLEDGE

Ex-Officio Deupree led the Pledge of Allegiance to the United States and Texas flags.

EXECUTIVE SESSION

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

B. MINUTES

B.1 APPROVE MINUTES OF THE JUNE 6, 2019, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY COMMISSIONER WERNER TO APPROVE THE MINUTES OF THE JUNE 6, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC 2019-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1-S SPECIAL SINGLE-FAMILY AT 7409 BURSEY ROAD, BEING 1.773 ACRES DESCRIBED AS TRACT 1B1, JOHN CONDRAS SURVEY, ABSTRACT 310, AND TRACT 1B4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

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.

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Jason Haynie, 8212 Oak Knoll Drive, North Richland Hills, Texas, presented the request.

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

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.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC 2019-06.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 PP 2019-02 CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL LLC FOR A PRELIMINARY PLAT OF BERRY CREEK VILLAGE, BEING 8.443 ACRES LOCATED IN THE 8900-9100 BLOCKS OF MID-CITIES BOULEVARD.

APPROVED

Chair Welborn introduced the item, 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.

Rhonda Berry, Convergence Capital, 1214 Powder River Trail, Southlake, Texas, presented the request.

Vice Chair Tyner and the applicant discussed street cuts on the property.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER OLVEY TO APPROVE PP 2019-02.

MOTION TO APPROVE CARRIED 7-0.

D.2 RP 2019-04 CONSIDERATION OF A REQUEST FROM WINDROSE LAND SERVICES FOR A REPLAT OF LOTS 7R1 AND 7R2, BLOCK 2, W.E. ODELL ADDITION, BEING 0.33 ACRES LOCATED AT 7917 MICKEY STREET.

APPROVED

Chair Welborn introduced the item, 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.

Jim O'Connor, 1712 Avalon Drive, Colleyville, Texas, presented the request.

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

Commissioner Bowen and Mr. Comstock discussed the minimum residence size for an R-3 lot.

Ex-Officio Deupree, Chair Welborn, and Mr. Comstock discussed the previous plats and setbacks in the area.

A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE RP 2019-04 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE COMMENTS AND VARIANCES TO THE LOT WIDTH AND LOT AREA STANDARDS AFFECTING THIS PROPERTY.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:50 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary