

**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 3, 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 3rd day of June 2021, at 6:30 p.m. in the City Council Chamber prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

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| Present: | Justin Welborn | Chair, Place 1 |
| | Jerry Tyner | Vice Chair, Place 2 |
| | Don Bowen | Place 3 |
| | Wendy Werner | Place 7 |
| | Greg Stamps | Ex-Officio |
| Absent: | Kathy Luppy | Secretary, Place 5 |
| | Gregory Hoffa | Place 6 |
| Staff Members: | Clayton Comstock | Planning Director |
| | Clayton Husband | Principal Planner |
| | Chad VanSteenberg | Planner |

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

Principal Planner Clayton Husband discussed items on the regular meeting agenda.

A.3 DISCUSS TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICT STANDARDS.

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Planning Director Clayton Comstock distributed a marked-up copy of potential revisions to the transit oriented development district standards and discussed the revisions with the Commission.

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 7:09 p.m.

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| Present: | Justin Welborn | Chair, Place 1 |
| | Jerry Tyner | Vice Chair, Place 2 |
| | Don Bowen | Place 3 |
| | Wendy Werner | Place 7 |
| | Greg Stamps | Ex-Officio |

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|---------|---------------|--------------------|
| Absent: | Kathy Luppy | Secretary, Place 5 |
| | Gregory Hoffa | Place 6 |

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

Present Commissioner Jerry Tyner, Commissioner Don Bowen, Commissioner Don Bowen, Commissioner Nyja Roby, Commissioner Greg Stamps, and Commissioner Justin Welborn

Absent Commissioner Kathy Luppy, Commissioner Kathy Luppy, and Commissioner Gregory Hoffa

Non-Voting

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.

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B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE MINUTES OF THE MAY 20, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

C. PLANNING AND DEVELOPMENT

C.1 RP 2021-05 CONSIDERATION OF A REQUEST FROM DEAN SURVEYORS FOR A REPLAT OF LOT 2R, BLOCK 3, J.L. AUTREY ADDITION, BEING 0.163 ACRES LOCATED AT 4036 RITA BETH 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.

John Dancer, 2001 Dancer Drive, Arlington, 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 WERNER, SECONDED BY VICE CHAIR TYNER TO APPROVE RP 2021-05 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 4-0.

D. PUBLIC HEARINGS

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D.1 ZC 2021-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JUAN CARLOS AVELAR FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8400 FRANKLIN COURT, BEING 0.32 ACRES DESCRIBED AS LOT 11, THOMAS PECK SUBDIVISION.

APPROVED

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

Maria Avelar, representing Juan Carlos Avelar, 7305 Frances Court, North Richland Hills, Texas, presented the request.

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

Chair Welborn and Mr. Husband discussed the number of zoning changes on Franklin Court in recent years.

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 VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2021-06.

MOTION TO APPROVE CARRIED 4-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:16 p.m.

Justin Welborn, Chair

Attest:

Gerald Tyner, Vice Chair