

**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 17, 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 17th 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.

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

Chair Welborn called the work session to order at 6:32 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.

June 17, 2021

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

A.3 DISCUSS TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICT STANDARDS.

Planning Director Clayton Comstock discussed the potential revisions to the transit oriented development district standards with the Commission.

Chair Welborn and Mr. Comstock Chair discussed type of public notice required for text amendments.

Vice Chair Tyner and Mr. Comstock discussed tree trimming responsibilities.

Commissioner Hoffa and Mr. Comstock discussed streetlight location and design.

Chair Welborn, Vice Chair Tyner, and Mr. Comstock discussed landscaping standards, turf cover, trees, and landscape beds.

Chair Welborn and Mr. Comstock discussed wood fences adjacent to rights-of-way and pedestrian corridors.

Commissioner Hoffa and Mr. Comstock discussed landscape maintenance relative to sidewalks and property lines.

Chair Welborn adjourned the work session at 7:10 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 7:19 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Don Bowen	Place 3
	Kathy Luppy	Secretary, Place 5
	Gregory Hoffa	Place 6
	Wendy Werner	Place 7

Absent:	Greg Stamps	Ex-Officio
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Staff Members:	Clayton Comstock	Planning Director
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June 17, 2021

Planning and Zoning Commission Meeting Minutes

Page 2 of 4

Clayton Husband Principal Planner
Chad VanSteenberg Planner
Caroline Waggoner Director of Public Works
Nathan Frohman City Engineer

Present Commissioner Jerry Tyner, Commissioner Don Bowen,
Commissioner Don Bowen, Commissioner Kathy Luppy,
Commissioner Kathy Luppy, Commissioner Gregory Hoffa,
Commissioner Nyja Roby, and Commissioner Justin Welborn

Absent Commissioner Greg Stamps

Non-Voting

A.1 PLEDGE

Commissioner Werner 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 JUNE 3, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE JUNE 3, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

C.1 RP 2021-06 CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A REPLAT OF LOT 1R, BLOCK H, RICHLAND OAKS ADDITION, BEING 1.053 ACRES LOCATED AT 8114 BOULEVARD 26.

APPROVED WITH CONDITIONS

June 17, 2021

Planning and Zoning Commission Meeting Minutes

Page 3 of 4

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.

Daniel Franklin, 5013 Vineyard Lane, McKinney, 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 LUPPY TO APPROVE RP 2021-06 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:26 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary