

**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
SEPTEMBER 16, 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 16th day of September 2021, at 6:30 p.m. in the City Council Work Room 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
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio
Absent:	Greg Stamps	Place 4
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 6:30 p.m.

1 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, summarized recent City Council actions, and discussed the new online permitting system.

2 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

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Planning Director Clayton Comstock discussed items on the regular meeting agenda.

Chair Welborn adjourned the work session at 6:51 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 7:00 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
	Nyja Roby	Place 7
	Anthony Bridges	Ex-Officio
Absent:	Greg Stamps	Place 4
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Director of Public Works
	Nathan Frohman	City Engineer

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

Absent Commissioner Greg Stamps

Non-Voting

A.1 PLEDGE

Ex-Officio Bridges 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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A.3 ELECTION OF OFFICERS

APPROVED

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER HOFFA, TO NOMINATE JUSTIN WELBORN AS CHAIR, JERRY TYNER AS VICE-CHAIR, AND KATHY LUPPY AS SECRETARY.

THE MOTION CARRIED 6-0.

B. MINUTES

B.1 APPROVE MINUTES OF THE AUGUST 19, 2021, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO APPROVE MINUTES OF THE AUGUST 19, 2021, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

D. PUBLIC HEARINGS

D.1 ZC21-0002 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CINDY AND LAMAR SLAY FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8463 SHADY GROVE ROAD, BEING 0.726 ACRES DESCRIBED AS TRACT 13A, THOMAS PECK SURVEY, ABSTRACT 1209.

APPROVED

Chair Welborn introduced the item, opened the public hearing, 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.

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Matthew Deyermond, 558 Ezekial Avenue, Dallas, Texas, presented the request.

Commissioner Hoffa and Mr. Deyermond discussed whether the addition to the house would be attached or detached.

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

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.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER HOFFA TO APPROVE ZC21-0002.

MOTION TO APPROVE CARRIED 6-0.

D.2 ZC21-0003 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM EDWARD KHALIL FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 8312 SHADY GROVE ROAD, BEING 2.0 ACRES DESCRIBED AS LOT 3, THOMAS PECK SUBDIVISION.

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.

Edward Khalil, 518 Spring Branch, Keller, Texas, presented the request.

Vice Chair Tyner and Mr. Khalil discussed drainage and the need for a driveway culvert.

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

Chair Welborn and Mr. Comstock discussed the allowed fencing for the lot.

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.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE ZC21-0003.

MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:17 p.m.

Justin Welborn, Chair

Attest:

Kathy Luppy, Secretary