

**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
MAY 18, 2023**

WORK SESSION: 5:30 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 18th day of May 2023, at 5:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Justin Welborn	Chair, Place 1
	Don Bowen	Place 3
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Director of Public Works
	Nathan Frohman	City Engineer

Chair Luppy called the working session to order at 5:36 p.m.

1 PRESENTATION BY ARCHITEXAS - ARCHITECTURE, PLANNING AND HISTORIC PRESERVATION, INC., ON HISTORIC TEXAS MAIN STREET ARCHITECTURE AND URBAN DESIGN.

Planning Director Clayton Comstock introduced representatives of Architexas - Architecture, Planning and Historic Preservation Inc. including Michael Karnowski, Craig Melde, and Robin McCaffrey.

Architexas presented information revitalized historic main streets through architecture and urban design elements.

2 PLANNING DIRECTOR REPORT

Planning Director Clayton Comstock presented the city announcements, and summarized recent City Council actions.

3 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING

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

Vice Chair Luppy adjourned the work session at 7:05 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chair Luppy called the meeting to order at 7:12 p.m.

Present:	Kathy Luppy	Vice Chair, Place 5
	Greg Stamps	Secretary, Place 4
	Jay Risky	Place 2
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Justin Welborn	Chair, Place 1
	Don Bowen	Place 3
	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Director of Public Works
	Nathan Frohman	City Engineer

A.1 PLEDGE

Ex-Officio Ross 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 APRIL 20, 2023, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER RISKY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE THE MINUTES OF THE APRIL 20, 2023 PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

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B.2 APPROVE MINUTES OF THE MAY 4, 2023, PLANNING AND ZONING COMMISSION WORK SESSION.

APPROVED

A MOTION WAS MADE BY COMMISSIONER RISKY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE THE MINUTES OF THE MAY 4, 2023 PLANNING AND ZONING COMMISSION WORK SESSION.

MOTION TO APPROVE CARRIED 4-0.

C. PUBLIC HEARINGS

C.1 ZC23-0051 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN AND ASSOCIATES FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 6900-7100 DAVIS BOULEVARD, BEING 16.54 ACRES DESCRIBED AS TRACTS 3, 3D, AND 3D01, WILLIAM COX SURVEY, ABSTRACT 321; AND TRACTS 1 AND 1B, ELIZA ANN CROSS SURVEY, ABSTRACT 281.

CONTINUED

Vice Chair Luppy stated since they are related items on the same property, items C.1 and C.2 would be presented together, but the Commission would take action on each one separately.

Vice Chair Luppy introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Luppy called for the applicant to present the request.

Curtis Young, Sage Group, 1130 N Carroll Avenue, Southlake, Texas, presented the request. Mr. Young discussed conversations and input from surrounding residents and the history of the case. He also discussed the reasons that the prior plan was rejected and how the current plan addresses these concerns.

Mr. Young discussed the function of retaining walls on the property and how they will affect drainage, and the general proposed improvements to the natural drainage channel.

Ex-Officio Ross and Mr. Young discussed the location of the pocket park and the effect that grading will have on the trees in the area.

Vice Chair Luppy, Ex-Officio Ross, and Mr. Young discussed tree mitigation and preservation in the 20-foot tree preservation buffer area.

Commissioner Stamps and Mr. Young discussed how the grading of the property, fencing, and the buffer area will affect the privacy of the surrounding neighborhood.

Commissioner Stamps and Mr. Young discussed the plans for the connection to Brookhaven Drive. Mr. Young stated the applicant is open to gating the connection if

required, and acknowledged that staff recommends the connection remain open.

Vice Chair Luppy and Mr. Young discussed the lack of a pilot channel in the drainage area.

Ex-Officio Ross asked about the overall drainage pattern for the project if built. Brock Pfister, Kimley Horn and Associates, 13455 Noel Road, Suite 700, Dallas, Texas, stated the lots are designed to drain to the streets, which conveys water to the channel on the south side of property. He stated the 20-foot landscape buffer area is the only area that may drain to the east.

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

Director of Public Works Caroline Waggoner spoke regarding street connectivity and traffic patterns in the area.

Ex-Officio Ross and Ms. Waggoner discussed the timing of median construction on Davis Boulevard and likely locations for median openings. Ms. Waggoner stated current plans do not show a median opening at the location of either street entrance into the proposed development.

Commissioner Stamps and Mr. Comstock discussed alternatives to an emergency gate that could deter cut through traffic.

Commissioner Stamps and Ms. Waggoner discussed drainage plans and design of the drainage channel. Ms. Waggoner stated conveyance of water is critical to avoid nuisance problems such as standing water and mosquito control.

Commissioner Bridges and Mr. Comstock discussed the street connection to Brookhaven Drive.

Commissioner Stamps and Mr. Comstock discussed the homeowner's associations responsibilities for the maintenance of the drainage channel.

Vice Chair Luppy called for anyone wishing to speak for or against the request to come forward.

Gail Geserick, 8400 Brookhaven Drive, North Richland Hills, Texas, discussed her concerns with possible traffic on Brookhaven Drive if the connection between

neighborhoods is made.

Joe Procter, 8604 Matt Drive, North Richland Hills, Texas, discussed his concerns with traffic increases and his desire for more dedicated park space in the city.

Keith Estabrook, 8416 Brookhaven Drive, North Richland Hills, Texas, spoke in opposition to the request and to the connection on Brookhaven Drive.

Kenda Tucker, 7113 Brookhaven Court, North Richland Hills, Texas, discussed drainage issues on her property and her concerns about how drainage improvements will affect the houses on Brookhaven Drive.

Pat Cooke, 8433 Stephanie Drive, North Richland Hills, Texas, spoke in favor of the request. He discussed his concerns about the drainage channel and the maintenance of the 20-foot buffer area.

Sherami Gerber, 8409 Timberline Court, North Richland Hills, Texas, discussed her concerns with the accuracy of the tree survey and the timing of the meeting. She also discussed her concerns with the length of the project and with construction access to the site.

Vice Chair Luppy called for anyone wishing to speak for or against the request to come forward. There was not anyone else wishing to speak during the hearing.

Commissioner Stamps and Mr. Comstock discussed what design standards are still being worked out by the development team.

Mr. Comstock addressed questions brought up during the public hearing including access to and maintenance of the 20-foot landscape buffer, public notice requirements for the hearing, and construction access to the property.

Ex-Officio Ross, Commissioner Stamps, and Mr. Comstock discussed alternative options for the connection to Brookhaven Drive.

Mr. Young and Mr. Pfister stated the primary item to work out with staff is drainage design and the process of working with the Army Corps of Engineers to improve the drainage channel.

Chair Luppy and Mr. Pfister discussed the state of the drainage channel and concerns about erosion.

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Mr. Young discussed a similar project in Keller that utilized a partially improved drainage channel.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BRIDGES TO CONTINUE THE PUBLIC HEARING FOR ZC23-0051 TO THE JUNE 1, 2023, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

C.2 ZC23-0063 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN AND ASSOCIATES FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND TOD (TRANSIT ORIENTED DEVELOPMENT) TO TOD (TRANSIT ORIENTED DEVELOPMENT) WITH A SPECIAL DEVELOPMENT PLAN AT 6900 DAVIS BOULEVARD AND 8205-8217 ODELL STREET, BEING 2.42 ACRES DESCRIBES AS A PORTION OF TRACT 1, ELIZA ANN CROSS SURVEY, ABSTRACT 281; A PORTION OF LOTS 27 AND 28, AND LOTS 29-32, BLOCK 1, W.E. ODELL ADDITION.

CONTINUED

Vice Chair Luppy called for Planning Director Clayton Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Stamps asked if the developer could build by right in the TOD area after the boundary is extended. Mr. Comstock stated a project could be built without additional approval if it complied with all the standards for the TOD district. He stated if any waiver or modifications were request, a revised special development plan must be approved.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BRIDGES TO CONTINUE THE PUBLIC HEARING FOR ZC23-0063 TO THE JUNE 1, 2023, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.

D. PLANNING AND DEVELOPMENT

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EXECUTIVE SESSION

E. ADJOURNMENT

Chair Luppy adjourned the meeting at 9:14 p.m.

Kathy Luppy, Vice Chair

Greg Stamps, Secretary