

**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 7, 2026**

C.1 ZC26-0160 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.

TABLED

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

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Vice Chair Carpenter called for the applicant to present the request.

Jody Boyd, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request

Alternate Kerby and Mr. Boyd discussed the proposed lot sizes.

Commissioner Narayana and Mr. Boyd discussed the possibility of adding additional open space and the orientation of lots in the project.

Commissioner McMahon and Mr. Boyd discussed the proposed zoning standards.

Vice Chair Carpenter called for Ms. Reaume to present the staff report. Ms. Reaume

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presented the staff report.

Vice Chair Carpenter and Ms. Reaume discussed screening requirements for the subdivision.

Commissioner Narayana and Ms. Reaume discussed open space requirements and drainage.

Commissioner McMahon and Ms. Reaume discussed the R-2 district standards in relation to this project.

Commissioner Pekurney and Ms. Reaume discussed the intent of the RI-PD zoning district and the approval process for the application.

Vice Chair Carpenter and Ms. Reaume discussed setback standards and the purpose of the RI-PD zoning district.

Commissioner McMahon and Ms. Reaume discussed the process for recommending additional development conditions for a zoning application.

Commissioner Pekurney and Ms. Reaume traffic analysis requirements for zoning applications.

Vice Chair Carpenter and Mr. Frohman discussed streetscape standards and access for emergency service vehicles.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed the requirements for drainage studies.

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

The following individuals spoke during the public hearing: Matthew Riley, 7812 Odell Street (opposition); Bill Falls, 6744 Hewitt Street (opposition); Eric Sipe, 7209 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); David Crumpler, 7521 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Allen Willis, 7613 Buck Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Chelsea Stevens, 7529 Buck Street (opposition); Jonathan Holland, 7689 April Court (opposition); J.R. McCumber 6709 Hewitt Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Amy Brown, 7005

Smithfield Road (opposition); Gary Harston, 6721 Hewitt Street (support); Tracy Preskenis, 7700 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); Clete Rheinlander, 6812 Smithfield Road (opposition); John Cope, 6724 Meadow Road (opposition); Mitchell Kempe, 7804 Briardale Court (opposition); Lewis Fausak, 7540 Buck Street (opposition); Vicki Smith, 7800 Cortland Drive (support); Dwayne Leslie, 7524 Frankie B Street (opposition); Kerrie Tillotson, 6737 Hewitt Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Andrew Stahlhut, 6801 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Jose Lopez, Hewitt Street (opposition); Thomas Riddle, 6962 Crabtree Lane (opposition); Bobby Gomez, 7714 Sable Lane (support); Debbie Turnage, 7015 Douglas Lane (opposition); Matt Wilson, 7609 Buck Street (opposition); David Zimmerman, 7521 Buck Street (opposition); Tracy Bennet, 3825 Scruggs Drive (opposition); and Allie Goodell, 6913 Briardale (opposition).

The following individuals did not speak during the public hearing but asked that their position be recorded: Angela Fincher, 7517 Buck Street (opposition); Michael Fincher, 7517 Buck Street (opposition); Martin Rojas, 7104 Smithfield Road (opposition); Scott Geyer, 7825 Odell Street (opposition); Patricia Geyer, 7805 Odell Street (opposition); Wilbur Stewart, 7108 Smithfield Road (opposition); Steve Prekenis, 7700 Buck Street (opposition); Sherry Joiner, 7713 Frankie B Street (opposition); E.J. Campbell, 7717 Buck Street (opposition); Jose Vazquez, 7709 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Rachel Willis, 7613 Buck Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); Sarah Purdy, 7833 Cortland Drive (opposition); Maria Lopez, 7716 Frankie B Street (opposition); Peter Wilson, 7609 Buck Street (opposition); Keith Tillotson, 6737 Hewitt Street (opposition); Tammy Wilson, 7609 Buck Street (opposition); Michael Maddock, 7225 Plumwood Drive (opposition); Michelle Maddock, 7225 Plumwood Drive (opposition); Shawna Zimmerman, 7521 Buck Street (opposition); Debbie Tebay, 7713 Buck Street (opposition); Susan Diller, 9051 Amundson Drive (opposition); Mike Diller, 9051 Amundson Drive (opposition); Andrew Reznak, 6925 Briardale Drive (opposition); Sandra Villalobos, 7824 Odell Street (opposition); Gabriel Grosu, 7832 Odell Street (opposition); Bethanie Cope, 6724 Meadow Road (opposition); Dushyant Dass , 8405 Revenue Way (opposition); Lauren Fausak, 7540 Buck Street (opposition); Bhavna Gupta, 8405 Revenue Way (opposition); Jodie Roundy, 6605 Dewsbury Street (opposition); Delfino Villalobos, 7824 Odell Street (opposition); and Joe Purdy, 7833 Cortland Drive.

Vice Chair Carpenter called for anyone wishing to speak for or against the request to

come forward. There being no one else wishing to speak, Vice Chair Carpenter closed the public hearing.

Commissioner McMahon and Ms. Reaume discussed the open space requirements in comparison to another project by the applicant.

Commissioner Narayana and Ms. Reaume discussed the context of the surrounding neighborhoods and general area.

Vice Chair Carpenter and Ms. Reaume discussed the electric power capacity and demand.

Vice Chair Carpenter and Mr. Husband discussed tree preservation standards.

Alternate Kerby and Ms. Reaume discussed the process of postponing action on the request to a future meeting date.

Commissioner McMahon and Mr. Frohman discussed right-of-way requirements and future plans for Smithfield Road.

Vice Chair Carpenter and Mr. Frohman discussed the existing conditions of Hewitt Street.

Commissioner McMahon and Ms. Reaume discussed front-yard utilities.

Commissioner Pekurney and the applicant discussed the design of the project and how it fits into the existing character of the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO TABLE ZC26-0160 TO THE JUNE 18, 2026, MEETING. MOTION TO TABLE CARRIED 6-0.

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- C.1 ZC26-0160 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.**

RECOMMENDED FOR DENIAL

Chair Stamps stated Item C.1 was tabled at the May 7, 2026, meeting, and stated before the Commission can discuss the item, it must be removed from the table, which requires a motion and vote.

A motion was made by Vice Chair Carpenter, seconded by Alternate Kerby, to remove Item C.1, ZC26-0160, from the table for discussion. Motion carried 7-0.

Chair Stamps introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Mrs. Reaume introduced the request

Chair Stamps called for the applicant to present the request.

Scott Sandlin, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request.

Vice Chair Carpenter and the applicant discussed open space requirements and the practicality of designing an open space median in the street.

Chair Stamps called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

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Chair Stamps and Ms. Reaume discussed the width of the street compared to Cortland Drive.

Commissioner McMahon and Ms. Reaume discussed minimum lot sizes and rear garage locations.

Chair Stamps, Commissioner McMahon and Ms. Reaume discussed the required development standards for residential infill planned developments in relation to the R-2 zoning requirements.

Commissioner Narayana and Ms. Reaume discussed lot depths, rear garage locations, and lot orientation on the street.

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

The following individuals spoke during the public hearing: J.R. McCumber, 6709 Hewitt Street (opposition); Eric Sipe, 7829 Cortland Drive (opposition); Alicia Morrison, 7829 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); Bill Falls, 6804 Hewitt Street (opposition); Lewis Fausak, 7540 Buck Street (opposition); Lauren Fausak, 7540 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Steve Preskenis, 7700 Buck Street (opposition); David Crumpler, 7521 Frankie B Street (opposition); Dwayne Leslie, 7524 Frankie B Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Bobby Gomez, 7714 Sable Lane (support); Rachel Willis, 7613 Buck Street (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Tammy Wilson, 7609 Buck Street (opposition); Matt Wilson, 7609 Buck Street (opposition); Tracy Preskenis, 7700 Buck Street (opposition); and Jamie Stickler, 6719 Hewitt Street (opposition).

The following individuals did not speak during the public hearing but asked that their position be recorded: Angela Fincher, 7517 Buck Street (opposition); Michael Fincher, 7517 Buck Street (opposition); Eric Skinner, 7000 Briardale Drive (opposition); Michelle Maddock, 7532 Buck Street (opposition); Michael Maddock, 7532 Buck Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Sherry Joiner, 7713 Buck Street (opposition); Eli Stickler, 6719 Hewitt Street (opposition); Richard Chitwood, 7621 Hewitt Street (opposition); Judy Vander Horck, 7621 Hewitt Street (opposition); Linda Hamen, 6908 Post Oak Drive (no position).

stated); Colleen Press, 7800 Mockingbird Lane #49 (opposition); Andrea Canepa, 8600 Cato Drive (no position stated); Allen Willis, 7613 Buck Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); John Lubke, 7701 Frankie B Street (opposition); Georgeanna Lubke, 7701 Frankie B Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Patricia Geyer, 7825 Odell Street (opposition); and Scott Geyer, 7825 Odell Street (opposition).

Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Stamps closed the public hearing.

Chair Stamps and Ms. Reaume discussed the intent and purpose of residential infill planned developments and its use in this area as opposed to a standard zoning district.

Commissioner Narayana and Ms. Reaume discussed development standards associated with the proposed project.

Commissioner McMahon and Ms. Reaume discussed R-2 zoning standards versus the residential infill planned development standards.

Vice Chair Carpenter, Mr. Frohman, and Ms. Reaume discussed traffic analysis conducted for the project.

Commissioner Pekurney and Ms. Reaume discuss the flexibility of the residential infill planned development standards.

Commissioner McMahon and Ms. Reaume discuss the plat submissions related to the project.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed drainage patterns in the area and the effect on the project.

Chair Stamps and the applicant discussed preliminary engineering and grading design for the project.

Alternate Whittaker discussed the context of the project for the area and traffic comments brought up during the hearing.

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Vice Chair Carpenter discussed the density and lot sizes of adjacent neighborhoods compared to the proposed project and revisions to the project design.

Commissioner McMahon discussed lot sizes compared to adjacent neighborhoods and traffic and drainage issues associated with the area.

Alternate Kerby discussed residential infill planned development and R-2 zoning standards.

Commissioner Narayana discussed the purpose and use of planned development districts for residential development and the differences between the first and revised layout.

Commissioner Welborn discussed the density of the project compared to the area and the viability of a homeowner's association for a small development.

Chair Stamps discussed development patterns in the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO DENY ZC26-0160. MOTION TO DENY CARRIED 7-0.