

**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  
DECEMBER 19, 2019**

**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 19th day of December 2019, 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
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Kelvin Deupree	Place 6
	Patrick Faram	Ex-Officio
Absent:	Wendy Werner	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

Chair Welborn called the work session to order at 6:30 p.m.

**1. ADMINISTRATION OF THE OATH OF OFFICE TO PLANNING AND ZONING COMMISSION MEMBER IN PLACE 6**

The oath of office for Kelvin Deupree, Place 6, was administered by notary Marrk Callier prior to the start of the meeting.

**2 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements.

### **3 DISCUSS ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING**

Planning Director Clayton Comstock discussed items C.1, C.2, C.3, D.1, D.2, and D.3 on the regular meeting agenda.

Chair Welborn adjourned the work session at 6:59 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 7:13 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jerry Tyner	Vice Chair, Place 2
	Kathy Luppy	Secretary, Place 5
	Don Bowen	Place 3
	Sarah Olvey	Place 4
	Kelvin Deupree	Place 6
	Patrick Faram	Ex-Officio
Absent:	Wendy Werner	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Caroline Waggoner	Public Works Director
	Justin Naylor	Civil Engineer
	Marrk Callier	Management Analyst

##### **A.1 PLEDGE**

Ex-Officio Faram 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.

EXECUTIVE SESSION

B. MINUTES

**B.1 APPROVE MINUTES OF THE DECEMBER 5, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY VICE CHAIR TYNER TO APPROVE THE MINUTES OF THE DECEMBER 5, 2019, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION TO APPROVE CARRIED 6-0.**

C. PUBLIC HEARINGS

**C.2 ZC 2019-20 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROBERT WETLI FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7805 ODELL STREET, BEING 0.435 ACRES DESCRIBED AS LOTS 1 AND 2, BLOCK 1, MOLLIE B. COLLINS ADDITION.**

**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.

Rob Wetli, 7805 Odell Street, North Richland Hills, Texas presented the request.

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

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 COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-20.

MOTION TO APPROVE CARRIED 6-0.

C.1 ZC 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FARRUKH AZIM FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND TOD TRANSIT ORIENTED DEVELOPMENT TO R-PD RESIDENTIAL PLANNED DEVELOPMENT AT 6900-7100 DAVIS BOULEVARD AND 8205-8219 ODELL STREET, BEING 18.965 ACRES DESCRIBED AS TRACTS 3, 3D, AND 3D1, WILLIAM COX SURVEY, ABSTRACT 321; TRACTS 1 AND 1B, ELIZA ANN CROSS SURVEY, ABSTRACT 281; AND LOTS 28-32, WE ODELL ADDITION. (CONTINUED FROM THE DECEMBER 5, 2019, PLANNING AND ZONING COMMISSION MEETING)

**APPROVED**

Chair Welborn introduced the item, stated the public hearing is open and continued from the December 5, 2019, meeting, 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.

Derick Murway, 151 Players Circle, Southlake, Texas, presented the request.

Commissioner Deupree and the applicant discussed the height of the hill on the property and the common areas that share drainage.

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

Commissioner Deupree and Mr. Comstock discussed the drainage channel on the site.

Chair Welborn and Mr. Comstock discussed the parks and open space percentages in nearby cities and tree mitigation requirements.

Chair Welborn, Vice Chair Tyner, and the applicant discussed drainage issues on the site.

Chair Welborn and Mr. Comstock discussed the number of lots reduced on the site from a prior submittal and the open space area for the development.

Jade Darr, 8417 Brookhaven Drive, North Richland Hills, Texas, spoke in opposition to the request. She represented the following individuals: Dr. Carol Creech, 8013 Creek View Drive, North Richland Hills, Texas; Dr. Paul Kendall, 8013 Creek View Drive, North Richland Hills, Texas; Marty Kusmierski, 7417 Douglas Lane, North Richland Hills, Texas; Ted Kusmierski, 7417 Douglas Lane, North Richland Hills, Texas; Paula Thompson, 8709 Irongate Drive, North Richland Hills, Texas; John Thompson, 8709 Irongate Drive, North Richland Hills, Texas; Tuwana Rainbolt, 7101 Stephanie Court, North Richland Hills, Texas; John Emerson, address unknown; and Debra Emerson, address unknown.

Julia Bauman, 7012 Stephanie Court, North Richland Hills, Texas, spoke in opposition to the request. She represented the following individuals: Carol Gonichelis, 8209 Irish Drive, North Richland Hills, Texas; Ali Goodell, 6913 Briardale Drive, North Richland Hills, Texas; Lori Charlton, 8529 Brookview Drive, North Richland Hills, Texas; Hamilton Charlton, 8529 Brookview Drive, North Richland Hills, Texas; Janice Ross, 8541 Neil Court, North Richland Hills, Texas; Frank Ross, 8541 Neil Court, North Richland Hills, Texas; Barbara Daniel, 8212 Odell Street, North Richland Hills, Texas; Herb Daniel, 8212 Odell Street, North Richland Hills, Texas; and Ron Gonichelis, 8209 Irish Drive, North Richland Hills, Texas.

Pat Cooke, 8433 Stephanie Drive, North Richland Hills, Texas, spoke in opposition to the request.

Mary Louise Williams, 8800 Jason Court, North Richland Hills, Texas, spoke in opposition to the request.

Noe Guajardo, 8625 Crestview Drive, North Richland Hills, Texas, spoke in opposition to the request.

Sylvia Guajardo, 8625 Crestview Drive, North Richland Hills, Texas, spoke in opposition to the request.

Ellen Poli, 8504 Brookview Drive, North Richland Hills, Texas, spoke in opposition to the request.\*

*\*Minutes amended on March 5, 2020, to correct speaker's position.*

John Schleoter, 6553 Northern Dancer Drive, North Richland Hills, Texas, spoke in opposition to the request.

Sherami Gerber, 8409 Timberline Court, North Richland Hills, Texas, spoke in opposition to the request.

Gary Wielenga, 8409 Brookview Drive, North Richland Hills, Texas, spoke in opposition to the request.

Jennifer Lozuk, 6996 Stonybrooke Drive, North Richland Hills, Texas, spoke in opposition to the request.

Caleb Mallette, 8321 Odell Street, North Richland Hills, Texas, spoke in favor of the request.

Ted Kusmierski, 7417 Douglas Lane, North Richland Hills, Texas, spoke in opposition to the request.

Tim White, 7301 Luther Court, North Richland Hills, Texas, spoke in favor of the request.

Kaylen Pizzini, 6700 Greendale Court, North Richland Hills, Texas, spoke in favor of the request.

Chair Welborn, Vice Chair Tyner, and Mr. Naylor discussed the drainage on the site, including whether detention ponds would be necessary on the site.

Chair Welborn, Commissioner Deupree, and Ms. Waggoner discussed traffic in the area of the site.

Chair Welborn and Ms. Waggoner discussed site distance and a speed study for Davis Boulevard.

Commissioner Luppy and Ms. Waggoner discussed the street connection to the Stonybrooke neighborhood.

Commissioner Bowen and Mr. Comstock discussed building material requirements for the development.

Commissioner Deupree and Mr. Comstock discussed whether an environmental impact study would be needed.

Commissioner Olvey, Mr. Comstock, and the applicant discussed time frames for the development on and around the site, including Smithfield Elementary School and the proposed traffic signal at Davis Boulevard and Northeast Parkway.

Chair Welborn called for anyone else wishing to speak for 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 OLVEY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC 2019-03.**

**MOTION TO APPROVE CARRIED 6-0.**

Chair Welborn called for a recess at 9:41 p.m.

Chair Welborn reconvened the meeting at 9:51 p.m.

**C.3 ZC 2019-19 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A ZONING CHANGE FROM R-3 SINGLE-FAMILY RESIDENTIAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 8309 SAYERS LANE, BEING 0.46 ACRES DESCRIBED AS LOT 17, BLOCK 2, WOODBERT ADDITION. (APPLICANT REQUESTS TO POSTPONE REQUEST TO JANUARY 16, 2020)**

**CONTINUED**

Chair Welborn introduced the item, opened the public hearing, and called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Chair Welborn asked for a motion to continue the public hearing to the January 16, 2020, Planning and Zoning Commission meeting.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY VICE CHAIR TYNER TO CONTINUE THE HEARING TO THE JANUARY 16, 2020, PLANNING AND ZONING COMMISSION MEETING.**

**MOTION CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2018-07 CONSIDERATION OF A REQUEST FROM KAREN AND FRANK TRAZZERA FOR A FINAL PLAT OF LOTS 10-12, BLOCK 6, WOODLAND OAKS ADDITION, BEING 1.89 ACRES LOCATED AT 6713 BRAZOS BEND DRIVE.**

**APPROVED**

Chair Welborn introduced the item 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.

Frank Trazzera, 6713 Brazos Bend Drive, North Richland Hills, Texas presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE FP 2018-07.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 FP 2019-14 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC. FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT PHASE 6, BEING 15.393 ACRES LOCATED AT THE SOUTHEAST CORNER OF BRIDGE STREET AND PARKER BOULEVARD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item 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.

Brittany Crenshaw, JBI Partners, 2121 Midway Road, Carrollton, Texas, presented the request.

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

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER DEUPREE TO APPROVE FP 2019-14 WITH THE CONDITIONS OUTLINED IN DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.3 PP 2019-07 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A PRELIMINARY PLAT OF CITY POINT ADDITION PHASE 2, BEING 21.55 ACRES LOCATED AT 4401 CITY POINT DRIVE.**

**APPROVED**

Chair Welborn introduced the item 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.

Bryan Klein, 1800 Valley View Lane, Dallas, Texas, presented the request.

Chair Welborn and Mr. Comstock discussed the CAD submittal and DRC recommendations.

**A MOTION WAS MADE BY COMMISSIONER OLVEY, SECONDED BY COMMISSIONER DEUPREE TO APPROVE PP 2019-07 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. ADJOURNMENT**

Chair Welborn adjourned the meeting at 10:17 p.m.

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Justin Welborn, Chair

Attest:

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Kathy Luppy, Secretary