

**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 1, 2023**

**D.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 FROM THE MAY 18, 2023, PLANNING AND ZONING COMMISSION MEETING)**

**APPROVED**

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

Chair Welborn stated the public hearings the cases were opened at the May 18 meeting and remain open at this meeting. He stated staff provided an overview of the property at the previous meeting, including maps and photos.

Chair Welborn called for the applicant to present the request.

Curtis Young, Sage Group, 1130 North Carroll Ave, Southlake, Texas, presented the request.

Mr. Young discussed the input that was provided by the Commission at the previous meeting and how they have addressed the comments. Mr. Young also discussed the design of the residential and open space lots within the development. He discussed the possible connection to Brookhaven Drive, the input from residents of the area, and options for this connection, including staff concerns about the ability for trucks to turn around at the dead end. Mr. Young discussed improvements to the natural drainage channel, how the channel will serve as an amenity for residents, and the effect that Army Corps of Engineers requirements would have on developing the channel.

Chair Welborn and Mr. Young discussed the plan to connect to Brookhaven Drive

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instead of Brookview Drive.

Commissioner Stamps and Mr. Young discussed the functionality of a gate across the roadway and how it would be maintained.

Vice Chair Luppy and Mr. Young discussed drainage in relation to the 20-foot buffer on the east side of the development.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report. He discussed the zoning change and special development plan for the southern portion of the property adjacent to Odell, and the proposed improvements to the drainage channel and how they compare to city standards outlined in the City Image Study.

Commissioner Bridges and Mr. Comstock discussed why the connection was changed from Brookview Drive to Brookhaven Drive between the two plans. They also discussed how the design of the gate would affect the functionality of the gate.

Ex-Officio Ross and Assistant City Manager Caroline Waggoner discussed the longevity and stability of the drainage channel and options to improve these factors.

Chair Welborn and Ms. Waggoner discussed how changes to the water flow would affect standing water in the channel.

Ex-Officio Ross and Ms. Waggoner discussed the maintenance of the channel.

Chair Welborn discussed stated that the drainage standards and City Image Study should be followed.

Chair Welborn and Ms. Waggoner discussed the intended purpose of the stub outs on Brookview Drive and Brookhaven Drive, the potential of changes due to the outcomes of a traffic impact analysis, and the possibility of adding traffic calming devices at the connection with Brookhaven Drive.

Vice Chair Luppy and Ms. Waggoner discussed how a connection to Brookhaven Drive would affect traffic on surrounding roads.

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.

Pat Cooke, 8433 Stephanie Court, North Richland Hills, Texas, discussed his concerns about the natural drainage channel and the ability of the HOA to maintain the channel. He also stated his support for the connectivity of city streets and his concerns with including a gate at the connection.

Michael Morrow, 8817 Kirk Lane, North Richland Hills, Texas, discussed his concerns with developing the land and its effects on wildlife habitats, the size of the lots, and the drainage flow that will be created by the new homes.

Sherami Gerber, 8409 Timberline Court, North Richland Hills, Texas, discussed her concerns with drainage on the property, the effect of tree loss on noise, and habitat loss and the impact on wildlife.

Elizabeth West, 8229 Odell Street, North Richland Hills, Texas, discussed her family's history in the area, and her concern with the drainage on the property and its effect on properties on Odell Street.

There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn and Ms. Waggoner discussed how drainage improvements will impact properties on Odell Street.

Vice Chair Luppy and Ms. Waggoner discussed options for drainage channel construction that would comply with the City Image Study.

Vice Chair Luppy discussed the practicality of maintaining the lot as open space.

Chair Welborn discussed his support of the new plan and that future improvements on the site should comply with the City Image Study.

Ex-Officio Ross discussed his support for the plan and how the plan will evolve over time.

Commissioner Stamps discussed his support for maintaining a natural channel and buffer area as a compromise for preserving the lot as a nature preserve.

Commissioner Bridges discussed his initial concerns with the request and how they had been addressed.

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER STAMPS TO APPROVE ZC23-0051.**

**MOTION TO APPROVE CARRIED 5-0.**

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**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.

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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.

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.**



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