

**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**

- 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.

December 19, 2019

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

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 favor of the request.

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.