

**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**

**WORK SESSION: 6:00 PM**

**A. CALL TO ORDER**

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 1st day of June 2023, at 6:00 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
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Greg Stamps	Secretary, Place 4
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Assistant City Manager
	Nathan Frohman	City Engineer

Chair Welborn called the work session to order at 6:01 p.m.

**1 PLANNING DIRECTOR REPORT**

Planning Director Clayton Comstock presented the city announcements and summarized recent City Council actions. He announced the retirement of Commissioner Don Bowen.

Commissioner Stamps and Mr. Comstock discussed about the status of the Braum's on Davis Boulevard.

**2 PRESENTATION AND DISCUSSION REGARDING AMENDMENTS TO CHAPTER 110 OF THE CITY CODE (SUBDIVISION REGULATIONS).**

Mr. Comstock and Planning Technician Emily Marlow presented research on subdivision ordinances from neighboring cities and possible changes to the North Richland Hills subdivision ordinance.

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

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

Chair Welborn 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 Welborn called the meeting to order at 7:11 p.m.

Present:	Justin Welborn	Chair, Place 1
	Kathy Luppy	Vice Chair, Place 5
	Jay Risky	Place 2
	Greg Stamps	Secretary, Place 4
	Anthony Bridges	Place 6
	Jared Ross	Ex-Officio
Absent:	Nyja Roby	Place 7
Staff Members:	Clayton Comstock	Planning Director
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Emily Marlow	Planning Technician
	Caroline Waggoner	Assistant City Manager
	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 MAY 18, 2023, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY VICE CHAIR LUPPY TO APPROVE THE MINUTES OF THE MAY 18, 2023 PLANNING AND ZONING COMMISSION MEETING.**

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

C. PLANNING AND DEVELOPMENT

**C.1 PLAT23-0041 CONSIDERATION OF A REQUEST FROM DUENES LAND SURVEYING FOR AN AMENDED PLAT OF LOTS 2R3R2 AND 2R5R2, BLOCK 1, DAVIS-NORTH TARRANT PARKWAY ADDITION, BEING 3.043 ACRES LOCATED AT 8368, 8372, AND 8376 DAVIS BOULEVARD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

David Barret, Caddo Holdings, 6808 Highland Park Drive, Fort Smith, Arkansas, presented the request.

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE PLAT23-0041 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D. PUBLIC HEARINGS**

**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.

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

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

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

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

**APPROVED**

Item D.2 was presented in conjunction with item D.1.

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0063.**

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

**EXECUTIVE SESSION**

**E. ADJOURNMENT**

Chair Welborn adjourned the meeting at 8:48 p.m.

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Justin Welborn, Chair

Attest:

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Greg Stamps, Secretary