

MINUTES OF THE REGULAR MEETING
PLANNING AND ZONING COMMISSION

April 23, 2018

5. Consider a recommendation of Planned Development from R (Retail) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), for Concordia a planned development consisting of sixty-six (66) single-family residential lots and six (6) open space lots, on an approximately 23.067-acre property, being a portion of Lot 1, Block 1, A Church for the Communities, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, addressed as 1870 Rufe Snow Drive. Jim Tchoukaleff, Contour Real Estate & Development, applicant/developer. Mark Kimmel, Northwood Baptist Church, owner. Jerry Sylo, JBI Partners, surveyor/engineer. (Z-18-0002)

Mrs. Katasha Smithers, Planner I, gave a presentation relating to a request for a recommendation of Planned Development from R (Retail) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), for Concordia a planned development consisting of sixty-six (66) single-family residential lots and six (6) open space lots, at 1870 Rufe Snow Drive.

Pastor Scott Venable, Northwood Church gave a presentation relating to the proposal. Speaker Jim Tchoukaleff, Contour Real Estate Development gave presentation. In addition, Jerry Sylo added to presentation with Jim Tchoukaleff.

Commissioner Gary Ponder opened the public hearing. Because several people were in attendance for Item F-5, Chairman Ponder asked those who would be speaking to please keep it as brief as possible and to please refrain from speaking if someone has already spoken covering the same information.

Several people spoke publicly, mainly in support of Item F-5. The list of names is as follows:

In support: Jack Murray, Ronnie Morgan, Paige Langford, Amanda McDaniel, Rusty and Jane Mayeux, Chris King, Isai Cazares, Kyle Gabhart, Gregory Roach, Linda Pittman, Dawn Schmitt.

Against or unknown: Elvis McNeely and Jason Dockery

A motion was made by Commissioner Stansell to close the public hearing. Commissioner Page seconded and the motion carried (7-0).

A motion was made by Commissioner Osgood to approve with conditions that variances 2,3,4,and 5 would not be considered; and will approve remaining variances 1,6,7,8,9,10,11 and 12 and that the developer will work with staff regarding the traffic issues item F-5. Commissioner McCrea seconded and the motion failed (3-4).

Ayes: Ponder, McCrea, Osgood
Nays: Stansell, Page, Sagar, Bigbee