

**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  
OCTOBER 19, 2023**

**D.1 TR23-01 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118, ARTICLE IV, DIVISION 7, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES REGARDING BUILDING HEIGHT AND FENCING STANDARDS IN THE OC (OUTDOOR COMMERCIAL) ZONING DISTRICT.**

**APPROVED AS AMENDED**

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to present the request.

Mr. Husband presented the request. He discussed the history of the Outdoor Commercial zoning district and the developments in and around this district. He discussed the proposed revisions to Chapter 118 - Zoning to update structure height and fencing standards for the district.

Commissioner Narayana and Mr. Husband discussed the standards for the location of decorative fencing.

Commissioner Goetz and Mr. Husband clarified that the existing fencing and screening standards would still apply to this district.

Vice Chair Stamps and Mr. Husband discussed standards related to the content and design of decorative fencing.

Commissioner Narayana and Mr. Husband discussed possible limitations to the size of decorative fencing.

Commissioner Goetz and Mr. Husband discussed the maintenance of decorative fencing.

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.

Commissioner Narayana moved to approve decorative panel only along street

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frontages and limited to thirty percent of street frontage.

Commissioner Goetz and Commissioner Narayana clarified the motion that the artwork could only take up thirty percent of the fencing.

Ex-Officio Luppy and Mr. Comstock discussed how delineating a percentage of decoration aligned with the proposals from business owners.

Vice Chair Stamps and Mr. Comstock discussed how the fencing could affect NRH20.

Commissioner Narayana and Mr. Comstock discussed the possibility of using the special use permit or sign review board process for decorative artwork fencing.

Commissioner Narayana withdrew the motion.

Vice Chair Stamps stated that he did not support the decorative fencing since it will box in the Peppa Pig site.

Commissioner Ross stated that he did not think the entire property would be surrounded by decorative fencing.

Commissioner Goetz and Commissioner Narayana stated their support for sending these requests to the Sign Review Board.

Vice Chair Stamps stated that he believed that the fencing design could change the character of the neighborhood.

Mr. Comstock clarified that this request did not apply to any one property, but to the Outdoor Commercial district.

Chair Welborn and Mr. Comstock clarified the height of the fences.

Commissioner Goetz stated that due to the low number of requests, she believed decorative fencing requests should go through the Sign Review Board.

Chair Welborn stated that he believes there should be oversight of these designs since they could be considered a large sign.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER BRIDGES TO APPROVE TR23-01, WITH THE CONDITION THAT THE CHANGE TO THE FENCING STANDARDS NOT BE INCLUDED IN THE CODE REVISION.

MOTION TO APPROVE CARRIED 6-0.