

**MINUTES OF THE 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  
NOVEMBER 16, 2017**

- C.1. ZC 2017-12 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SKORBURG COMPANY FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND U SCHOOL, CHURCH, AND INSTITUTIONAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 7600 & 7601 MID CITIES BOULEVARD AND A PORTION OF 7445 COLLEGE CIRCLE, BEING 6.842 ACRES DESCRIBED AS LOT A1A, BLOCK 28, COLLEGE HILLS ADDITION, AND TRACTS 10H5, 10, AND 11D, JOHN BARLOUGH SURVEY, ABSTRACT 130.**

**APPROVED WITH CONDITIONS**

Chairman Randall Shiflet introduced the request, opened the public hearing and asked for Planning Manager Clayton Comstock to introduce the request.

Mr. Comstock introduced the request.

Chairman Shiflet asked for the applicant to present their request.

Adam Buczek and Collier Bailey, on behalf of The Skorborg Company, 8214 West Chester Drive, Suite 710 Dallas, Texas 75225, presented their request.

Chairman Shiflet asked the applicant to clarify the programmable area shown on the plat.

The applicant stated the area is open space and does not have a landscape plan, but anticipates the area to be used by the community.

Chairman Shiflet asked if a conversation has taken place with the post office concerning mail boxes.

Mr. Bailey stated he has sent an email to the post office and is waiting for a response.

Commissioner Don Bowen asked the applicants if they would accept a percentage of homes allowed to be between 1,800 and 2,000 square feet.

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The applicants stated yes.

Commissioner Justin Welborn asked if the applicants would accept removing all cedar board fencing along the property line and replacing with a combination of ornamental metal or masonry fencing.

The applicants stated the cedar board fencing along Holiday Lane could be changed to ornamental metal, but stated the cedar board fencing along the southern property line is to provide privacy for property owners.

Commissioner Jerry Tyner asked if the Homeowners Association will be in charge of maintaining the cedar board fencing.

The applicants stated yes.

Chairman Shiflet asked for Mr. Comstock to present the staff report.

Mr. Comstock presented the staff report.

Chairman Shiflet asked for the height of the cedar board fencing.

Mr. Comstock stated six feet.

Chairman Shiflet asked if the setbacks could allow for a six foot setback between homes, being three feet between the common property line and the house.

Mr. Comstock stated the minimum total setback between homes is ten feet, being six feet on one side and four on another.

Chairman Shiflet asked if a left turn could be included in the center median on Mid Cities Boulevard.

Mr. Comstock stated a median cut does exist in the center median on Mid Cities Boulevard and it was unlikely that the median opening could be expanded.

Those who spoke and did not state whether for or against:

James Jennings, 6129 Abbott Avenue, North Richland Hills, Texas 76180.

Mr. Bailey discussed comments made by the public.

Chairman Shiflet asked if the garbage pick-up is in the alley or the street.

Mr. Bailey stated trash will be picked up in the alley.

Vice Chairman Steven Cooper asked about trees on the property.

Mr. Collier stated they are open to saving trees in the open spaces.

Chairman Shiflet asked for anyone wishing to speak for or against the request to come forward, seeing no one, he closed the public hearing.

The Commission discussed fencing requirements along the perimeter of the proposed neighborhood, specifically, the proposed cedar board fencing and height.

**A MOTION WAS MADE BY VICE CHAIRMAN STEVEN COOPER, SECONDED BY COMMISSIONER JERRY TYNER TO APPROVE ZC 2017-12 WITH THE FOLLOWING CONDITIONS: NOT MORE THAN TWENTY PERCENT OF HOMES BE BETWEEN 1,800 SQUARE FEET AND 2,000 SQUARE FEET IN FLOOR AREA; INSTALL ORNAMENTAL STEEL FENCING ALONG HOLIDAY LANE RATHER THAN CEDAR BOARD FENCING; NO MEDIAN OPENING TO ALLOW FOR TURNING TRAFFIC ALONG MID CITIES BOULEVARD INTO THE PROPOSED DEVELOPMENT; INSTALLATION OF AN EIGHT-FOOT CEDAR BOARD FENCE RATHER THAN SIX FOOT; AND UNDERGROUND POWER LINES PARALLEL OR APPROXIMATELY PARALLEL TO THE OLD WATAUGA ROAD EASEMENT WITH ONCOR'S PERMISSION. MOTION TO APPROVE CARRIED 5-1 (WELBORN).**