

**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 16, 2025**

B.1 ZC25-0146 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT LLC FOR A REVISION TO PLANNED DEVELOPMENT 120 AT 7000 IRON HORSE BOULEVARD, BEING 5.010 ACRES DESCRIBED AS LOTS 1-18 AND LOTS 1X AND 2X, BLOCK 1, CAMBRIDGE MANOR.

APPROVED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Bill Hardee, Sandlin Homes, 1193 Carlin Drive, Fort Worth, Texas, presented the request.

Commissioner Narayana and the applicant discussed the maintenance of the fence by the homeowner's association.

Commissioner Welborn and the applicant discussed the number of lots in the development and details about fence construction.

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

Vice Chair Carpenter and Mr. Husband discussed design standards for the cedar fence.

Commissioner Welborn and the applicant discussed fence construction methods for long-term screening purposes.

Commissioner Narayana and Mr. Husband discussed wording of the ordinance to allow flexibility in fence design.

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Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Stamps closed the public hearing.

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER CARPENTER TO APPROVE ZC25-0146 AND INCLUDING OPTIONS FOR VARYING FENCE DESIGNS. MOTION TO APPROVE CARRIED 7-0.