

C.4 ZC 2016-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ZEON PROPERTY, LLC FOR A ZONING CHANGE TO REVISE THE RI-PD – RESIDENTIAL INFILL PLANNED DEVELOPMENT ON 7.456 ACRES LOCATED IN THE 7500 & 7600 BLOCKS OF DAVIS BOULEVARD.

APPROVED

Planning Manager Clayton Comstock introduced cases ZC 2016-17 and PP 2016-10.

Applicant, Osama Nashed, AMA Consultants, 5000 Thompson Terrace, Colleyville, 76034, came forward representing the developer to present the zoning and plat requests.

Mr. Comstock gave a summary of both staff reports including requirements of the emergency access gate.

Chairman Randall Shiflet opened the public hearing.

Mike Teague, 8525 Ellis Drive, has concerns about who will maintain the proposed wood fence proposed for the end of Ellis Drive.

Brian Lindenberger, 8520 Smith Drive, wants to know whether there is an eight foot gap on either side of the proposed gate. He also wants the option of keeping his existing fence.

Mr. Nashed responded that city staff had requested to leave the parkway open on either side of the gate but the applicant does not have a preference either way. The applicant also is fine with adjacent property owners maintaining their existing fences if they do not want a new one installed.

Mr. Comstock said that a wrought iron fence would be fine between the property line and the gate, just not an opaque fence. The city does not allow opaque fences beyond the front building line.

Chairman Shiflet said that would make more sense than two eight foot openings.

Commissioner Steven Cooper asked who was responsible for fence maintenance.

Mr. Nashed responded that fences between neighbors are their shared responsibility once the developer has completed the development.

Mike Teague, 8525 Ellis Drive, came forward again wanting to know about maintenance of the proposed fence at the end of Ellis Drive.

Mr. Nashed responded that the fence would be the responsibility of the property owner on which the fence was located.

Chairman Shiflet closed the public hearing and entertained a motion.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER COOPER, TO APPROVE ZC 2016-17 WITH WROUGHT IRON FENCE TO BE PLACED ON EITHER SIDE OF THE EMERGENCY ACCESS GATE.

MOTION TO APPROVE CARRIED 6-0.