

**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  
APRIL 6, 2023**

**D.2 ZC22-0031 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NEEL-SCHAFFER, INC., FOR A ZONING CHANGE FROM O-1 (OFFICE) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7000 IRON HORSE BOULEVARD, BEING 5.01 ACRES DESCRIBED AS LOT 4B1B, NRH INDUSTRIAL PARK ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Scott Sandlin, Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request. He discussed the history of the subject lot and the company's development on surrounding properties. He discussed the street connection between Iron Horse Boulevard and Trinidad Drive and utility and landscape improvements on the site.

Chair Welborn and the applicant discussed housing prices and lot valuations, and the viability of other uses on the site.

Commissioner Stamps and the applicant discussed the replacement of existing fences on the east side of the property.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Ex-Officio Ross and Mr. Comstock discussed that this request is only related to zoning, and that a subdivision plat application would be required later in the development process.

Commissioner Bowen and Mr. Comstock discussed screening requirements for adjacent commercial and residential lots.

Chair Welborn and the applicant discussed the viability of including the subject property in the existing Cambridge HOA.

Chair Welborn called for anyone wishing to speak for or against the requests to come forward.

Lynn Seger, 5705 Westchase Drive, North Richland Hills, Texas came forward to speak. Chair Welborn and Ms. Seger discussed possible fencing on the subject property and its effect on adjacent properties.

Ex-Officio Ross and the applicant discussed plans for fencing and courses of action for replacing the existing fences.

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.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR LUPPY TO APPROVE ZC22-0031.**

**MOTION TO APPROVE CARRIED 6-0.**