

**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
SEPTEMBER 6, 2018**

- C.5. ZC 2018-16 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HOWE AND WOOD COMPANY FOR A ZONING CHANGE FROM PD PLANNED DEVELOPMENT, O-1 OFFICE, AND AG AGRICULTURAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT IN THE 9200 BLOCK OF AMUNDSON DRIVE AND 6900 BLOCK OF PRECINCT LINE ROAD, BEING 8.222 ACRES DESCRIBED AS HIGHLAND PARK ADDITION, BLOCKS 1-5; AND TRACTS 3E AND 3F, T.K. MARTIN SURVEY, ABSTRACT 1055.**

APPROVED

Chairman Justin Welborn opened the public hearing, introduced the item, and called for Planning Manager Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Mark Howe, on behalf of Howe and Wood Company, 6617 Precinct Line Road, North Richland Hills, Texas 76182, presented the request.

Commissioner Don Bowen and Mr. Howe discussed the future condition and upkeep of the 30-foot easement provided for David Barfield's property to the south.

Vice Chairman Jerry Tyner and Mr. Howe discussed a gated iron wrought fence to the rear of open space lot to Mr. Barfield's property.

Chairman Welborn and Mr. Howe discussed wood fencing on interior corner lots and changing that fencing to metal.

Ex-Officio Kelvin Deupree and Mr. Howe discussed the dimensions of the median.

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

Ex-Officio Kelvin Deupree and Mr. Comstock discussed the Development Review

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Committee's recommendation to add a 5-foot landscaping strip along Precinct Line Road.

Chairman Welborn and Mr. Comstock discussed the setback requirements for the lots of 20 feet. Chairman Welborn and Mr. Howe discussed pad depths being 70-72 feet and discussed the usable space for backyards.

Kent Davis, 6817 Knob Hill Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

Those who did not speak, but registered their opposition to the request:

Humberto Hernandez, 7001 Oak Hills Court, North Richland Hills, Texas 76182; and Gaudelia Hernandez, 7001 Oak Hills Court, North Richland Hills, Texas 76182.

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

Commissioner Don Bowen asked for clarification from staff concerning the motion to include the five-foot buffer.

Chairman Welborn and Ex-Officio discussed the lot depth.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER MASON ORR TO APPROVE ZC 2018-16.

MOTION TO APPROVE CARRIED 6-1, WITH COMMISSIONER WENDY WERNER OPPOSING.