

**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  
JUNE 2, 2022**

**C.1 ZC21-0001 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPIRITAS GROUP LP FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 6744 BURSEY ROAD, BEING 26.042 ACRES DESCRIBED AS TRACTS 1A, 1A1, 1A2A, AND 1A6, THOMAS SPRONCE SURVEY, ABSTRACT 1399.**

**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.

Steve Spiritas, Spiritas Group LP, 2900 N Fitzhugh Street, Dallas, Texas, presented the request. He stated the development will consist of 93 lots and the community will be known as The Meadow. He stated David Weekley Homes is planned to be the builder. He stated a neighborhood meeting with adjacent residents was conducted May 12, 2022, at the NRH Library.

Tim Mulrooney, Westwood Professional Services, 2901 Dallas Parkway, Plano, Texas, discussed details of project including lot sizes, street connections, gas pipeline easements, screening walls and fences, entry monument signs, open space plans, mailboxes, and sidewalks. He stated there is a two acre open space in the center of neighborhood and that the HOA would be responsible for tree maintenance within open spaces. He stated houses facing existing subdivisions would not have windows on the rear elevation of the second floor of the house.

Commissioner Luppy and the applicants discussed possible commercial tenants for the commercial lot. The applicants stated there are not any current plans for development of the commercial lot.

Vice Chair Tyner and the applicants discussed the topography of the site as it relates to drainage. The applicants stated drainage plans have not been designed but would

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comply with City requirements.

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

Chair Welborn, Vice Chair Tyner, and Mr. Comstock discussed the eight-foot privacy fence proposed adjacent to the existing residential subdivision. Mr. Comstock stated the fence would be constructed as part of the public improvements to the subdivision.

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

Matt Miller, 7713 Sagebrush Court, North Richland Hills, Texas, discussed the replacement and maintenance of existing residential fences and whether windows would be allowed on the second floor side of houses.

Amy Sue Brogdon, 7724 Western Oaks Drive, North Richland Hills, Texas, discussed street tree locations and species and curb design.

Tom Reilly, 1903 Overlook Ridge, Keller, Texas, discussed concerns about lot sizes, long term maintenance of houses, and the number of cars parked in the streets.

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.

Chair Welborn asked the applicant and Mr. Comstock to address questions brought up during the public hearing.

Mr. Spiritas stated the HOA would be responsible for maintenance of the screening walls and individual lot owners would maintain privacy fences.

Mr. Comstock stated second floor windows could be located on the sides of houses but not the rear elevation. He stated roll-down curbs and sidewalks located at the back of curbs are inconsistent with public works design criteria. He stated zoning standards require four off-street parking spaces per lot. He stated that cities are not able to require specific exterior building materials, David Weekley has indicated plans to use masonry exteriors on most building elevations.

Mr. Spiritas stated that HOA dues have not been established at this time and that the HOA would be managed by a third-party management company.

Chair Welborn stated the land plan and open space are well designed, fence designs are compatible with adjacent uses, and that David Weekley builds products that should be successful in this area.

Commissioner Roby asked about the construction completion date. Mr. Spiritas stated buildout of the development would take approximately 18 months once building construction begins.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC21-0001.**

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