

**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  
DECEMBER 2, 2021**

**C.1 PLAT21-0001 CONSIDERATION OF A REQUEST FROM FW WESTERN  
RIDGE LLC FOR A PRELIMINARY PLAT OF RUMFIELD ESTATES, BEING  
9.273 ACRES LOCATED AT 7501 PRECINCT LINE ROAD.**

**APPROVED WITH CONDITIONS**

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

Mark Howe, 6617 Precinct Line Road, North Richland Hills, Texas, presented the request.

Chair Welborn and the applicant discussed the preliminary and final plats, maintenance of the drainage area, and the traffic impact analysis.

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

**A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE PLAT21-0001 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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