

**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
JULY 18, 2024**

C.1 PLAT24-0065 CONSIDERATION OF A REQUEST FROM MATTHEW ROACH FOR A REPLAT OF LOTS 3R1 AND 3R2, HOLDER SMITHFIELD ESTATES, BEING 2.403 ACRES LOCATED AT 8609 TIMBER DRIVE.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Matthew and Brittany Roach, 8609 Timber Drive, North Richland Hills, Texas, presented the request.

Commissioner Ross, Vice Chair Stamps and the applicants discussed the width of the proposed lot at various locations.

Commissioner Goetz and the applicant discussed the shed that was removed from the property.

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

Commissioner Narayana and Mr. Comstock discussed emergency access to the proposed lot.

Vice Chair Stamps and Mr. Comstock discussed the proposed lot width at the narrowest point.

Chair Welborn and Mr. Comstock discussed the waiver proposal related to the minimum width of flag lots.

Vice Chair Stamps and the applicant discussed the optimal lot width desired.

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A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT24-0065, SUBJECT TO ACTION ON THE PROPOSED FLAG LOT CONFIGURATION AND ASSOCIATED WAIVER REQUEST. MOTION TO APPROVE CARRIED 7-0.