

**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 16, 2022**

**D.1 PLAT22-0021 CONSIDERATION OF A REQUEST FROM WINDROSE LAND SERVICES FOR A REPLAT OF LOTS 3R, 3R1, AND 3R2, HOLDER SMITHFIELD ESTATES, BEING 2.399 ACRES LOCATED AT 8609 TIMBER DRIVE.**

**APPROVED WITH CONDITIONS**

Item D.1 was presented in conjunction with item C.1.

Chair Welborn and City Engineer Nathan Frohman discussed drainage patterns in the area and City standards related to drainage and utility services for the three proposed lots.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER, TO DENY PLAT22-0021.

MOTION TO DENY FAILED 2-4, WITH CHAIR WELBORN AND COMMISSIONERS LUPPY, BRIDGES, AND ROBY OPPOSING.

Chair Welborn stated his support for a three-lot plat, and that the applicant appears to have provisions in place to address maintenance of common access areas. He stated regardless of the number of lots, the development would have to conform to all engineering standards for drainage and utility connections.

Commissioner Luppy stated a two-lot plat would be an inefficient use of the property due to the size and unusual shape of the site.

Commissioner Bridges stated he agrees with comments made by Chair Welborn and Commissioner Luppy regarding the property.

Commissioner Bowen stated his concerns about future issues with maintaining common driveways and easements when the applicant no longer owns the property.

Commissioner Roby stated she agrees with comments made by Chair Welborn and

Commissioner Luppy regarding the property and supports a plat with three lots.

**A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BRIDGES, TO APPROVE PLAT22-0021 AS A THREE-LOT PLAT WITH A WAIVER TO THE STREET FRONTAGE REQUIREMENTS AND ALL OTHER CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 4-2, WITH VICE CHAIR TYNER AND COMMISSIONER BOWEN OPPOSING.**