

**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**

C.1 ZC22-0027 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PATRICK HOLLER FOR A ZONING CHANGE FROM AG (AGRICULTURAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 8609 TIMBER DRIVE, BEING 2.399 ACRES DESCRIBED AS LOT 3, HOLDER SMITHFIELD ESTATES, AND TRACT 7A5, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266. (CONTINUED FROM THE JUNE 2, 2022, PLANNING AND ZONING COMMISSION MEETING).

APPROVED

Chair Welborn stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Patrick Holler, 8609 Timber Drive, North Richland Hills, Texas, presented the request. He stated he is requesting a zoning change in order to replat the property into three residential lots, with the intent to construct houses for himself and his friend. He stated he is requesting a variance from the street frontage requirement for the two flag-shaped lots. He asked that the Commission approve the three-lot version of the plat instead of the two-lot version recommended by the Development Review Committee.

Chair Welborn commented on standards related to drainage, utilities, and driveways as they affect this property. He asked the applicant if he had discussed the proposed plans with adjacent property owners. Mr. Holler stated he has talked with adjacent neighbors on Timber Drive and in Thornbridge.

Commissioner Luppy asked the applicant about the future status of the existing house

on the front lot since he stated he would build on the middle lot. Mr. Holler stated he was undecided on whether he would continue to own the house or sell it.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report. He discussed examples of flag lots in North Richland Hills and Colleyville. He stated the Development Review Committee recommends approval of the zoning change, but recommends denial of the three-lot version of the plat. He stated the Development Review Committee would support a two-lot plat with a waiver of the street frontage requirement for one of the lots.

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.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC22-0026.

MOTION TO APPROVE CARRIED 6-0.