

**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
OCTOBER 15, 2020**

C.1 FP 2020-09 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A FINAL PLAT OF CITY POINT ADDITION PHASE 2, BEING 21.522 ACRES LOCATED AT 4401 CITY POINT DRIVE.

APPROVED WITH CONDITIONS

Chair Welborn stated since they are related items on the same property, items C.1 and C.2 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the items and called for Planning Director Clayton Comstock to introduce the requests. Mr. Comstock introduced the requests.

Chair Welborn called for the applicant to present the requests.

Bryan Klein, with Ion Design Group, 7075 Twin Hills Avenue, Dallas, Texas presented the request.

Chair Welborn and Mr. Klein discussed the lot setbacks for townhouse lots and the differences between the lot layout in phase two between the preliminary and final plats.

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

Chair Welborn and Mr. Klein discussed the location of the franchise utilities and front and rear setbacks.

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE FP 2020-09 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.