

**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 19, 2023**

C.1 PLAT23-0049 CONSIDERATION OF A REQUEST FROM KIMLEY-HORN AND ASSOCIATES FOR A PRELIMINARY PLAT OF WILLOW SPRINGS, BEING 18.97 ACRES LOCATED AT 6900-7100 DAVIS BOULEVARD AND 8205-8217 ODELL STREET.

APPROVED WITH CONDITIONS

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

Chair Welborn called for the applicant to present the request.

Bryan Moody, Kimley-Horn and Associates, 13455 Noel Road, Suite 700, Dallas, Texas, presented the request. Mr. Moody discussed the approval of the zoning for the lots and presented the concept plan for the development.

Chair Welborn and Mr. Moody discussed the drainage plan for the development. Mr. Moody stated that a topographical survey of the site had been completed and that further studies were being conducted.

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

Commissioner Narayana and Mr. Comstock discussed the location of easements on the plat.

Commissioner Ross and Mr. Comstock discussed the boundary of the TOD lot and the current development plans for the lot and the overall project.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER ROSS TO APPROVE PLAT23-0049 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.