

**ORDINANCE NO. 3778  
SPECIAL DEVELOPMENT PLAN CASE ZC23-0050**

**AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS BY APPROVING A SPECIAL DEVELOPMENT PLAN FOR A 6.93-ACRE TRACT OF LAND WITHIN THE SMITHFIELD TRANSIT ORIENTED DEVELOPMENT DISTRICT LOCATED AT 6412 DAVIS BOULEVARD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of North Richland Hills, Texas is a home-rule municipality located in Tarrant County, Texas acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

**WHEREAS**, the City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan Map as the primary document on which to base all zoning, platting, and other land use decisions; and

**WHEREAS**, the Comprehensive Plan and the Zoning Ordinance of the City of North Richland Hills require a Special Development Plan within the Smithfield Transit Oriented Development zoning district; and

**WHEREAS**, the owner of property located at 6412 Davis Boulevard (the "Property") has filed an application for a Special Development Plan and consideration of waivers to the Transit Oriented Development code applicable to the property; and

**WHEREAS**, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on February 2, 2023, and the City Council of the City of North Richland Hills, Texas, held a public hearings on February 27, 2023, and March 6, 2023, with respect to the Special Development Plan described herein; and

**WHEREAS,** the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for rezoning the Property; and

**WHEREAS,** upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of North Richland Hills and that the special development plan should be granted, subject to the conditions imposed herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:**

Section 1: That the Zoning Ordinance of the City of North Richland Hills is hereby amended by approving the request for a Special Development Plan, including specific waivers to the Transit Oriented Development code, as provided herein on 6.93 acres of land, as described and shown on **Exhibit "A,"** attached hereto and incorporated for all purposes, commonly referred to 6412 Davis Boulevard, attached hereto incorporated herein for all purposes.

Section 2: The use of the property described above shall be subject to all applicable regulations contained in the Land Use and Development Regulations set forth in **Exhibit "B,"** attached hereto and incorporated for all purposes, and all other applicable and pertinent ordinances of the City of North Richland Hills.

Section 3: The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the special development plan, including specific waivers to the Transit Oriented Development code, in accordance with the requirements of the Transit Oriented Development Code, and the Concept Plan shown on **Exhibit "C,"** attached hereto and incorporated for all purposes, which is approved.

Section 4: The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

Section 5: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of North Richland Hills, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the

conflicting provisions of such ordinances and such code are hereby repealed.

- Section 6: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.
- Section 7: Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
- Section 8: All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.
- Section 9: The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clause of this ordinance two times.
- Section 10: This ordinance shall be in full force and effect immediately following publication as required by Section 10 hereof.

**AND IT IS SO ORDAINED.**

**PASSED AND APPROVED** on this 6th day of March, 2023.

**CITY OF NORTH RICHLAND HILLS**

By: \_\_\_\_\_  
Oscar Trevino, Mayor

**ATTEST:**

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Alicia Richardson  
City Secretary / Chief Governance Officer

**APPROVED AS TO FORM AND LEGALITY:**

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Maleshia B. McGinnis, City Attorney

**APPROVED AS TO CONTENT:**

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Clayton Comstock, Planning Director