

**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 1, 2023**

- D.2 ZC23-0063 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN AND ASSOCIATES FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND TOD (TRANSIT ORIENTED DEVELOPMENT) TO TOD (TRANSIT ORIENTED DEVELOPMENT) WITH A SPECIAL DEVELOPMENT PLAN AT 6900 DAVIS BOULEVARD AND 8205-8217 ODELL STREET, BEING 2.42 ACRES DESCRIBES AS A PORTION OF TRACT 1, ELIZA ANN CROSS SURVEY, ABSTRACT 281; A PORTION OF LOTS 27 AND 28, AND LOTS 29-32, BLOCK 1, W.E. ODELL ADDITION. (CONTINUED FROM THE MAY 18, 2023, PLANNING AND ZONING COMMISSION MEETING)**

APPROVED

Item D.2 was presented in conjunction with item D.1.

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0063.

MOTION TO APPROVE CARRIED 5-0.

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CONTINUED

Vice Chair Luppy called for Planning Director Clayton Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Stamps asked if the developer could build by right in the TOD area after the boundary is extended. Mr. Comstock stated a project could be built without additional approval if it complied with all the standards for the TOD district. He stated if any waiver or modifications were request, a revised special development plan must be approved.

A MOTION WAS MADE BY COMMISSIONER STAMPS, SECONDED BY COMMISSIONER BRIDGES TO CONTINUE THE PUBLIC HEARING FOR ZC23-0063 TO THE JUNE 1, 2023, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 4-0.