

**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
JULY 16, 2026**

C.2 ZC26-0170 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITADEL DEVELOPMENT GROUP FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 6051 PRECINCT LINE ROAD, BEING 0.6741 ACRES DESCRIBED AS LOT 1R2, BLOCK 1, NORTHEAST CROSSING ADDITION.

APPROVED

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

Chair Carpenter called for the applicant to present the request.

Howard Castleberry, Citadel Development Group, 5555 N Lamar Boulevard, Suite J103, Austin; and Charlie Morrison, 2935 Harvest Hill Drive, Grapevine, presented the request.

Chair Carpenter and the applicants discussed the history of the Smalls Sliders company and the development site being in a parking lot.

Commissioner Narayana and the applicants discussed other sites that were considered for the project and outdoor seating in the patio area.

Commissioner Welborn and the applicants discussed other restaurants and traffic patterns in the area.

Vice Chair Pekurney and the applicants discussed hours of operation for the business.

Chair Carpenter and the applicants discussed the timeline for construction of the project.

Chair Carpenter called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

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Chair Carpenter called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: Lindsey Eagan, 5601 Havana Drive (support).

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Carpenter closed the public hearing.

Commissioner Narayana and Mr. Husband discussed zoning standards for restaurants with drive-through service.

Chair Carpenter and Mr. Husband discuss the elevation difference between the site and Precinct Line Road and the requirements for quick service restaurants to be considered by special use permit.

Commissioner Narayana and Mr. Husband discussed pavement design for drive through lanes.

A MOTION WAS MADE BY COMMISSIONER COMPTON, SECONDED BY COMMISSIONER LYMAN, TO APPROVE ZC26-0170. MOTION TO APPROVE CARRIED 7-0.