

**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
SEPTEMBER 15, 2022**

- C.4 PLAT22-0025 CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A PRELIMINARY PLAT OF BERRY CREEK VILLAGE, BEING 8.443 ACRES LOCATED IN THE 9000 BLOCK OF MID-CITIES BOULEVARD.**

APPROVED WITH CONDITIONS

Item C.4 was presented in conjunction with item D.1.

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC22-0032.

MOTION TO APPROVE CARRIED 4-0.

D. PUBLIC HEARINGS

- D.1 ZC22-0032 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT IN THE 9000 BLOCK OF MID-CITIES BOULEVARD, BEING 0.707 ACRES DESCRIBED AS A PORTION OF TRACT 12G, TANDY K MARTIN SURVEY, ABSTRACT 1055.**

APPROVED

Chair Welborn stated since they are related items on the same property, items C.4, D.1, and D.2 would be presented together, but the Commission would take action on each one separately.

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Rhonda Berry, Convergence Capital LLC, 1214 Powder River Trail, Southlake, Texas, presented the request. She stated they are focusing on developing the property for restaurant and office uses, and the two special use permit applications are for an iced tea drive through restaurant and a veterinary clinic that provides

September 15, 2022

Planning and Zoning Commission Meeting Minutes

Page 1 of 3

overnight boarding services.

Chair Welborn and Ms. Berry discussed that the boarding facilities would be inside the building, and that the outdoor areas are for walking and exercising the dogs.

Commissioner Bowen and Ms. Berry discussed the operation of the boarding services and that the building is expected to be staffed during the night.

Ms. Berry discussed the drive through operation for the iced tea store, shared parking throughout the project, landscape screening along Mid-Cities Boulevard, and pedestrian traffic to the development.

Ryman Peters, HTeaO, 106 Henrietta Drive, Hurst, Texas, described the business operations for the iced tea store.

Ex-Officio Ross and Mr. Peters discussed the number of employees at the store and parking availability.

Vice Chair Luppy and Ms. Berry discussed the stacking and queuing of vehicles at the iced tea store.

Ex-Officio Ross and Ms. Berry discussed plans for sidewalk construction and pedestrian access to the site.

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

Chair Welborn, Ex-Officio Ross, Mr. Comstock discussed the location of the three driveway entrances, the left turn lane planned for the median opening, and vehicle circulation through the site.

Chair Welborn called for anyone wishing to speak for or against the requests to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearings.

Chair Welborn stated the Commission received ten emails in support and two emails in opposition to the zoning cases.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR LUPPY TO APPROVE ZC22-0032.

MOTION TO APPROVE CARRIED 4-0.

D.2 ZC22-0033 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A SPECIAL USE PERMIT FOR A VETERINARY CLINIC WITH BOARDING FACILITIES IN THE 9000 BLOCK OF MID-CITIES BOULEVARD, BEING 0.659 ACRES DESCRIBED AS A PORTION OF TRACT 12G, TANDY K MARTIN SURVEY, ABSTRACT 1055.

APPROVED

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

A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER RISKY TO APPROVED ZC22-0033.

MOTION TO APPROVE CARRIED 4-0.