

**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
DECEMBER 3, 2020**

Via Webex Video Conference

D.1 SUP 2020-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARK BARAKAT FOR A REVISED SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 7100 RUFÉ SNOW DRIVE, BEING 0.98 ACRES DESCRIBED AS LOT 2, BLOCK A, RUFÉ SNOW VILLAGE ADDITION.

APPROVED

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.

Chair Welborn called for the applicant to present the request.

Mark Barakat, 1111 Beltline Road, Suite 100, Garland TX, presented the request.

Commissioner Deupree and the applicant discussed the layout of the store, the allocation of square footage for the restaurant and the convenience store, and restaurant seating capacity.

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

Commissioner Deupree and Mr. Comstock discussed standards for the drive through speaker location.

Commissioner Deupree and the applicant discussed hours of operation for the restaurant.

Chairman Welborn, Mr. Comstock, and the applicant discussed pavement markings on the site and the status of the car wash.

Chair Welborn opened the public hearing and asked for those wishing to speak for or

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against the request to be connected to the meeting. There being no one wishing to speak, Chair Welborn closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER DEUPREE, SECONDED BY COMMISSIONER LUPPY TO APPROVE SUP 2020-04 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS PRESENTED AT THE MEETING.

MOTION TO APPROVE CARRIED 6-0.