

**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  
JANUARY 16, 2025**

**D.1 ZC24-0116 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CJ REAL ESTATE LLC FOR A REVISION TO PLANNED DEVELOPMENT 114 TO ALLOW A QUICK SERVICE RESTAURANT AT 7601 BOULEVARD 26, BEING 0.66 ACRES DESCRIBED AS A PORTION OF LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION.**

**APPROVED**

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

Chair Welborn called for the applicant to present the request.

Michael Thomas, MJ Thomas Engineering, 4700 Bryant Irving Road, Fort Worth, Texas, presented the request.

Commissioner Ross and the applicant discussed traffic circulation on the site and the bypass lane around the drive-through area.

Commissioner Goetz and the applicant discussed the drive-through area and confirmed there is a single lane for service and a by-pass lane.

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

Commissioner Ross and Mr. Comstock discussed the locations of the raised medians relative to the driving lanes on both sites.

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

Commissioner Goetz spoke regarding the construction will be a good improvement in this area.

January 16, 2025

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Commissioner Ross spoke regarding the Starbucks location on Smithfield Road.

**A MOTION WAS MADE BY ALTERNATE CARPENTER, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC24-0116.**

**MOTION TO APPROVE CARRIED 6-0.**