

**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 20, 2017**

C.1. SUP 2017-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JACOBS ENGINEERING FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT ON 1.279 ACRES LOCATED AT 5121 RUFÉ SNOW DRIVE AND 6665 NE LOOP 820.

APPROVED

Chairman Randall Shiflet introduced the item and called for Principal Planner Clayton Husband to introduce the request.

Mr. Husband introduced the request.

Chairman Shiflet opened the public hearing and called for the applicant to present their request.

Joe Neely, representing Whataburger, 300 Concord Plaza, San Antonio, Texas 78216 presented their request.

Mike Husek, 911 Central Parkway North, San Antonio, Texas 78232 presented the Whataburger civil site plans.

Commissioner Don Bowen asked if the current Whataburger on Rufe Snow Drive will close.

Mr. Neely stated the current Whataburger performs below average and will leave the building.

Mr. Bowen asked how the current facility compares to the Whataburger located at 6225 Precinct Line Road.

Mr. Husek stated Whataburger can adjust the building materials and landscape to create a better look if the Commission wished.

Ex-Officio Justin Welborn asked what will happen with the current Whataburger located at 5501 Rufe Snow Drive if a new Whataburger is built on the corner of Rufe

July 20, 2017

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

Snow Drive and NE Loop 820.

Mr. Neely stated the building will be de-branded and maintained in its current state until the property is leased.

Mr. Welborn asked for clarification that the existing Whataburger would not be demolished if the proposed Whataburger was approved.

Mr. Neely stated not necessarily. Whataburger is interested in leasing the building.

Mr. Welborn asked what the prospects are with the vacant retail center behind the Whataburger on Rufe Snow Drive.

Mr. Neely stated the property has been vacant for a number of years.

Mr. Welborn asked if the vacant building behind the existing Whataburger could affect the time it takes for a de-branded Whataburger building to lease.

Mr. Neely stated the intent would be to lease the property as quickly as possible.

Chairman Shiflet called for Mr. Husband to present the staff report.

Mr. Husband stated staff would look into the similarities of the proposed Whataburger and the site located at 6225 Precinct line Road.

Mr. Husband presented the staff report.

Chairman Shiflet asked for anyone wishing to speak for or against the request to come forward, seeing no one, he closed the public hearing.

Don Bowen commented that the 2015 Citizen Survey preferred more full-service restaurants and less quick service restaurants.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER TYNER TO DENY SUP 2017-04. MOTION TO DENY CARRIED 4-0.