

**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  
NOVEMBER 3, 2022**

**C.2 ZC22-0035 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HARRISON FRENCH & ASSOCIATES FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 8376 DAVIS BOULEVARD, BEING 1.001 ACRES DESCRIBED AT LOT 2R3R1, BLOCK 1, DAVIS-NORTH TARRANT PARKWAY ADDITION.**

**APPROVED WITH CONDITIONS**

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.

Paul Loots, Harrison French & Associates, 9855 Valley Ranch Parkway West, Irving, Texas, presented the request.

Ex-Officio Ross and the applicant discussed the textured concrete in the drive through area and building design.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report. He stated the Development Review Committee recommends approval of the request subject to the refuse container screen wall be constructed of the same material of the building and include a pedestrian access door, and that an updated photometric plan be submitted.

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

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER BOWEN TO APPROVE ZC22-0035 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS.**

**MOTION TO APPROVE CARRIED 4-0.**