

**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 19, 2024**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 19th day of September 2024, at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

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| Present: | Justin Welborn | Chair, Place 1 |
| | Bryan Kidd | Place 2 |
| | Amy McMahan | Place 6 |
| | Brianne Goetz | Place 7 |
| | Aaron Carpenter | Alternate B |

| | | |
|---------|--------------------|---------------------|
| Absent: | Greg Stamps | Vice Chair, Place 4 |
| | Jared Ross | Secretary, Place 5 |
| | Jayashree Narayana | Place 5 |
| | Paul Epperley | Alternate A |

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|----------------|-------------------|---------------------|
| Staff Members: | Clayton Comstock | Managing Director |
| | Clayton Husband | Principal Planner |
| | Chad VanSteenberg | Planner |
| | Jailan Hadnot | Planning Technician |
| | Nathan Frohman | City Engineer |

Chair Welborn called the work session to order at 6:30 p.m.

1. MANAGING DIRECTOR REPORT

Managing Director of Development Services Clayton Comstock presented the city announcements and summarized recent City Council actions.

2. PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

3. PRESENTATION REGARDING ZONING STANDARDS RELATED TO QUICK SERVICE RESTAURANTS WITH DRIVE-THROUGH SERVICE.

Principal Planner Clayton Husband discussed past amendments to the zoning ordinance related to restaurants and site and development standards related to drive through service. He presented examples of constructed projects in conjunction with the discussion.

Chair Welborn adjourned the work session at 6:58 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:02 p.m.

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|----------------|--------------------|---------------------|
| Present: | Justin Welborn | Chair, Place 1 |
| | Bryan Kidd | Place 2 |
| | Amy McMahan | Place 6 |
| | Brianne Goetz | Place 7 |
| | Aaron Carpenter | Alternate B |
| Absent: | Greg Stamps | Vice Chair, Place 4 |
| | Jared Ross | Secretary, Place 5 |
| | Jayashree Narayana | Place 5 |
| | Paul Epperley | Alternate A |
| Staff Members: | Clayton Comstock | Managing Director |
| | Clayton Husband | Principal Planner |
| | Chad VanSteenberg | Planner |
| | Jailan Hadnot | Planning Technician |
| | Nathan Frohman | City Engineer |

Chair Welborn stated that since Commissioners Greg Stamps, Jared Ross, Jayashree Narayana, and Paul Epperley are absent this evening, Alternate Aaron Carpenter will be a voting member of the Commission.

A.1 PLEDGE

Alternate Carpenter led the Pledge of Allegiance to the United States and Texas flags.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. MINUTES

B.1 APPROVE MINUTES OF THE SEPTEMBER 5, 2024, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE CARPENTER TO APPROVE MINUTES OF THE SEPTEMBER 5, 2024, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 ZC24-0105 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM INTERPLAN LLC FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 8368 DAVIS BOULEVARD, BEING 1.04 ACRES DESCRIBED AS LOT 2R5R2, BLOCK 1, DAVIS NORTH TARRANT PARKWAY ADDITION.

APPROVED

Chair Welborn introduced the item and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Kevin McIntosh, Trinity Partners Commercial Real Estate, 704 Lindsey Way, Colleyville, Texas, presented the request. He discussed the market analysis, site development plans, and introduced the franchise owners.

Chair Welborn and the applicant discussed the competitive nature of the market between franchise locations of the same company.

Sherry Moffit, 2620 Johnson Road, Southlake, Texas, came forward to speak as the franchise owner.

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Commissioner Goetz and Mr. McIntosh discussed the timeline for construction and opening the store for business.

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

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 ALTERNATE CARPENTER, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC24-0105.

MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:26 p.m.