

**MINUTES OF THE 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 19, 2023**

**C.1 PLAT23-0031 CONSIDERATION OF A REQUEST FROM GEONAV LLC FOR  
A PRELIMINARY PLAT OF LOTS 1 AND 2, BLOCK 1, SMITHFIELD  
GATEWAY ADDITION, BEING 4.0547 ACRES LOCATED AT 6251 DAVIS  
BOULEVARD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item 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.

Mickey Thomas, MJ Thomas Engineering, 4700 Bryant Irvin Court, Fort Worth, Texas, presented the request. He stated the property would be divided into two lots, with one lot intended for a drive-through coffee shop. He stated development of the other lot is undetermined at this time.

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

Chair Welborn and Mr. Comstock discussed the timing of the special development plan request and final plat for the property.

**A MOTION WAS MADE BY COMMISSIONER BRIDGES, SECONDED BY COMMISSIONER STAMPS  
TO APPROVE PLAT23-0031 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW  
COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 5-0.**