

**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
APRIL 20, 2023**

D.1 ZC23-0048 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ THOMAS ENGINEERING FOR A SPECIAL DEVELOPMENT PLAN FOR A QUICK SERVICE RESTAURANT AT 6205 DAVIS BOULEVARD, BEING 1.08 ACRES DESCRIBED AS A PORTION OF TRACT 6D, JOHN H BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

Chair Welborn stated since they are related items on the same property, items C.2 and D.1 would be presented together, but the Commission would take action on each one separately.

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.

Mickey Thomas, MJ Thomas Engineering, 4700 Bryant Irvin Court, Suite 204, Fort Worth, Texas, presented the request

Chair Welborn and the applicant discussed traffic flow and potential congestion on the site.

Shelly Anderson, Starbucks Corporation, 105 Colonial Court, Southlake, Texas, discussed the average window time of the business and site improvements to control traffic flow.

Chair Welborn and Mr. Thomas discussed vehicle stacking on the site.

Matt Jamesen, Haydn Cutler Company, 2825 Camp Bowie Boulevard, Fort Worth, Texas, discussed traffic patterns on the site in relation to the site layout.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report for the special development plan and subdivision plat.

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Mr. Comstock discussed TOD standards and waivers from the TOD code that would be necessary to approve the plan.

Chair Welborn and Mr. Comstock discussed how the site plan compares to TOD standards.

Chair Welborn, Mr. Comstock, and Ms. Anderson discussed pedestrian accessibility and amenities on the site.

Chair Welborn and Mr. Thomas discussed the grading of the property and its effect on sidewalk construction.

Chair Welborn and Ms. Anderson discussed the signage on the building.

Chair Welborn called for anyone wishing to speak for or against the requests to come forward.

Joe Ward, 6112 Price Drive, North Richland Hills, Texas, spoke against the request.

There being no one else wishing to speak, Chair Welborn closed the public hearings.

Chair Welborn and City Engineer Nathan Frohman discussed the impact of the proposed use on traffic conditions on Smithfield Road and Davis Boulevard.

Ex-Officio Ross discussed his concern for the number of TOD waivers requested for the project and the possible increase in traffic.

Chair Welborn discussed the TOD waivers requested.

Commissioner Bridges and Ex-Officio Ross discussed traffic concerns in relation to the site.

Chair Welborn, Vice-Chair Luppy, and Commissioner Bowen discussed traffic generation of the site.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER BRIDGES TO APPROVE ZC23-0048.

MOTION TO APPROVE CARRIED 5-0.

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**C.2 PLAT23-0036 CONSIDERATION OF A REQUEST FROM GEONAV LLC
FOR A FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, SMITHFIELD
GATEWAY ADDITION, BEING 4.0547 ACRES LOCATED AT 6251 DAVIS
BOULEVARD.**

APPROVED WITH CONDITIONS

Item C.2 was presented in conjunction with item D.1.

**A MOTION WAS MADE BY VICE CHAIR LUPPY, SECONDED BY COMMISSIONER
BRIDGES TO APPROVE PLAT23-0036 WITH THE CONDITIONS OUTLINED IN THE
DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

MOTION TO APPROVE CARRIED 5-0.