

**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
JUNE 21, 2018**

C.1. ZC 2018-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NON-RESIDENTIAL PLANNED DEVELOPMENT AT 6425 PRECINCT LINE ROAD, BEING 0.68 ACRES DESCRIBED AS LOT 15R, BLOCK 1, THOMPSON PARK ESTATES.

Chairman Randall Shiflet introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Drew Donosky, 1903 Central Drive, Bedford, Texas, 76021, on behalf of ClayMoore Engineering, presented the request.

Shelly Anderson, 5760 Legacy Drive #B6, Plano, Texas, 75024, presented on behalf of Starbucks.

Chairman Shiflet and Ms. Anderson discussed the specifications of the sign and reasoning for the increase in height.

Chairman Shiflet and Mr. Anderson discussed the angle of the dumpster enclosure.

Chairman Shiflet and Ms. Anderson discussed railing along the drive-thru.

Commissioner Jerry Tyner and the applicant discussed where the monument sign would be located in reference to the street and existing structures.

Commissioner Don Bowen and the applicant discussed the timing of closing 100 Starbucks stores around the country while simultaneously proposing to build a new location on Precinct Line Road.

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

Vice-Chairman Steven Cooper and Mr. Husband discussed signage for the property

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and the history of taller signage in North Richland Hills.

Chairman Shiflet and Planning Manager Clayton Comstock discussed the angle of the proposed dumpster with respects to the existing dumpster enclosures nearby.

Commissioner Justin Welborn and Mr. Husband discussed where the sign could be repositioned.

The applicant and Commission discussed the position and height of the sign.

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

The Commission discussed the signage height and tenant spacing on the sign.

A MOTION WAS MADE BY COMMISSIONER JUSTIN WELBORN, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-09 SUBJECT TO TENANT SPACE ON SIGN ONLY BE USED BY TENANTS AT THE PROPERTY CURRENTLY ADDRESSED AT 6421 PRECINCT LINE ROAD.

MOTION TO APPROVE CARRIED 5-1, WITH VICE-CHAIRMAN STEVEN COOPER VOTING AGAINST.