

**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  
OCTOBER 17, 2019**

**C.2 ZC 2019-17 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NONRESIDENTIAL PLANNED DEVELOPMENT AT 8364 DAVIS BOULEVARD, BEING 1.202 ACRES DESCRIBED AS LOT 2R6R, BLOCK 1, DAVIS-NORTH TARRANT PARKWAY ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, 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.

Helen Pacione, Braum's Inc., 1710 W Randol Mill Road, Arlington, Texas, presented the request.

Ex-Officio Deupree and the applicant discussed outdoor dining area.

Chair Welborn and the applicant discussed signage on the site.

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

Vice Chair Tyner and Mr. Husband discussed the lighting plan submitted for the property.

Chair Welborn and Mr. Husband discussed the distance from the property to the nearest residential lot.

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

Chair Welborn, Ex-Officio Deupree, and Mr. Husband discussed signage on the site.

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Commissioner Werner and the applicant discussed the patio seating on the site.

Vice Chair Tyner and the applicant discussed safety provisions near the drive-through lane.

Chair Welborn and the applicant discussed the fence around the patio area.

Chair Welborn, Commissioner Bowen, and Ex-Officio Deupree discussed signage on the property.

**A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER WERNER TO APPROVE ZC 2019-17, SUBJECT TO WALL SIGNS BEING LIMITED TO TWO BUILDING FACES.**

**MOTION TO APPROVE CARRIED 6-0.**