

**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.1 ZC 2019-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A REVISION TO REDEVELOPMENT PLANNED DEVELOPMENT NO. 77 FOR A QUICK SERVICE RESTAURANT AT 6800 NE LOOP 820, BEING 1.152 ACRES DESCRIBED LOT 1R2R2, BLOCK 25, SNOW HEIGHTS 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.

Chair Welborn and the applicant discussed signage on the site.

Commissioner Orr and the applicant discussed the timeline for construction on the property.

Ex-Officio Deupree and the applicant discussed hours of operation for the drive-through service.

Commissioner Bowen and the applicant discussed signage on the site.

Vice Chair Tyner and the applicant discussed location of the refuse container on the site.

Commissioner Werner and the applicant discussed the open area near the gas pipeline easement on the property.

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

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Chair Welborn and Mr. Husband discussed the public notice that was mailed out to adjacent residents, the distance requirements for drive-through speakers and menu boards, and the height of the fencing on the south property line.

Ex-Officio Deupree and Mr. Husband discussed lighting on the property.

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.

**A MOTION WAS MADE BY COMMISSIONER ORR, SECONDED BY VICE CHAIR TYNER TO APPROVE ZC 2019-07, SUBJECT TO WALL SIGNS BEING LIMITED TO TWO BUILDING FACES, THE SOUTHERN DRIVE AISLE CONNECTION TO THE PROPERTY TO THE EAST BE ELIMINATED, AND THE DRIVE-THROUGH SPEAKER AND MENU BOARD BE LOCATED AT LEAST 35 FEET FROM SOUTH PROPERTY LINE.**

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