

**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 15, 2021**

**C.3 SUP 2021-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST
FROM CLAYMOORE ENGINEERING FOR A SPECIAL USE PERMIT FOR
A DRIVE THROUGH BUILDING LESS THAN 1,400 SQUARE FEET IN SIZE
AT 5205 RUFÉ SNOW DRIVE, BEING 0.62 ACRES DESCRIBED AS LOT
4R1, BLOCK 1, TAPP ADDITION**

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.

Drew Donosky, ClayMoore Engineering, 1903 Central Drive, Suite 406, Bedford, Texas, presented the request.

Vice Chair Tyner and the applicant discussed the size of the proposed building.

Commissioner Hoffa and the applicant discussed outdoor seating.

Chair Welborn and the applicant discussed the landscape plan.

Commissioner Faram and the applicant discussed coffee shop competition in the area.

Commissioner Bowen and the applicant discussed the driveway access adjacent to the signal at Rufe Snow Drive and Dick Lewis Drive, and general access to the site from adjacent properties.

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

presented the staff report.

Commissioner Bowen and Mr. Comstock discussed scope of the proposed replat, site circulation, and alternatives for traffic exiting the site.

Vice Chair Tyner and Mr. Comstock discussed the pole sign and removal requirements.

Chair Welborn and Mr. Comstock discussed the letter of opposition that was submitted.

Chair Welborn stated the public hearing was open and called for anyone wishing to speak for or against the request to come forward.

Tony Scardino, Dutch Bros, 4021 Ridgebrook Drive, Arlington, Texas, spoke in favor of the request. Chair Welborn and Mr. Scardino discussed site selection, site circulation related to the development, and hours of operation.

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

A MOTION WAS MADE BY COMMISSIONER LUPPY, SECONDED BY COMMISSIONER FARAM TO APPROVE SUP 2021-04.

MOTION TO APPROVE CARRIED 6-0.