

**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.2 SUP 2020-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TRIANGLE ENGINEERING FOR A SPECIAL USE PERMIT FOR A DRIVE THROUGH BUILDING LESS THAN 1,400 SQUARE FEET IN SIZE IN THE 8600 BLOCK OF DAVIS BOULEVARD, BEING 0.723 ACRES DESCRIBED AS A PORTION OF LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE.

APPROVED

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.

Justin Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., 500 W 7th Street, Suite 600, Fort Worth, Texas, presented the request.

Commissioner Hoffa and the applicant discussed the service options at the restaurant.

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

Vice Chair Tyner and Mr. Comstock discussed ingress and egress from the location.

Chair Welborn and Mr. Comstock discussed vehicular cross-access for adjacent properties.

Commissioner Faram and Mr. Comstock discussed existing and proposed sidewalks in the area.

Ex-Officio Stamps and Mr. Comstock discussed screening and landscaping plans for the site.

April 15, 2021

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

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

Peyton Inge, 1149 Shady Oaks Circle, Argyle, Texas, spoke about the request relative to the AutoZone property.

Paul Milosevich, 3110 W. Southlake Boulevard, Southlake, Texas, representing the property owner, spoke in favor of the request. Chair Welborn and Mr. Milosevich discussed the timeline for Watermere's completion and the request for a denser landscape screen between the sites.

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 discussed the usefulness of a pedestrian connection to Auto Zone.

Commissioner Bowen discussed the proposed landscaped screening feature.

A MOTION WAS MADE BY VICE CHAIR TYNER, SECONDED BY COMMISSIONER BOWEN TO APPROVE SUP 2020-09.

MOTION TO APPROVE CARRIED 6-0.