

**Excerpt from the May 5, 2016
Planning & Zoning Commission Meeting Minutes**

D.2 SDP 2016-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM OUR COUNTRY HOMES FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS ON 27.842 ACRES IN THE 6400 AND 6500 BLOCKS OF IRON HORSE BOULEVARD.

APPROVED

Planning Manager Clayton Comstock introduced the special development plan request stating that this is the same subject area that was previously presented to the Commission and to City Council. Following the denial by City Council in March, the applicant made revisions to the request in order to address some of the concerns from the City Council. The applicant is now requesting five waivers associated with this project.

John Pitstick representing Our Country Homes, 700 W. Harwood Road, Hurst, stated that his company wants to meet the TOD ordinance and the desires of the community with this request. They have made several changes to the proposed development including six building types instead of four originally. These include townhomes, Texas Townhomes, detached homes, and live/work units on Tracts One and Two. As a result of recommendations from City Council, Tract Three now contains three story mixed-use buildings and a three story apartment building.

Mr. Pitstick stated that all buildings now face the streets in this proposed development. He discussed the flexible first floor residential units in detail and described how they can convert back and forth from residential to commercial depending on market demand.

Chairman Randy Shiflet asked if the flex units are similar to what is on Walker and Parker Boulevards in HomeTown.

Mr. Pitstick answered yes, they are commercially constructed buildings but there was not a demand at that point for commercial occupancy. We are asking for only a portion of our buildings to be converted.

Commissioner Steven Cooper asked if there are currently any live/work units in North Richland Hills.

Mr. Pitstick answered no sir.

Commissioner Cooper asked which communities nearby have those types of units.

Mr. Pitstick replied that many cities in the area are moving this direction including Plano, Frisco, and Flower Mound. This is not a sub-lease situation; you live and work in the same building. He stated that they will market these units to be platted and sold

individually and the city would issue a certificate of occupancy for the commercial portion. The proposal is for fifteen live/work units.

Chairman Shiflet asked if these units could be deed restricted.

Mr. Pitstick answered yes.

Commissioner Cooper asked what controls the requirement to live and work in those units.

Mr. Pitstick answered that these will be individually platted and the mortgage would take care of sub-leasing concerns.

Mr. Pitstick discussed the requested variances including open space, on-street parking on Iron Horse Boulevard, permitted building types, reduction of façade openings, and the Texas Townhome cottage option.

Chairman Shiflet opened the Public Hearing for SDP 2016-03 at 8:09 p.m.

Planning Manager Comstock summarized the special development plan request and covered the variance requests in detail.

Chairman Shiflet called for anyone wishing to speak, seeing no one, he closed the Public Hearing for SDP 2016-03 at 8:13 p.m. and entertained a motion on the request.

STEVEN COOPER MOVED TO APPROVE SDP 2016-03. BILL SCHOPPER SECONDED THE MOTION.

Chairman Shiflet commented that this proposal is similar to the popular West 7th area in Fort Worth. He would like to see the same thing happen here.

MOTION TO APPROVE CARRIED 6-0.