

**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
DECEMBER 2, 2021**

D.2 ZC21-0015 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROLLUP LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7601 BOULEVARD 26, BEING 6.2 ACRES DESCRIBED AS LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION. (CONTINUED FROM THE NOVEMBER 18, 2021, PLANNING AND ZONING COMMISSION MEETING).

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.

Jeff Jenkins, Warespace, 10632 Little Patuxent Parkway, Suite 306, Columbia, Maryland, presented the request.

Chair Welborn and the applicant discussed the range of sizes of the lease spaces, the pace of leasing for other projects, and lessons learned from developing the other company locations.

Commissioner Bowen and the applicant discussed the flexibility in increasing or decreasing the size of lease spaces

Commissioner Roby and the applicant discussed where the idea for the business originated.

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

Chair Welborn and Mr. Comstock discussed similar types of uses and the parking count on the lot.

Commissioner Hoffa and Mr. Comstock discussed parking lot lighting.

Chair Welborn and Mr. Comstock discussed the differences between the applicant's proposal and the Development Review Committee recommendations.

Commissioner Bowen and Mr. Comstock discussed the deferral of the landscaping installation.

Chair Welborn and the applicant discussed the hours of operation at the facility and competition in the marketplace.

Vice Chair Tyner and the applicant discussed marketing to potential tenants and relationships with the real estate brokerage community.

Chair Welborn and the applicant discussed irrigation of the landscape setback along Boulevard 26.

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 HOFFA TO APPROVE ZC21-0015.

MOTION TO APPROVE CARRIED 5-0.