

**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
JANUARY 4, 2018**

- C.2. SDP 2017-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RIGHT QUEST, LLC, FOR A SPECIAL DEVELOPMENT PLAN AT THE SOUTHEAST CORNER OF IRON HORSE BOULEVARD AND BROWNING DRIVE, BEING 9.55 ACRES DESCRIBED AS TRACT 1B3, EDMUND KING SURVEY, ABSTRACT 892.**

APPROVED

Commissioner Justin Welborn announced he filed an affidavit of disqualification because he works with the applicant and exited the Council Chambers at 7:23 p.m.

Chairman Randall Shiflet introduced the item, opened the public hearing, and asked for Planning Manager Clayton Comstock to introduce the request.

Mr. Comstock introduced the request.

Chairman Shiflet asked for the applicant to present the request.

Chris Harden, 5057 Keller Springs Road, Addison, Texas 75001, presented the request on behalf of Right Quest, LLC.

Commissioner Jerry Tyner and Vice Chairman Steven Cooper discussed concerns with the applicant over the lack of parking spaces for commercial sites on the property. Mr. Harden stated part of the Special Development Plan is for a parking variance and mentioned that the layout of the property caters to a more walkable experience.

Mr. Tyner asked what the average square footage is for the commercial flex spaces. Mr. Harden stated the size of each flex space will be determined by the type of business.

Chairman Shiflet asked if the potential future development site to the southeast of the proposed development is under contract. Mr. Harden stated no.

Chairman Shiflet asked for Mr. Comstock to present the staff report.

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Mr. Comstock presented the staff report.

Mr. Cooper asked if the green spaced proposed to become commercial at a later date was counted towards the required green space percentage. Mr. Comstock stated the mentioned green space was not included as part of the site's green space percentage.

Mr. Tyner asked if the City has a fire truck capable of putting out a fire on the four-story building. Mr. Comstock stated yes.

Chairman Shiflet asked if the conceptual images met the architectural requirements. Mr. Comstock stated the images show more architectural elements than required within the Transit Oriented Development.

Chairman Shiflet discussed architectural articulations of the four-story structure fronting Iron Horse Boulevard with the applicant.

Chairman Shiflet called for anyone wishing to speak for or against the request.

John Pitstick, 700 West Harwood Road, Hurst, Texas 76054, spoke in support of the proposed development on behalf of Beaten Path Development.

Chairman Shiflet called again for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Chairman Shiflet closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY COMMISSIONER TYNER TO APPROVE SDP 2017-05.

MOTION TO APPROVE CARRIED 6-0-1, WITH COMMISSIONER JUSTIN WELBORN ABSTAINING.