

**C.1. ZC 2017-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NICK CRAIG FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NON-RESIDENTIAL PLANNED DEVELOPMENT ON 6.91 ACRES LOCATED AT 8500 CARDINAL LANE.
APPROVED WITH CONDITIONS**

Chairman Randall Shiflet called for Planning Manager Clayton Comstock to introduce the item.

Mr. Comstock introduced the item.

Chairman Shiflet called for the applicant to come forward and present the proposal.

Mark Wood, 6617 Precinct Line Road, North Richland Hills, Texas on behalf of Stonecreek Real Estate Partners, gave opening remarks, introduced other partners and the applicant, Nick Craig.

Nick Craig, with Stonecreek Real Estate Partners, 4329 Reeder Road, Carrollton, Texas presented the proposal; going over why the site was selected, go over the project overview, what sets Stonecreek apart from other similar facilities, and benefits to North Richland Hills.

Chairman Shiflet asked if there were any questions for the applicant. Seeing none, Chairman Shiflet called for Mr. Comstock to give the staff report.

Mr. Comstock presented the staff report recommending that if the request is approved, stipulate three or four additional canopy trees on the south side of the building be added, remove or underground the aerial utilities along Cardinal Lane, and defer 55 parking spaces adjacent to office pad site until the office buildings are developed.

Chairman opened the public hearing and called on Charles Scoma to speak.

Charles Scoma, 8300 Cardinal Lane, North Richland Hills, Texas shared his concerns of traffic at the intersection of Mid Cities Boulevard and Davis Boulevard, but was uncertain that this type of development would increase traffic in the area. Mr. Scoma also asked if this development was apart of the tax increment financing (TIF) district and stated this development would have made a good contribution to the TIF. *The public hearing appearance card completed by*

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Mr. Scoma did not indicate opposition or support for the request.

Chairman Shiflet next called for Marc Tolson to speak.

Marc Tolson, 6025 Winter Park Drive, North Richland Hills, Texas spoke in support of the Stonecreek Assisted Living facility. *The public meeting appearance card completed by Mr. Tolson indicated support for the request.*

Ms. Beckie Kopplin, 3504 Tomlinson Court, Arlington, Texas completed a public meeting appearance card indicating her support, but did not wish to speak at the public hearing.

Mr. Nick Allison, PO Box 1107, Dallas, Texas completed a public meeting appearance card indicating his support, but did not wish to speak at the public hearing.

Chairman Shiflet asked if there was anyone else wishing to speak.

Earl Matthews, 8606 Martin Drive, North Richland Hills, Texas discussed the traffic on Mid Cities as well as the potential safety risks concerning the lack of sidewalk on Amundson Drive.

Chairman Shiflet asked if sidewalks are included in the site plan and Planning Manager Clayton Comstock stated the site plan provided a six foot sidewalk along Amundson Drive.

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

Chairman Shiflet asked for staff recommendation. Mr. Comstock summarized the recommendations from staff concerning landscaping, utilities, and parking.

Chairman Shiflet discussed medical and city services required by this development.

Commissioner Don Bowen asked Mr. Comstock if the open space will be irrigated and maintained by the applicant. Mr. Comstock stated this would be private property, so any irrigation would be installed by the applicant. The applicant, Nick Craig discussed which areas on the site plan would be irrigated.

Commissioner Jerry Tyner asked the applicant if the open area on the site plan titled "dog park" will be enclosed. The applicant, Nick Craig, stated there will be a wrought iron fence to enclose area.

Commissioner Luppy stated this development could benefit the City's aging population.

Commissioner Mark Haynes gave support for staff's recommendation of landscaping, but did not give full support in requesting the aerial utilities be buried or removed.

Chairman Shiflet request the Commission pass the item with staff stipulations concerning landscaping and parking.

Commissioner Haynes requested to amend his motion to approve the item with the stipulation to add three or four canopy trees to the south side of the property, and to defer 55 parking spaces.

A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER TYNER TO APPROVE ZC 2017-01 WITH THE STIPULATIONS TO ADD THREE TO FOUR CANOPY TREES TO THE SOUTH SIDE OF THE BUILDING AND DEFER 55 PARKING SPACES. MOTION TO APPROVE CARRIED 6-0.