

**MINUTES OF THE 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 20, 2018**

**C.5 ZC 2018-15 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM IHS REAL ESTATE HOLDINGS, LLC FOR A ZONING CHANGE TO AMEND PD-49 AND PD-67 TO ALLOW FOR INDEPENDENT SENIOR-LIVING APARTMENTS AT 8545 AND 8621 DAVIS BOULEVARD AND PORTIONS OF 7617, 8603, AND 8613 DAVIS BOULEVARD, BEING 16.83 ACRES DESCRIBED AS LOTS 9R AND 10, BLOCK 1, D.J. ANDERSON ADDITION; TRACT 2, BRENTWOOD ESTATES; AND TRACTS 11C, 11C1, 11E AND 11E1, THOMAS PECK SURVEY, ABSTRACT 1209.**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

The applicant, Paul Milosevich, on behalf of IHS Real Estate Holdings, LLC, 3110 W Southlake Boulevard Suite 120, Southlake, Texas 76092, presented the request.

Rick Simmons, 1851 Broken Bend Drive, Westlake Texas, 76262, also presented the request.

Ex-Officio Kelvin Deupree asked the applicant if the facility will have a memory care unit. The applicant stated no. Ex-Officio Deupree and the applicant discussed the retaining wall, grasscrete, and parking allocated for the project.

Commissioner Wendy Werner and the applicant discussed the number of units proposed.

Commissioner Don Bowen asked if medical staff will be on-site. The applicant stated no.

Chairman Welborn and the applicant discussed the market study conducted for the

development.

Commissioner Kathy Luppy asked the applicant if the units are well-occupied. The applicant stated units stay well-occupied with some having waiting lists.

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

Ex-Officio Deupree and Mr. Comstock discussed outdoor lighting and setbacks.

Ex-Officio Deupree and Fire Chief Stan Tiney discussed emergency medical service calls related to similar developments.

Chairman Welborn and Fire Chief Tiney discussed emergency medical service calls.

Commissioner Luppy and Mr. Comstock discussed the history of the property related to past interested parties.

Ex-Officio Deupree and Mr. Comstock discussed the proposed land use for this property on the draft Strategic Plan.

Daniel Caulkins, 8608 Shadybrooke Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

Peyton Inge, 1149 Shady Oak Circle, Argyle, Texas 76226, spoke in favor of the request.

Theresa Hampton, 8601 Saddle Ridge Trail, North Richland Hills, Texas 76182, spoke in favor of the request.

Alan Schiller, 8636 Shadybrooke Drive, North Richland Hills, Texas 76182, spoke in favor of the request.

James Derek Boyd, 8612 Twisted Oaks Way, North Richland Hills, Texas 76182, spoke in favor of the request.

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

Chairman Welborn and the applicants discussed the retaining walls, detention pond, and emergency medical service calls.

Commissioner Bowen and Commissioner Luppy stated their opinions pertaining to the development surrounding emergency medical service calls.

Ex-Officio Deupree provided his support for the development.

Chairman Welborn stated the site is very challenging to develop.

**A MOTION WAS MADE BY COMMISSIONER WENDY WERNER, SECONDED BY COMMISSIONER KATHY LUPPY TO APPROVE ZC 2018-15.**

**MOTION TO APPROVE CARRIED 4-0.**