

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
FEBRUARY 18, 2020
MINUTES**

Members Present

Kyle LaPointe, Chairman
Erick Sabin, Place 1
Michael Wilson, Place 2
Jackson Durham, Place 3

Members Absent

Kelle Jones, Place 5
Mary Witt, Alternate

Staff Present

Kay Duffy, Development Manager
Candice Edmondson, City Manager
Alecia Kreh, City Attorney

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m. and Chairman LaPointe noted that there was a quorum present with four members in attendance.

2. PUBLIC COMMENT TO ALLOW CITIZENS AN OPPORTUNITY TO ADDRESS THE PLANNING & ZONING COMMISSION ON ANY MATTER NOT POSTED TO THE AGENDA

Travis Malone, 2641 Mimosa Drive addressed the Commission.

3. ADMINISTER OATHS OF OFFICE FOR COMMISSION APPOINTEES TO PLACES 1 AND 5

Kay Duffy, Development Manager administered the Oath of Office to Place 1 Commission Member Erick Sabin. Place 5 Commission Member Kelle Jones was absent.

4. APPROVAL OF THE OCTOBER 22, 2019 MEETING MINUTES

Motion: Motion was made by Commission Member Durham and seconded by Commission Member Wilson to approve.

Motion carried by a vote of 4-0.

5. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 90 - ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF RICHLAND HILLS, BY THE REZONING 1.1409 ACRES, LOCATED AT 2625 HANDLEY EDERVILLE STREET, FROM ENTERTAINMENT DISTRICT OVERLAY (EDO) TO PLANNED DEVELOPMENT DISTRICT (PD)

Kay Duffy, Development Manager presented an Ordinance amending Chapter 90 – Zoning, by rezoning 1.1409 acres, located at 2625 Handley Ederville Street, from Entertainment District Overlay (EDO) to Planned Development District (PD).

Chris Baker, applicant for the request, answered questions of the Commission regarding the rezone.

The Commission Members discussed the rezone and Planned Development modifications.

Chairman LaPointe opened the Public Hearing – Time: 6:45 p.m.

No Speakers

Chairman LaPointe closed the Public Hearing – Time: 6:45 p.m.

Motion: Motion was made by Commission Member Wilson and seconded by Commission Member Durham to approve the rezone from Entertainment District Overlay (EDO) to Planned Development District (PD) at 2625 Handley Ederville Street with the following modifications:

- Signage will be allowed on the gas pump canopies
- Maximum height of pole sign increased to 35 feet
- Modification in required parking spaces to require one space per 300 square feet or 14 spaces
- Landscaping requirements to include a screening row of 3-gallon evergreen shrubs between the parking at the north of the property and the adjacent lot, and at least 80 three-gallon evergreen shrubs and five ornamental trees adjacent to Burns Street and Handley Ederville
- Shift parking or dumpster enclosure so that the Burns street driveway can be moved as far west as possible.

Motion carried by a vote of 4-0.

6. EXECUTIVE SESSION

No executive session was required at this meeting.

7. SET THE DATE AND TIME OF THE NEXT MEETING AND ADJOURN

The next Planning & Zoning meeting was set for March 24th at 6:00 p.m.

There being no further business to come before the Commission, Chairman LaPointe declared the meeting adjourned at 6:48 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Eric Sabin, Vice Chairman