

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
MARCH 23, 2021
MINUTES**

Members Present

Michael Wilson, Place 2
Jackson Durham, Place 3

Kenneth Keating, Alternate

Members Present Via Zoom

Erick Sabin, Place 1

Mary Witt, Place 4 (Did not participate)
Kelle Jones, Place 5

Staff Present

Candice Edmondson, City Manager
Cathy Bourg, City Secretary
Alecia Kreh, City Attorney

The Planning and Zoning Commission meeting is open to the public and citizens are welcome to attend. However, due to the current Coronavirus (COVID-19) outbreak in our area and in an effort to abide by social distancing recommendations, we encourage citizens wishing to participate in the meeting to email comments to City Secretary Cathy Bourg at cbourg@richlandhills.com by 5:00 p.m. on Tuesday, March 23rd. Your comment will be read aloud during Item 5 *Public Comments*.

Some members of the Planning and Zoning Commission may be unable to attend and will be participating by video conference or phone. If you would like to join and participate in the meeting by video conference or phone, you may do so via the following options:

- **Online via Zoom:** Go to zoom.us, Join a Meeting, and enter Meeting ID 894 8822 0163 and the host will allow you to enter the virtual meeting. The host will ask you what item you would like to speak on, and you will be called upon when that item is presented to address the Planning and Zoning Commission.
- **By Phone:** Please call (346) 248-7799 and enter Meeting ID 894 8822 0163 and provide your name and address. The host will ask you what item you would like to speak on, and you will be called upon when that item is presented to address the Planning and Zoning Commission.

1. CALL TO ORDER

Commission Member Wilson called to order at 6:00 p.m.

2. ADMINISTER OATHS OF OFFICE

Karen Evans, Administrative Assistant administered the Oaths of Office to Michael Wilson, Place 2 and Kenneth Keating, Alternate Place 1.

3. ELECTION OF CHAIRMAN

Motion: Motion was made by Commission Member Sabin and seconded by Commission Member Keating to nominate Michael Wilson as Chair.

Motion carried by a vote of 5-0.

4. EXECUTIVE SESSION

A. EXECUTIVE SESSION: PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071. REFER TO POSTED LIST ATTACHED HERETO AND INCORPORATED HEREIN. EXECUTIVE SESSION MAY BE HELD, UNDER THESE EXCEPTIONS, AT ANY TIME DURING THE MEETING THAT A NEED ARISES FOR THE PLANNING AND ZONING COMMISSION TO SEEK ADVICE FROM THE CITY ATTORNEY AS TO THE POSTED SUBJECT MATTER OF THIS PLANNING AND ZONING COMMISSION MEETING.

None at this time

B. RECONVENE: Action necessary on items discussed in Executive Session

5. PUBLIC COMMENTS

None

REGULAR AGENDA

6. Approve minutes from the December 9, 2020 Planning and Zoning Commission meeting.

Motion: Motion was made by Commission Member Jones and seconded by Commission Chair Wilson to approve the minutes from the December 9, 2020 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

7. Consider a zoning change on property described as Lot 9 in Block 2 of Jordan Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7921 Norma Lane, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF-7). Requested Zoning: Two-Family (Duplex) Residential (MF-1) PUBLIC HEARING

Candice Edmonson, City Manager presented a zoning change on property described as Lot 9 in Block 2 of Jordan Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7921 Norma Lane, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF-7). Requested Zoning: Two-Family (Duplex) Residential (MF-1)

The property at 7921 Norma Lane, Lot 9 is a 11,107 square foot vacant lot currently zoned Single-Family Residential (SF-7). The property is owned by Blackall R&R, LLC. The applicant in this case, Deborah Blackall, has owned the property since April 2015. She is requesting a zoning change to Two-Family (Duplex) Residential, so that she may build a duplex on the property. The property just west of Lot 9, 7913 Norma Lane, is a duplex. While 7913 Norma Lane is zoned Single-Family Residential (SF-7) according to the City of Richland Hills Zoning Ordinance, the Tarrant Appraisal District lists the state code as B, which indicates a multi-family property. The other properties along Norma Lane are built as single-family residences and have state codes to match that designation.

Prior to adoption of the City's current Comprehensive Zoning Plan in May 2014, it appears that the properties along Norma Lane were zoned R-2 Single Family – Duplex. The Future Land Use Plan shows 7921 Norma Lane and the surrounding properties developing as Retail (R). The requested change is not consistent with the City's Comprehensive Land Use Plan.

The applicant Deborah Blackall spoke requesting approval of the zoning change to build a duplex on the property and answered question from the commission members.

Chairman Wilson opened the public hearing – Time 6:18 p.m.

Stacy Reddy, 7012 Hardisty Street spoke against the zoning change for a duplex.

Ella Soulsby, 7909 Norma Lane spoke about the neighborhood and was undecided.

Chairman Wilson closed the public hearing – Time 6:25 p.m.

The Commission discussed and asked the applicant additional questions.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Durham to approve a zoning change on property described as Lot 9 in Block 2 of Jordan Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7921 Norma Lane, Richland Hills, Texas 76118 from Single-Family Residential (SF-7) to Two-Family (Duplex) Residential (MF-1)
Motion carried by a vote of 5-0.

8. Consider a zoning change on property described as a 58,831 square foot (1.350 acres) tract of land situated in the Simcoe Popplewell Survey, Abstract

No. 1241, City of Richland Hills, Tarrant County, Texas otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF-7). Requested Zoning: Light Commercial (LC) PUBLIC HEARING

Candice Edmondson, City Manager presented a zoning change on property described as a 58,831 square foot (1.350 acres) tract of land situated in the Simcoe Popplewell Survey, Abstract No. 1241, City of Richland Hills, Tarrant County, Texas otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF-7). Requested Zoning: Light Commercial (LC).

The property at 7206 Latham Drive is a 58,831 square foot lot currently zoned Single-Family Residential (SF-7). There is a 2,600 square foot building on site that used to be a service center for Southwestern Bell/AT&T. The property is currently owned by AFI, Investments LLC.

The applicant in this case, Dan Boykin, Jr., has owned the property since October 2019. He is requesting a zoning change to Light Commercial (LC) with the intent to build a sporting goods store on the property. The Light Commercial designation would allow for a retail store to develop on this site.

The properties to the north and east of 7206 Latham Drive are currently zoned Light Commercial. The Future Land Use Plan shows the property developing as Mixed Use (MX). The requested change is not consistent with the City's Comprehensive Land Use Plan, but a retail development is permitted in both the Light Commercial and Mixed Use zoning districts.

The applicant, Dan Boykin spoke requesting approval of the zoning change with the intent to build a sporting goods store on the property and answered question from the commission members.

Chairman Wilson opened the public hearing – Time 6:39 p.m.

Stacy Reddy, 7012 Hardisty Street spoke in favor of the zoning change.

Travis Malone, 2641 Mimosa Park spoke in favor of the zoning change.

Chairman Wilson closed the public hearing – Time 6:40 p.m.

The Commission discussed and asked the applicant additional questions.

Motion: Motion was made by Commission Chair Wilson and seconded by Commission Member Durham to approve a zoning change on property described as a 58,831 square foot (1.350 acres) tract of land situated in the Simcoe Popplewell Survey, Abstract No. 1241, City of Richland Hills, Tarrant County, Texas otherwise known as 7206 Latham Drive, Richland

Hills, Texas 76118 from Single-Family Residential (SF-7) to Light Commercial (LC).

Motion carried by a vote of 5-0.

9. Consider a Specific Use Permit (SUP #2021-0148) for Outside Storage and Display for the property described as Block 7, MIDWAY PLACE, an Addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7500 Baker Boulevard, Ste. 130, Richland Hills, Texas 76118 PUBLIC HEARING

Candice Edmondson, City Manager presented a Specific Use Permit (SUP #2021-0148) for Outside Storage and Display for the property described as Block 7, MIDWAY PLACE, an Addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7500 Baker Boulevard, Ste. 130, Richland Hills, Texas 76118.

The property at 7500 Baker Boulevard, Ste. 130 is a 42,000 square foot warehouse owned by Linron Properties LTD. The warehouse is part of a larger 125,911 square foot multi-tenant building that sits on 12.1239 acres of land currently zoned Planned Development.

The applicant for this case is Marc Toussaint of Florida Water Products. Mr. Toussaint relocated his pool supply and distribution business to 7500 Baker Boulevard, Ste. 130 last fall. He is now seeking a Specific Use Permit (SUP) for outside storage of pool equipment and materials. Mr. Toussaint plans to construct a 75 x 77 square foot, fenced in area for outside storage.

The Planned Development for 7500 Baker Boulevard was approved by the City Council on May 21, 2013. Florida Water Products was issued a use designation of Warehouse/Distribution Center at the time they received their certificate of occupancy. Per the Planned Development requirements, this use requires an approved SUP for outside storage.

The proposed fencing material will be 8ft high galvanized chain link with black plastic slats. This type of screening is permitted per the original site plan approved with the Planned Development.

The City's Development Review Committee (DRC) has reviewed the SUP request and recommends approval.

Robby, a representative of the applicant spoke regarding the SUP request and answered questions from the Commission.

Chairman Wilson opened the public hearing – Time 6:50 p.m.

None

Chairman Wilson closed the public hearing – Time 6:50 p.m.

Motion: Motion was made by Commission Member Durham and seconded by Commission Member Jones to a Specific Use Permit (SUP #2021-0148) for Outside Storage and Display for the property described as Block 7, MIDWAY PLACE, an Addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7500 Baker Boulevard, Ste. 130, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

10. Discuss April Planning and Zoning Commission Meeting Date

The next P&Z meeting will be Thursday, April 15, 2021 at 6:00 p.m.

11. ADJOURNMENT

Commission Chair Wilson adjourned the meeting at 6:54 p.m. and reopened at 6:54 p.m. to return to item 5, Public Comments.

There were no speakers.

There being no further business to come before the Commission, Chair Wilson declared the meeting adjourned at 6:55 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Michael Wilson, Chairman