

**PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
MAY 25, 2021
MINUTES**

Members Present

Michael Wilson, Chair

Mary Witt, Place 4

Kelle Jones, Place 5

Kenneth Keating, Alternate

Members Absent

Erick Sabin, Place 1

Jackson Durham, Place 3

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 Thursday, May 25th. Your comment will be read aloud during Item 3 *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 873 7159 1399 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 873 7159 1399 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 Chair Wilson called to order at 6:01 p.m.

2. 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

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

3. PUBLIC COMMENTS

Chairman Wilson announced that Zoom is not available for this meeting and the call-in number is 817-616-3779.

None

REGULAR AGENDA

4. Approve minutes from the April 15, 2021 Planning and Zoning Commission meeting.

Motion: Motion was made by Commission Member Witt and seconded by Commission Member Keating to approve the minutes from the April 15, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Consider a Specific Use Permit (SUP 2021-0320) for a Guest House for the property described as Lot One (1), in Block Twenty-Two (22), of Richland Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, now in Richland Hills, Texas otherwise known as 6600 Hovenkamp Avenue, Richland Hills, Texas 76118 PUBLIC HEARING

Logan Thatcher, Assistant to the City Manager presented a Specific Use Permit (SUP 2021-0320) for a Guest House for the property described as Lot One (1), in Block Twenty-Two (22), of Richland Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, now in Richland Hills, Texas otherwise known as 6600 Hovenkamp Avenue, Richland Hills, Texas 76118.

The property at 6600 Hovenkamp Avenue is a 17,264 square foot lot owned by Jose Arturo Diaz Segovia. The lot is currently zoned SF-10 Single-Family Residential.

The applicant for this case is Jose Arturo Diaz Segovia. Mr. Segovia is seeking a Specific Use Permit (SUP) for construction of a Guest House. The main structure has not been built yet, but the city has received preliminary plans. When final building plans for the main structure are submitted, city staff will confirm that all guest house requirements are being met before approving plans and issuing permits for the guest house structure.

The City's Development Review Committee (DRC) has reviewed the SUP request and recommends approval based on the guest house plans that have been submitted, which are attached to this memo for your review.

The applicant, Jose Arturo Diaz Segovia spoke requesting approval of his SUP for construction of a Guest House and answered question from the Commission.

Chairman Wilson opened the public hearing – Time 6:11 p.m.

Peter Wyslocky, 6624 Hovenkamp spoke in favor of the SUP request.

Chairman Wilson closed the public hearing – Time 6:12 p.m.

The Commission continued discussion and asked questions of the applicant and staff.

Motion: Motion was made by Commission Member Keating and seconded by Commission Member Jones to approve Specific Use Permit (SUP 2021-0320) for a Guest House for the property described as Lot One (1), in Block Twenty-Two (22), of Richland Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, now in Richland Hills, Texas otherwise known as 6600 Hovenkamp Avenue, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

**6. Consider a replat of Hiley Mazda Addition, Lot 1, Block 1 of Tract F-R and Tract C of South Hayworth Addition, City of Hurst and City of Richland Hills, Tarrant County, Texas otherwise known as 625 NE Loop 820, Hurst, Texas 76053
PUBLIC HEARING**

Logan Thatcher, Assistant to the City Manager presented a replat of Hiley Mazda Addition, Lot 1, Block 1 of Tract F-R and Tract C of South Hayworth Addition, City of Hurst and City of Richland Hills, Tarrant County, Texas otherwise known as 625 NE Loop 820, Hurst, Texas 76053.

The property at 625 NE Loop 820 is a 47,895 square foot lot owned by Hiley Land LP. The majority of the lot is located in the City of Hurst with a portion being in the City of Richland Hills.

Hiley Auto is adding 2500 square feet to their northern property line, which triggered a replat in the City of Hurst. Since portions of the property are in both cities, the City of Richland Hills must also approve the replat. The replat was recently approved by the Hurst Planning and Zoning Commission and Hurst City Council.

Staff has reviewed the replat request and recommends approval.

Lynn, a representative of the applicant answered questions from the Commission.

Chairman Wilson opened the public hearing – Time 6:19 p.m.

None

Chairman Wilson closed the public hearing – Time 6:20 p.m.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Keating to approve a replat of Hiley Mazda Addition, Lot 1, Block 1 of Tract F-R and Tract C of South Hayworth Addition, City of Hurst and City of Richland Hills, Tarrant County, Texas otherwise known as 625 NE Loop 820, Hurst, Texas 76053.

Motion carried by a vote of 4-0.

7. ADJOURNMENT

There being no further business to come before the Commission, Chair Wilson declared the meeting adjourned at 6:21 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Michael Wilson, Chairman