

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
JUNE 22, 2021
MINUTES**

Members Present

Michael Wilson, Chair
Jackson Durham, Place 3
Mary Witt, Place 4
Kelle Jones, Place 5

Members Absent

Kenneth Keating, Alternate

Staff Present

Candice Edmondson, City Manager
Logan Thatcher, Assistant to the City Manager
Karen Evans, Human Resource Specialist
Alecia Kreh, City Attorney

1. CALL TO ORDER

Commission Chair Wilson called to order at 6:02 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

Stacy Reddy, 7012 Hardisty St addressed the Commission requesting that the Commission member names be listed on the agenda.

REGULAR AGENDA

4. Approve minutes from the May 25, 2021 Planning and Zoning Commission meeting.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Witt to approve the minutes from the May 25, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Consider a final plat of Lot 1 and Lot 2, Block 8, Richland Hills South Addition, an addition to the City of Richland Hills, which is a replat of part of Block 8, Richland Hills South Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6518 Baker Boulevard, Richland Hills, Texas PUBLIC HEARING

Logan Thatcher, Assistant to the City Manager presented a final plat of Lot 1 and Lot 2, Block 8, Richland Hills South Addition, an addition to the City of Richland Hills, which is a replat of part of Block 8, Richland Hills South Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6518 Baker Boulevard, Richland Hills, Texas.

The property at 6518 Baker Boulevard is a 65,406 square foot lot owned by Don and Jan Bybee. The lot is being divided into two lots.

Currently in place on this property is Don Bybee Construction. The business would remain on Lot 2, which would be a 32,247 square foot lot. This leaves Lot 1 with 33,159 square feet.

The Commission discussed and asked questions of Staff.

Chairman Wilson opened the public hearing – Time 6:10 p.m.

None

Chairman Wilson closed the public hearing – Time 6:10 p.m.

The Commission continued discussion and asked questions of Staff.

Motion: Motion was made by Commission Member Durham and seconded by Commission Member Jones to approve approval of a final plat of Lot 1 and Lot 2, Block 8, Richland Hills South Addition, an addition to the City of Richland Hills, which is a replat of part of Block 8, Richland Hills South Addition, City of Richland Hills, Tarrant County, Texas otherwise known as 6518 Baker Boulevard, Richland Hills, Texas.

Motion carried by a vote of 4-0.

6. Recap of City Council action on previous Planning & Zoning Commission cases

Logan Thatcher, Assistant to the City Manager provided the following recap of City Council action on previous Planning & Zoning Commission cases:

- **MARCH 23, 2021**
 - Consider a zoning change for 7921 Norma Lane, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF-7). Requested Zoning: Two-Family (Duplex) Residential (MF1)
 - Was approved by Council on April 12th with a vote of 3-1
 - Consider a zoning change for 7206 Latham Drive, Richland Hills, Texas 76118. Current Zoning: Single-Family Residential (SF7). Requested Zoning: Light Commercial (LC)
 - Was approved by Council on April 12th with a vote of 4-0
 - Consider a Specific Use Permit (SUP #2021-0148) for Outside Storage and Display for 7500 Baker Boulevard, Ste. 130, Richland Hills, Texas 76118
 - Was approved by Council on April 12th with a vote of 4-0
- **APRIL 15, 2021**
 - Consider a Specific Use Permit (SUP 2021-0223) for Outside Storage and Display for 7420 Whitehall Street, Richland Hills, Texas 76118
 - Was approved by Council on April 26th with a vote of 5-0
 - Consider a Specific Use Permit (SUP 2021-0147) for Cabinet/Upholstery Shop for 3204 Handley Ederville Road, Richland Hills, Texas 76118
 - Was approved by Council on April 26th with a vote of 5-0
 - Consider a Specific Use Permit (SUP 2021-0202) for a Single-Family Residence for 7285 Glenview Drive, Richland Hills, Texas 76180
 - Was denied by Council on April 26th with a vote of 5-0. On June 15th, there was an Appeal of an Administrative Decision that went forward to the Zoning Board of Adjustment. There was a motion to reverse the Administrative Decision that passed with a vote 4-0.
- **MAY 25, 2021**
 - Consider a Specific Use Permit (SUP 2021-0320) for a Guest House for 6600 Hovenkamp Avenue, Richland Hills, Texas 76118
 - Will be going forward to Council on June 28th
 - Consider a replat for 625 NE Loop 820, Hurst, Texas 76053 (Hiley Mazda)
 - Was approved by Council on June 14th with a vote of 5-0

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

Karen Evans, Human Resource Specialist

Michael Wilson, Chairman