

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
SEPTEMBER 28, 2021
MINUTES**

Members Present

Michael Wilson, Chair

Mary Witt, Place 4

Kelle Jones, Place 5 (Video Conference)

Kenneth Keating, Alternate

Members Absent

Jackson Durham, Place 3

Staff Present

Candice Edmondson, City Manager

Logan Thatcher, Assistant to the City Manager

Cathy Bourg, City Secretary

Alecia Kreh, City Attorney

1. CALL TO ORDER

Commission Chair Wilson called to order at 6:00 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

None

REGULAR AGENDA

4. Approve minutes from the August 24, 2021 Planning and Zoning Commission meeting.

Motion: Motion was made by Commission Member Keating and seconded by Commission Member Witt to approve the minutes from the August 24, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Consider a final plat of Lot 9, Block 10, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7116 Dover Lane, Richland Hills, Texas 76118.Texas. PUBLIC HEARING

Logan Thatcher, Assistant to the City Manager presented a final plat of Lot 9, Block 10, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas otherwise known as 7116 Dover Lane, Richland Hills, Texas 76118.Texas. The property is a 35,683 square foot lot owned by Thi Sua Vang. Mr. Vang purchased the property in 2015.

Lot 9 was previously platted as one full lot in 1948. However, through metes and bounds, the top portion has been sold numerous times without a proper plat being filed at the time of the portion being divided.

Mr. Vang would like to build a house on the property. With the lot being platted it would leave his lot at 0.819 of an acre. This lot is currently zoned as SF-E. Mr. Vang will not be able to meet the minimum lot size of 1 acre. He is requesting a variance along with the replat.

The Commission discussed and asked questions of Staff and the City Attorney.

Thi Sua Vang, the applicant spoke regarding his request and answered questions from the commission members.

Chairman Wilson opened the public hearing – Time 6:14 p.m.

Jonathan Mercer, 7148 Dover Lane spoke against breaking up the lot. He would be in support if Mr. Vang purchased addition property to meet the one-acre requirement. Mr. Mercer provided background information regarding the property.

Cecil Lanter, 7133 Hovenkamp spoke regarding the notification distance and is in favor of the request.

Meg Acker, 7146 Hovenkamp asked for clarification regarding the zoning and is in favor of a house being built on the vacant lot.

Chairman Wilson closed the public hearing – Time 6:29 p.m.

The Commission continued the discussion and asked questions of the City Attorney and Mr. Vang.

Jonathan Mercer spoke regarding his conversation with the Bachner family and their willingness to sell a portion of their property.

Motion: Motion was made by Commission Member Keating and seconded by Commission Member Witt to table item to the October 26, 2021 meeting at 6:00 p.m.

Motion carried by a vote of 4-0.

- 6. Consider a zoning change on the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118 from Mixed Use (MX) to Planned Development No. 2021-0639 with MF-2 multiple family residential medium density uses and with certain modifications to the Code of Ordinances. PUBLIC HEARING**

Commission Chair Michael Wilson abstained from deliberation and the vote on this item.

Commission Member Witt introduced the zoning change and variance request.

Logan Thatcher, Assistant to the City Manager presented a zoning change on the property located at 7100 Baker Boulevard and 3209 Ash Park Drive, Richland Hills, Texas. The applicant for this zoning change is the Skorborg Company. They are requesting a zoning change from mixed use through a planned development to retain MF-2 multiple family residential medium density use and proposing to build 80 multi-family townhomes.

Staff has reviewed the proposal on multiple occasions and has found some items that are not in accordance with the standards and code. However, the Skorborg group is seeking approval of the planned development based off their standards. They are also seeking a variance in Section 91-501: Multiple-family development regulations regarding the garages of the units facing Ash Park. Their request is: "All units within Lots 15, 16, 17 and 18 as depicted on the concept plan shall be allowed to front on to Ash Park Drive." According to the city's code this would be in violation which is the reasoning for including this in the planned development. The Skorborg Company has also included a preliminary landscape plan and has stated that the plan will be in accordance with our landscape ordinance.

Bryan Holland with the Skorburg Company gave a presentation on the proposed Baker Landing proposal. Mr. Holland provided background information about the company and presented examples of some of their projects comparable to the one they are proposing for Richland Hills.

Commission Member Witt opened the public hearing – Time 6:56 p.m.

Commission Member Witt read the following emailed comments from Stacy Reddy, 7012 Hardisty Street: Unless the plans for this development include all-retail at the street level first floor, with retail parking and residential housing situated on the floors above, as so many thoughtful housing developments provide these days, then I am firmly opposed to any zoning change for this property to allow this development to move forward as residential-only. We are a small town with no way to grow outside of our current city limits. We need every square inch of retail property the city can hold to bring revenue into the city these days. This is how we pay for our infrastructure wants and needs, from city beautification projects to street improvements. Much better is for the application holder to go back to the drawing table and bring retail and residential options to the city, so we can grow better together.

John Gauthier, 3300 Faith Creek Lane asked about the future use of the property if approved and then applicant cancels the project and sells the property.

Nancy Pardo, 7115 Dover Lane asked about the square footage, HOA and occupancy limit.

Mary Sullivan, 2724 Spruce Park Drive is not in favor of duplexes that share a common wall or retail under residential. She would like them to consider something like the Hillside Villas.

Jonathan Mercer, 7148 Dover Lane asked about the sprinkler system requirements, rental potential study and flood plain impact.

Theresa Bledsoe, 2716 Spruce Park Drive spoke against a zero-lot line and the 6 foot fence along Baker.

Travis Malone, 2641 Mimosa Park spoke against retail at the bottom and apartments at top.

Martha James, 3155 Willow Park asked if the trees in back along Willow would remain and that there is a coyote den in the treed area.

David White, 7008 Hovenkamp spoke regarding Homeowners Associations.

Patricia Ingram, 3142 Willow Park asked a question regarding the zoning of her property.

Cecil Lanter, 7133 Hovenkamp asked if the structure will be masonry and has concerns regarding the utilities.

David White, 7008 Hovenkamp spoke regarding the utility easement.

Bryan Holland with the Skoburg Company addressed questions asked during the public hearing.

Commission Member Witt closed the public hearing – Time 7:37 p.m.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Keating to approve a zoning change on the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118 from Mixed Use (MX) to Planned Development No. 2021-0639 with MF-2 multiple family residential medium density uses and with certain modifications to the Code of Ordinances.

Motion carried by a vote of 3-0. Chair Michael Wilson abstained and Member Jackson Durham absent.

7. ADJOURNMENT

Motion: Motion was made by Commission Member Keating and seconded by Commission Member Jones to adjourn.

Motion carried by a vote of 3-0.

There being no further business to come before the Commission, Member Witt declared the meeting adjourned at 7:39 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Michael Wilson, Chairman