

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
OCTOBER 26, 2021 at 6:00 PM**

A quorum of the Planning and Zoning Commission will be present at City Hall. However, some members of the Commission may be unable to attend and will be participating by video conference. Like all Planning and Zoning Commission meetings, the meeting will be broadcast live over the City of Richland Hills website for those who wish to watch from home.

1. CALL TO ORDER

2. ADMINISTER OATHS OF OFFICE

3. ELECTION OF CHAIR

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.**

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

5. PUBLIC COMMENTS

This is the public's opportunity to address the Planning & Zoning Commission about non-agenda items. In compliance with the Texas Open Meetings Act, Commission members and city staff are prevented from discussing non-agenda items and may only respond with statements of factual information or existing city policy.

REGULAR AGENDA

- 6.** Approve minutes from the September 28, 2021 Planning and Zoning Commission meeting

7. 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**
8. Set date and time for next Planning and Zoning Commission meeting
9. **ADJOURNMENT**

A quorum of the City Council or other Boards may be present at this meeting

CERTIFICATE

I hereby certify that the above agenda was posted on this the 22nd day of October 2021 by 11:30 a.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, pursuant to the Texas Government Code, Chapter 551.

Cathy Bourg

Cathy Bourg
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Cathy Bourg, City Secretary

Date: October 26, 2021

Subject: Administer Oaths of Office

Agenda Item:

Administer Oaths of Office to Commission Members Place 1, Place 3, Place 5, Alternate Place 1, and Alternate Place 2.

Background Information:

The City Council at its regular meeting on September 27, 2021 unanimously appointed the following commission members for a term of two (2) years:

- Kenneth Keating – Place 1
- Jackson Durham – Place 3
- Kelle Jones – Place 5
- Mary Sullivan – Alternate Place 1
- Theresa Bledsoe – Alternate Place 2

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Suggested Motion:

No Action

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Cathy Bourg, City Secretary

Date: October 26, 2021

Subject: Election of Chair

Agenda Item:

Election of Planning & Zoning Commission Chair

Background Information:

The purpose of this item is to allow for the Planning & Zoning Commission to elect a Chair.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Suggested Motion:

Motion to elect _____ as Chair of the Planning & Zoning Commission

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Cathy Bourg, City Secretary

Date: October 26, 2021

Subject: Minutes from the September 28, 2021 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the September 28, 2021 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

September 28, 2021 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the September 28, 2021 Planning and Zoning Commission meeting

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

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: October 26, 2021

Subject: 7116 Dover Lane Replat

Agenda Item:

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**

Background Information:

The property at 7116 Dover Lane 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 that time of the portion being divided.

Mr. Vang would like to build a main structure on his 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.

Staff has reviewed the replat request and recommends approval.

Financial Considerations:

Approval of the replat will not require additional funding from the city

Legal Review:

N/A

Board/Citizen Input:

Planning and Zoning Commission consideration: Item was tabled on

September 28, 2021

City Council consideration: November 8, 2021

Attachments:

Replat Application
Location Map
Property Photo
Original Plat
Proposed Replat
SF-E Requirements

Suggested Motion:

Motion to recommend approval of 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



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 •
 PHONE (817) 616-3770 • FAX (817) 616-3752
 NEIGHBORHOOD SERVICES

Plat Application

Indicate application type				
Preliminary Plat	Final Plat	Amended Plat	<u>Replat</u>	Vacated Plat
Property Owner Information				
Name	THI SUA VANG			
Address	7116 ROOSEVELT AVE LN Richland Hill TX 76118			
Contact Number	817-247-9036			
Contact E-Mail	ClubViper@MSN			
I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a plat request as indicated above. The property is legally described as, <u>Richland Hill addition ^{Block} 10 Lot 9</u> (Provide legal description of property on line above)				
Signature				Date
6/28/21				
Size/Dimension of Property				
Area (square feet or acres)	Width (feet)		Length (feet)	
36,000				
Applicant Information				
Name	FRANK VANG			
Address	7116 PAYTE LN NRH TX 76182			
Contact Number	817-247-9036			
Contact E-Mail	ClubViper@MSN			
Subject Site (Address)				
For Official Use. Do not write below this line				
Case Number	20210531	Date Received	06-28-21	
Accepted by	VRaney			
Comments	Receipt # 321375 CC			





Authorized by order of the Commissioners
Court of Tarrant Co., Texas, this 13 day of
September 1948

Melvin Mel Faulk
Clerk of the Commissioners Court of Tarrant Co., Texas.

By Jean Harris
Deputy

Map of lots 7 to 11, block 9, and lots 6 to 10, block 10 of
"RICHLAND HILLS"

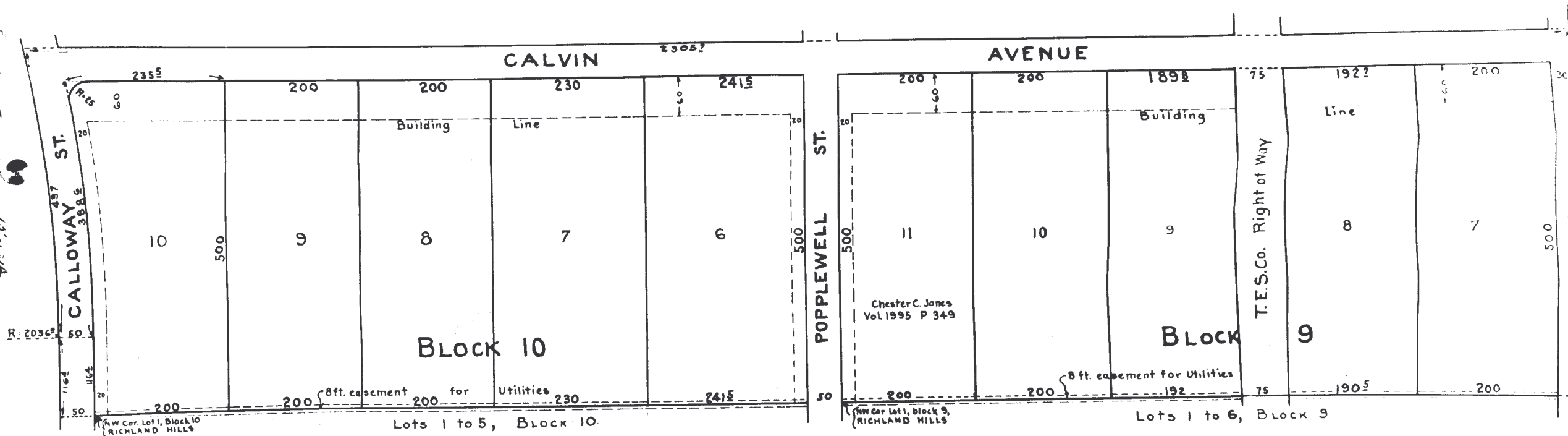
An Addition to
FORT WORTH, TEXAS.

Surveyed in July, 1948. Brookes Baker.
Scale: 1 inch = 100 ft.

388-D / 149

Approved: Y Y Y
CITY PLAN COMMISSION
FORT WORTH, TEXAS
By H. P. Phillips
Chairman

U. R. McCall
Secretary



And Recorded
Instrument No. 4168
MELVIN "MEL" FAULK, County Clerk,
Tarrant County, Texas

DEDICATION

of

Lots Seven (7) to Eleven (11) inclusive,
in Block Nine (9), and Lots Six (6) to
Ten (10) inclusive, in Block Ten (10), of
"RICHLAND HILLS".

THE STATE OF TEXAS |

COUNTY OF TARRANT |

BAKER BROS. CO., a corporation, organized under the laws
of the State of Texas, being the owner of the following described
tract of land, situated in Tarrant County, Texas, to-wit:

A part of the A. G. Walker Survey, situated about
seven miles Northeast of the Court House in Tar-
rant County, Texas,
BEGINNING at the Northwest corner of Lot 1, Block
10, Richland Hills, an Addition to Fort Worth,
Texas.

THENCE West 50 feet;

THENCE North 116-4/10 feet to the beginning of a
curve to the left whose radius is 2036 feet;

THENCE Northerly along said curve 437 feet;

THENCE East 2305-7/10 feet;

THENCE South 550 feet;

THENCE West 2209 feet to the place of beginning,
and containing 28-68/100 acres.

do hereby adopt the attached map and plat as our plan for sub-
dividing said tract of land, to be known as Lots Seven (7) to
Eleven (11) inclusive, in Block Nine (9), and Lots Six (6) to
Ten (10) inclusive, in Block Ten (10), of RICHLAND HILLS, an Ad-
dition to Fort Worth, Texas (other parts of Richland Hills hav-
ing been heretofore dedicated); and we do hereby dedicate to the
use of the public, the streets as shown on this attached map and
plat, except that we reserve for ourselves, our successors and
assigns the easements hereinafter more fully described.

In order to secure uniformity and stabilization in the
development of said above described lots, and to carry out a gen-
eral plan for the protection, benefit, use and convenience of the
purchasers hereof, Dedicators hereby adopt the following protec-
tive restrictions and covenants, which shall run with the land
and shall be binding on the purchasers of said lots, their heirs,
executors, administrators and assigns, as follows:

1.

All of said lots as shown on the attached map and plat and as above described, shall be residential lots, and no structure shall be erected on any such lot other than one single family detached dwelling not exceeding two stories in height, and a one or two car garage and a servant's house not exceeding one story in height; each such dwelling to be constructed of brick, brick veneer, stone, or stucco (and if stucco, the stucco shall be on plaster lathe or concrete blocks), containing not less than 1250 square feet in the ground floor area thereof; and no business or profession shall be carried on in any such dwelling, garage or servant's house, and no garage apartment shall at any time be erected thereon.

2.

No spirituous, vinous or malt liquors, beers or other intoxicants shall be sold or permitted to be sold upon any such lot, and no dwelling or other building thereon shall ever be used as a night club, dance hall, or for any character of gambling.

3.

None of said lots shall be sold to or occupied by persons other than those of the Caucasian race; but this restriction shall not prohibit the occupancy of servant houses by servants employed on the premises.

4.

No trailer, basement, camp, tent, shack, garage, barn, or other outbuilding erected on any such lot shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be permitted thereon.

5.

All outbuildings, including servant's houses and garages, shall be situated not less than 90 feet from the front property line of each lot, except that a garage may be made a part of the dwelling.

6.

All outbuildings and all of the outside wooden parts of residences, shall be painted with not less than three coats of paint.

7.

Building lines as shown on the attached map and plat shall be observed, and no building shall be located nearer to the front lot line or nearer to the side lot line than the building set-back line shown on the attached map and plat; and where no side building line is shown, no building shall be located nearer than five feet to any side lot line.

8.

Dedicators reserve a perpetual easement in, on and under the lots of the width and extent as shown on the attached map and plat, for the purpose of laying, placing and maintaining utilities, and Dedicators reserve a perpetual easement in, on and under the streets as shown on the attached map and plat, for the purpose of laying, placing and maintaining utilities, with the right to go upon such lots and streets to place, erect, repair, maintain and remove utility installations without interference; and no building shall be erected over the part of a lot where such easement is shown to be reserved.

9.

No purchaser shall resubdivide any lot so as to use a part of any such lot for a building.

10.

Upon the violation of any of the foregoing restrictions and covenants, at the sole option of the Dedicators, the lot or lots upon which such violations have occurred shall immediately and absolutely revert to Dedicators, their heirs, executors, administrators and assigns, but any such reversion shall be subject to any and all liens and mortgages against such lot or lots; and in addition to such reversionary option, and in the event any owner or occupant of a lot shall violate or attempt to vio-

late any of such restrictions and covenants, it shall be lawful for any other person or persons owning any of the lots in the addition, as shown by the attached map and plat, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such restrictions and covenants, and to either prevent such violations or recover damages on account thereof.

11.

Invalidation of any one or more of such covenants and restrictions shall in nowise affect the others, which shall remain in full force and effect.

12.

No building shall be erected, placed or altered on any lot until building plans and specifications therefor and lot plans showing its location, have been approved in writing, as to conformity and harmony with these restrictions and covenants by a committee composed of E. L. Baker, J. B. Baker, Jr. and Richard U. Simon. Any two members of said committee shall have the authority to act at any time herein. In the event of the death, physical disability, or refusal or failure of any member of the committee to faithfully and diligently perform his duties thereon, Baker Bros. Co. shall have the right, without notice, to remove such member and appoint a new member in his stead, such appointment to become final upon the filing of a written designation thereof in the office of the County Clerk.

13.

Dedicators reserve the right to sell, transfer and assign all rights, easements, reservations and privileges herein provided.

This instrument shall be binding upon Dedicators, their heirs, executors, administrators and assigns.

This 4th day of September, 1948.

BAKER BROS. CO., a Corporation.

ATTEST:

B. Baker
Secretary

R. F. Schen
Vice President

Notary Public, a Notary Public in and for
said County and State, on this day personally appeared _____

E.L. Baker, Vice President of Baker Bros. Co., a
corporation, known to me to be the person whose name is sub-
scribed to the foregoing instrument and acknowledged to me that
the same was the act of the said Baker Bros. Co., a corporation,
and that he executed the same as the act of such corporation
for the purposes and consideration therein expressed, and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day
of September, 1948.

[Signature]
Notary Public in and for
Tarrant County, Texas.

A portion of the above described tract of land having
been heretofore conveyed to Chester C. Jones, Sr. and his wife,
Eva Jones, the said Chester C. Jones, Sr. and wife,
Eva Jones, do hereby adopt, confirm and ratify the fore-
going dedication and the restrictions and covenants as above set
forth, and do hereby agree that the property owned by them lying
within the property as hereinabove dedicated, is and shall be
subject to the foregoing covenants and restrictions in the same
manner and to the same extent as if such dedication had been
made prior to the conveyance to them.

Chester C Jones Sr
Eva Jones

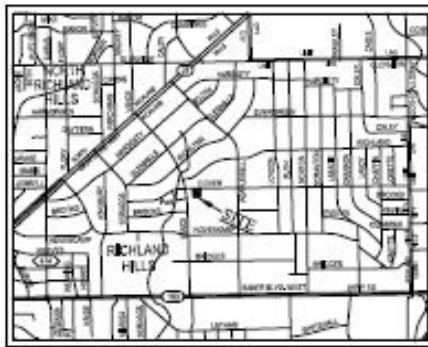
THE STATE OF TEXAS

COUNTY OF TARRANT

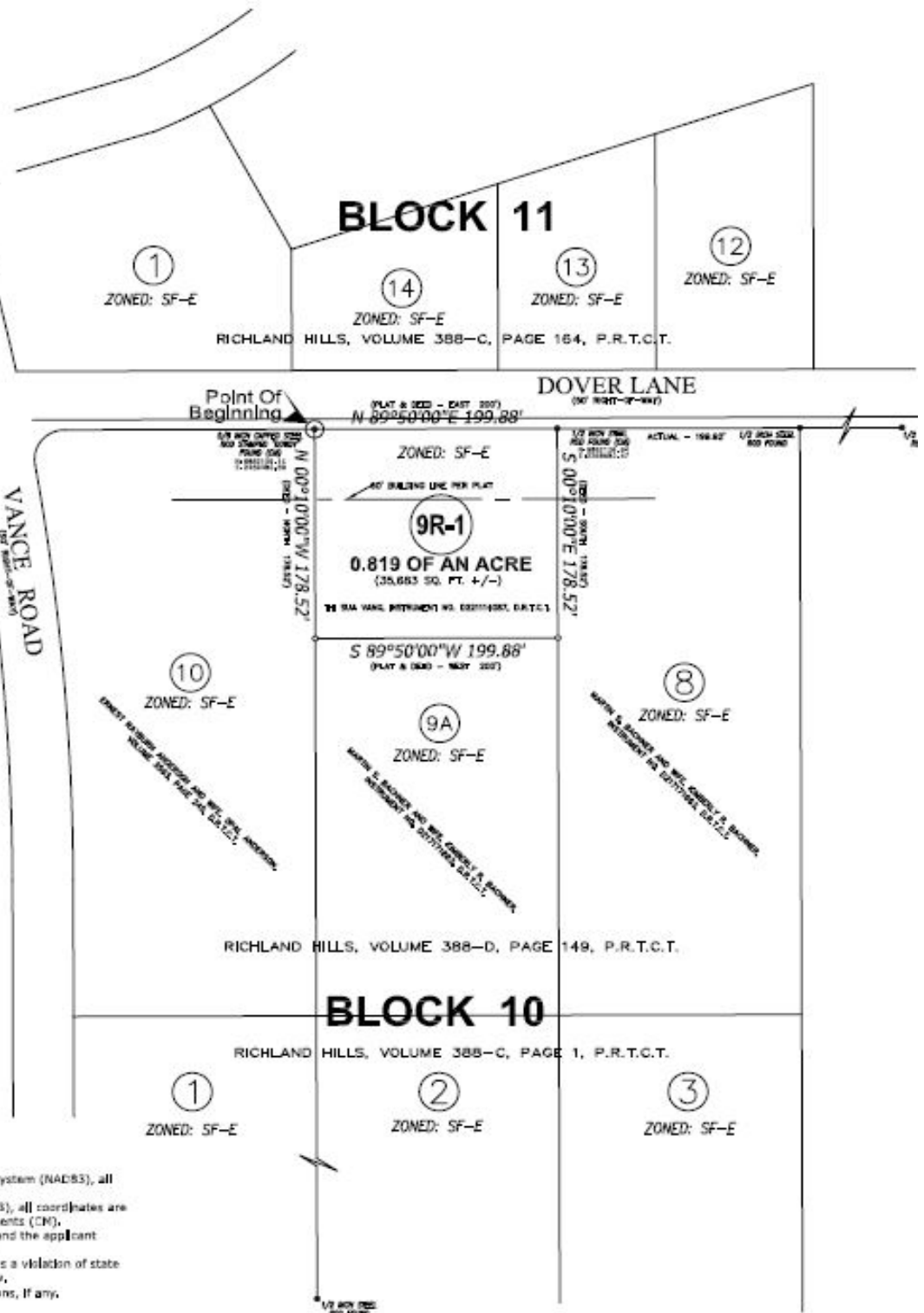
BEFORE ME, the undersigned, a Notary Public in and for
said County and State, on this day personally appeared Chester
C. Jones, Sr. and Eva Jones, his wife, both
known to me to be the persons whose names are subscribed to the
foregoing instrument, and acknowledged to me that they each exe-
cuted the same for the purposes and consideration therein expressed,
and the said Eva Jones, wife of the said Chester
C. Jones, Sr., having been examined by me privily and apart from
her husband, and having the same fully explained to her, she,
the said Eva Jones, acknowledged such instru-
ment to be her act and deed, and she declared that she had wil-
lingly signed the same for the purposes and consideration there-
in expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th
day of September, A. D. 1948.

[Signature]
Notary Public in and for



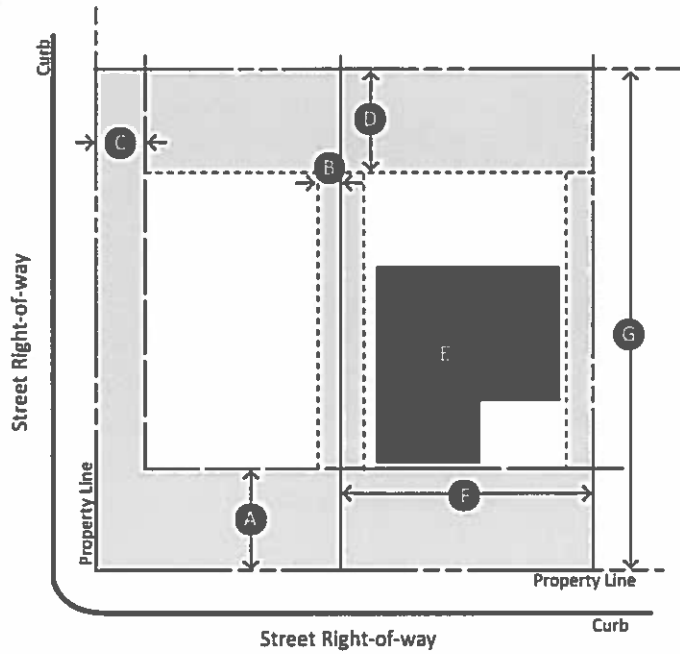
VICINITY MAP



NOTES

- 1) The purpose of this final plat is to create one platted lot.
- 1) The coordinate data provided is based on the Texas Coordinate System (NAD83), all coordinates are in decimal degrees.
- 1) Bearing Sourse is relative to the Texas Coordinate System (NAD83), all coordinates are grid and the northwest and northeast corners are control monuments (CM).
- 1) This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- 1) Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
- 1) This plat does not alter or remove existing covenants or restrictions, if any.

(D) Area Regulations



SF-E Single-Family Residential Estate		
	Height	35' maximum
A	Front Yard	30' minimum
B	Side Yard - Interior	15' minimum
C	Side Yard - Street	25' minimum
D	Rear Yard	25' minimum
E	Building Size	2,000 sq. ft. minimum
F	Lot Width	80' minimum
G	Lot Depth	120' minimum
	Lot Size	1 acre minimum
	Lot Coverage	40% maximum

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: October 26, 2021

Subject: November and December Meeting Date

Agenda Item:

Discuss November and December Planning & Zoning Commission Meeting Date

Background Information:

The purpose of this item is to discuss the next meeting date for the Planning & Zoning Commission.

Some options for the upcoming meeting are November 30th or December 7th.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Suggested Motion:

Discussion Item Only