

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
March 22, 2022 at 6:00 PM**

1. CALL TO ORDER

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **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

3. 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

- 4.** Approve minutes from the February 22, 2022 Planning and Zoning Commission meeting
- 5.** Consider a Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118 **PUBLIC HEARING**
- 6.** Consider a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas 76118, otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118 **PUBLIC HEARING**
- 7.** Consider a Specific Use Permit for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

8. Consider a Replat for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

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 18th day of February 2022 by 12:30 p.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.

Lindsay Wells

Lindsay Wells
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: Lindsay Wells, City Secretary

Date: March 22, 2022

Subject: Minutes from the February 22, 2022 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the February 22, 2022 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

February 22, 2022 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the February 22, 2022 Planning and Zoning Commission meeting

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
FEBRUARY 22, 2022
MINUTES**

Members Present

Michael Wilson, Chair
Kenneth Keating, Place 1
Jackson Durham, Place 3
Kelle Jones, Place 5

Members Absent

Mary Witt, Place 4

Alternate Members Absent

Mary Sullivan, Alternate 1
Theresa Bledsoe, Alternate 2

Staff Present

Logan Thatcher, Assistant to the City Manager
Lindsay Wells, City Secretary
Alecia Kreh, City Attorney

1. CALL TO ORDER

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

2. EXECUTIVE SESSION

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.

3. PUBLIC COMMENTS

None

REGULAR AGENDA**4. Approve minutes from the November 30, 2021 Planning and Zoning Commission meeting.**

Motion: Motion was made by Commissioner Jones and seconded by Commissioner Keating to approve the minutes from the November 30, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Approved a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition, Richland Hills, Texas, otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant Alejandro Penaloza is seeking a Specific Use Permit (SUP) for construction of a Guest House at 3524 Kingsbury Avenue. The structure was originally a garage and the applicant is requesting to convert the garage into a guest house by making additions including windows, a shower, and toilet. An SUP is required to have a guest house in SF-10 Zoning district.

Applicant Alejandro Penaloza was present to address any questions.

Discussion ensued regarding square footage, the type of structure being converted, definition of an accessory building, and possibility of renting the structure separately from the main dwelling.

Alejandro Penaloza, 3524 Kingsbury Avenue, Richland Hills, advised that the property is currently a rental property with a family as the current tenants. His goal in building a guest house was to increase the value of the property overall but confirmed that the guest house will not and cannot be rented separately from the main dwelling.

Chair Wilson opened the public hearing at 6:10 p.m. and asked to hear from any proponents followed by opponents of the case.

Kelly Smith, 3527 Kingsbury Avenue, Richland Hills, expressed concern that the guest house could be rented separately from the house and was relieved to know that was not an option.

Chair Wilson closed the public hearing at 6:16 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition,

Richland Hills, Texas, otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

- 6. Approved a Preliminary Plat for 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. PUBLIC HEARING**

Chair Michael Wilson recused himself from this item and left the meeting.

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the Skorburg Company has submitted a preliminary plat for consideration on a 69-unit townhome development on the property located at 7100 Baker Boulevard and 3209 Ash Park Drive to be called Baker Landing. The Planning and Zoning Commission and City Council previously approved a Planned Development for this project. Approval of the preliminary plat is the next step in the planned development process.

Applicant Humberto Johnson, Jr., Land Development Engineer, Skorburg Company, was present to address any questions.

Discussion ensued regarding a sanitary sewer study and moving power lines.

Mr. Johnson advised that a sanitary sewer study was recently submitted to the City for review and the location of power lines will be addressed at a future point in the planned development process.

The Commissioners discussed concerns related to driveways along Ash Park Lane.

Commissioner Durham opened the public hearing at 6:27 p.m. and asked to hear from any proponents followed by opponents of the case.

Monty Smith, 3527 Kingsbury Avenue, Richland Hills, expressed concern about the project and the potential impact on property values.

City Attorney Alecia Kreh provided an overview of the planned development process and where the applicant is in that process.

Mr. Johnson provided additional details regarding the acreage of the property and the plan to address issues in the floodplain.

Commissioner Durham closed the public hearing at 6:34 p.m.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Witt to approve a Preliminary Plat for 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.

Motion carried by a vote of 3-0-1.

7. ADJOURNMENT

There being no further business to come before the Commission, Chair Wilson declared the meeting adjourned at 6:35 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: March 22, 2022

Subject: 7370 Dogwood Park Planned Development Request

Agenda Item:

Consider a Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118 **PUBLIC HEARING**

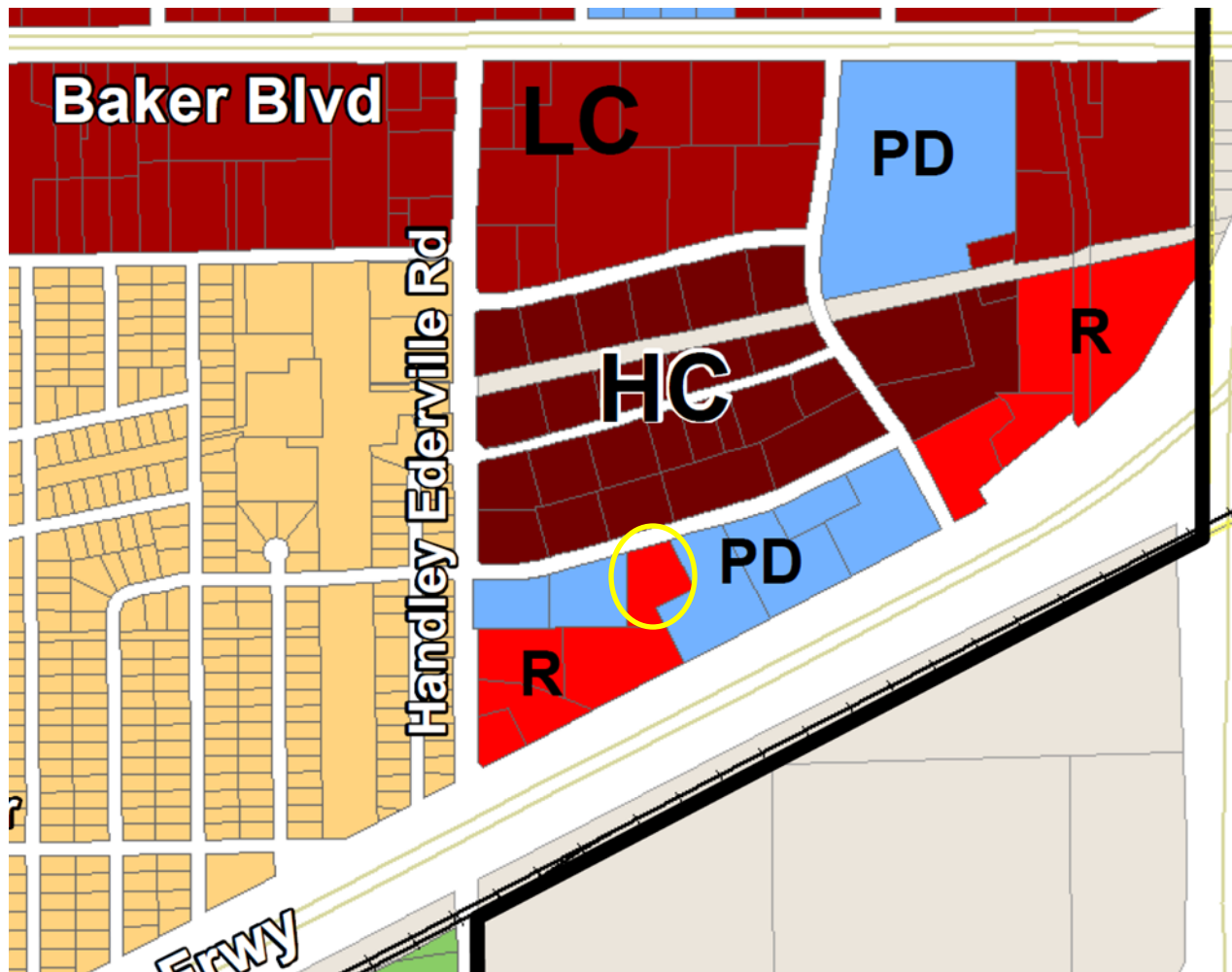
Background Information:

The property at 7370 Dogwood is currently zoned retail. There is a 18,000 square foot building that has been occupied by Nationwide Press since 2008. Zoning was changed in 2014 to retail from industrial. Because Nationwide Press had been operating before the zoning change in 2014, they were considered legal non-conforming. However, with a change in occupancy and change in use for the business the property would need to be brought back to current code.

The business Anything Liquid is interested in this property and would like to relocate their business from California to Richland Hills. Their business has selected to rezone the property through a planned development to retain the retail use and add Heavy Commercial.

In July of 2016 there were 6 tracts of land surrounding 7370 Dogwood that were also rezoned through a Planned Development to allow heavy commercial along with the retail use. Those buildings were designed and built with loading docks and suited for more warehouse orientations. Retail use was not a useful use for marketing these buildings. Without the extensive renovations of existing structures and paving areas, the practicality of this area becoming a retail corridor are unlikely, especially with the high success of the midway industrial park. This planned development does not remove the retail use, just adds heavy commercial along with it.

Zoning Map:



Financial Considerations:

Approval of the Planned Development will not require additional funding from the city

Legal Review:

The City Attorney has reviewed the draft ordinance

Board/Citizen Input:

Planning and Zoning Commission consideration March 22, 2022

City Council consideration March 28, 2022

Attachments:

Planned Development Application
Location Map & Property Photo
Business Plan

Suggested Motion:

Motion to (approve/deny) a Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118



City of Richland Hills Zoning Application

Application Type

- ☐ Specific Use Permit
- ☒ Planned Development
- ☐ Zoning Text Amendment
- ☐ Zoning Map Amendment

Applicant Information

Applicant's Name: ANYTHING LIQUID MANUFACTURING, INC.

Business Name: ANYTHING LIQUID MANUFACTURING, INC.

Phone: 760.444.0424 Email: ACCOUNTING@ANYTHINGLIQUID.NET

Property Information

Property Address 7370 DOGWOOD PARK DRIVE Square Feet 18,000

Building Owner GARY LAWRENCE Deed Date Sept 2008

Company NATIONWIDE DISC Phone 817.658.2980

Owner Address 7370 DOGWOOD PARK DRIVE, RICHLAND HILLS, TX 76118

Owner's Phone # 817.658.2980 Owner's Email GARY@DIRECTPRINTIQ.COM

Previous Occupant N/A

Current Zoning RETAIL

Zoning Request

Please describe the nature of your request

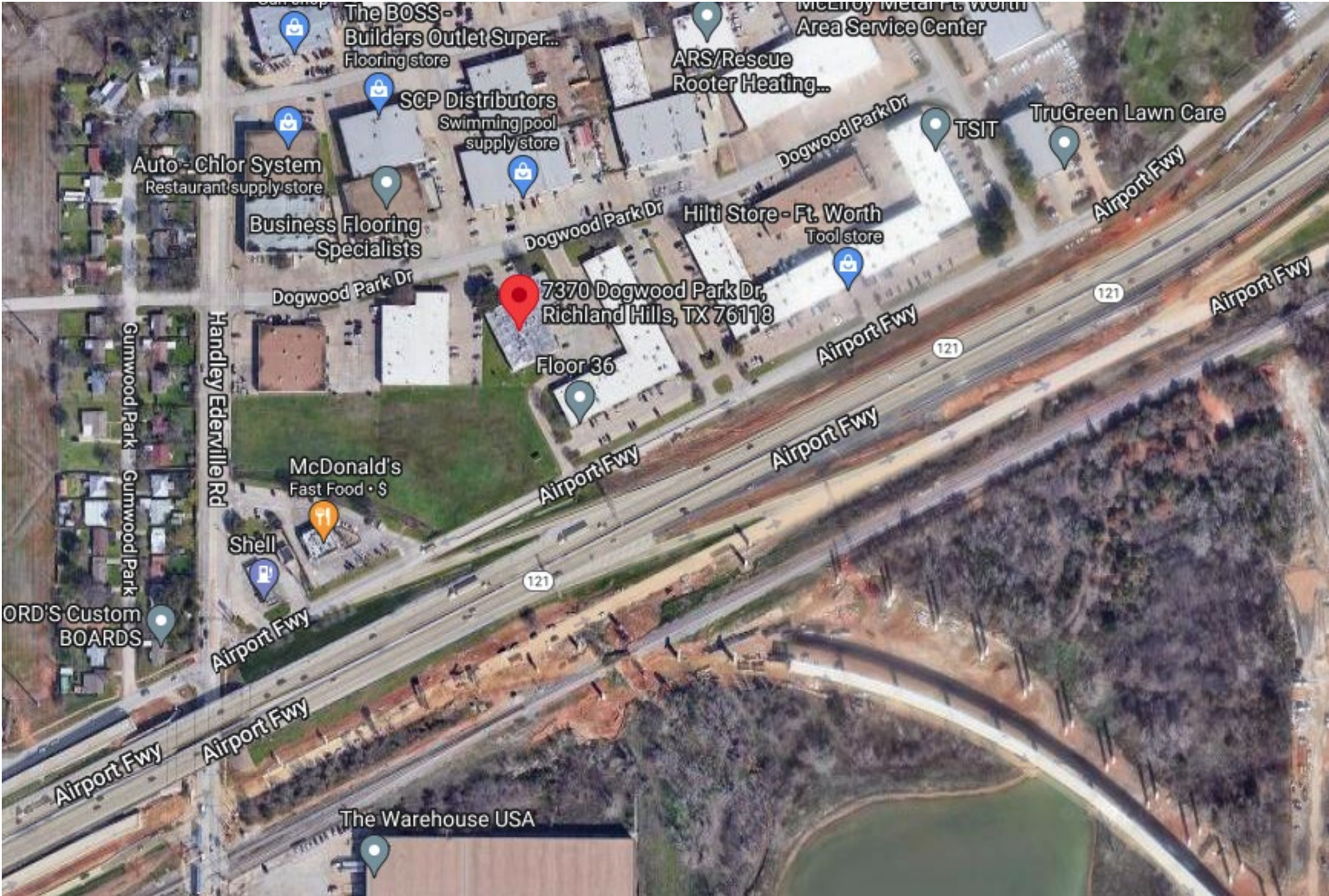
PLANNED DEVELOPMENT - TO RETAIN RETAIL USE AS CURRENT BUT ALSO
ALLOW HEAVY COMMERCIAL USE

Signature

I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.

Signature: Brian Rubach Date: Feb 28 2022

7370 Dogwood Park



Anything Liquid Manufacturing, Inc

Business Plan



Executive Summary:

Anything Liquid Manufacturing, Inc. (the Company) is a privately held Company established in 2012. The Company serves the health and beauty market through food, beverage, dietary supplements, and cosmetic products converting “Anything solid” to “Anything Liquid” to businesses and health care professionals. Studies have shown over 80% of nutrients in tablet form never get absorbed while liquid products have shown absorption as high as 98%.



Company Overview:

The Company occupies a 6,223 sq/ft mixed office/warehouse/R&D/manufacturing facility and currently at capacity for production and R&D activities in Carlsbad, California. As a result, the Company has significant back orders and service requests. The Company intends to relocate into a facility approximately triple its current size to execute its business plan outside the state of California which continues to be a difficult environment to grow. The Company has chosen to move to Richland Hills, Texas area to invest and be a part of community and grow.



Competitive Advantage:

Most liquid dietary supplements lack one element – an extraordinary taste experience. The Company has experienced year over year growth due to its ability to convert solid products into liquid form with an extraordinary experience.



The Market:

United States total dietary supplements market is currently at \$45.9 billion USD of which 36.6% or \$16.8 billion USD are in liquid form. Both markets are forecast to grow year over year to over \$70 billion USD by 2030. Distribution channels continues to diversify in proportion to past sales growth between brick-and-mortar stores, online, and health care professional sales and distribution.



Product and Services:

The Company manufactures and distributes over fifty liquid dietary supplements to companies and health care professionals. The Company also provides services including but not limited to R&D, prototyping and FDA approvals.



Target Market:

The Company intends to penetrate the private label market to already established and well selling liquid dietary products in brick-and-mortar and online retailers creating a lower cost, better tasting, and more stable product alternative purchasing option.



Talent and Onramps:

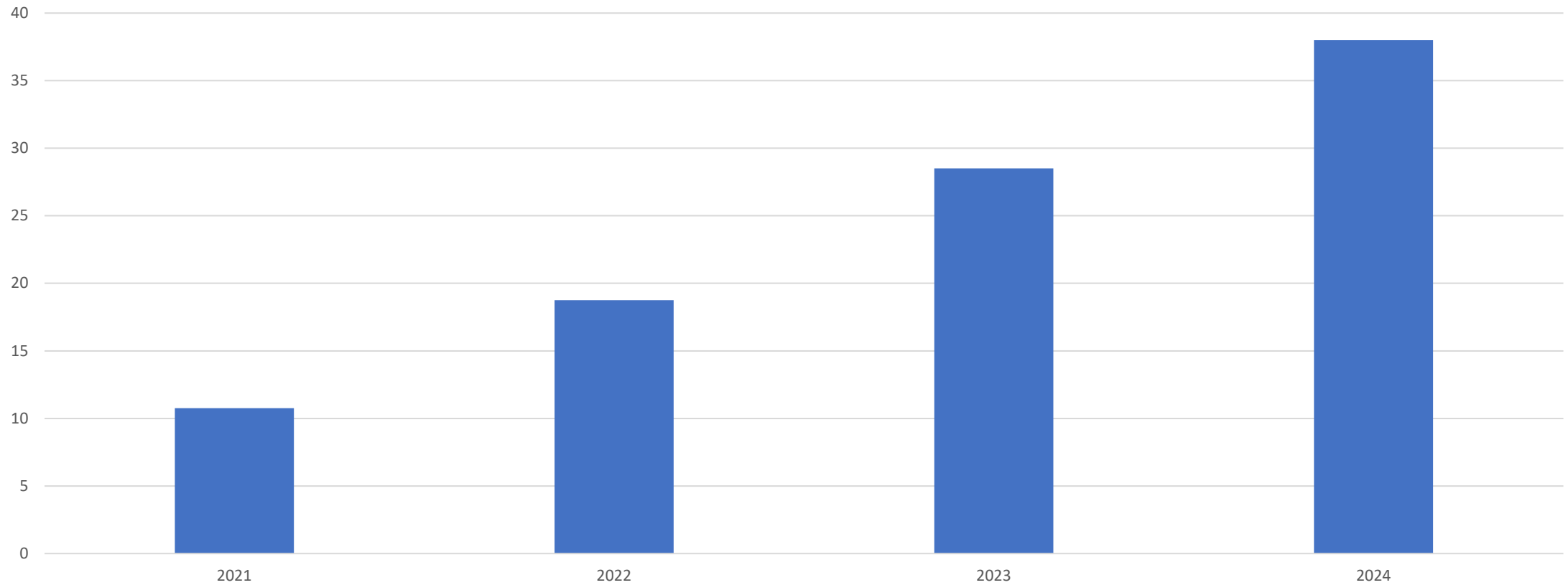
Backlogged production and R&D projects, organic growth for existing products, and new private label products result in the following talent/head count onramp forecasts. The company intends to hire from a 15-mile radius of the property.



Talent Onramps:



Talent Onramps



Financials:

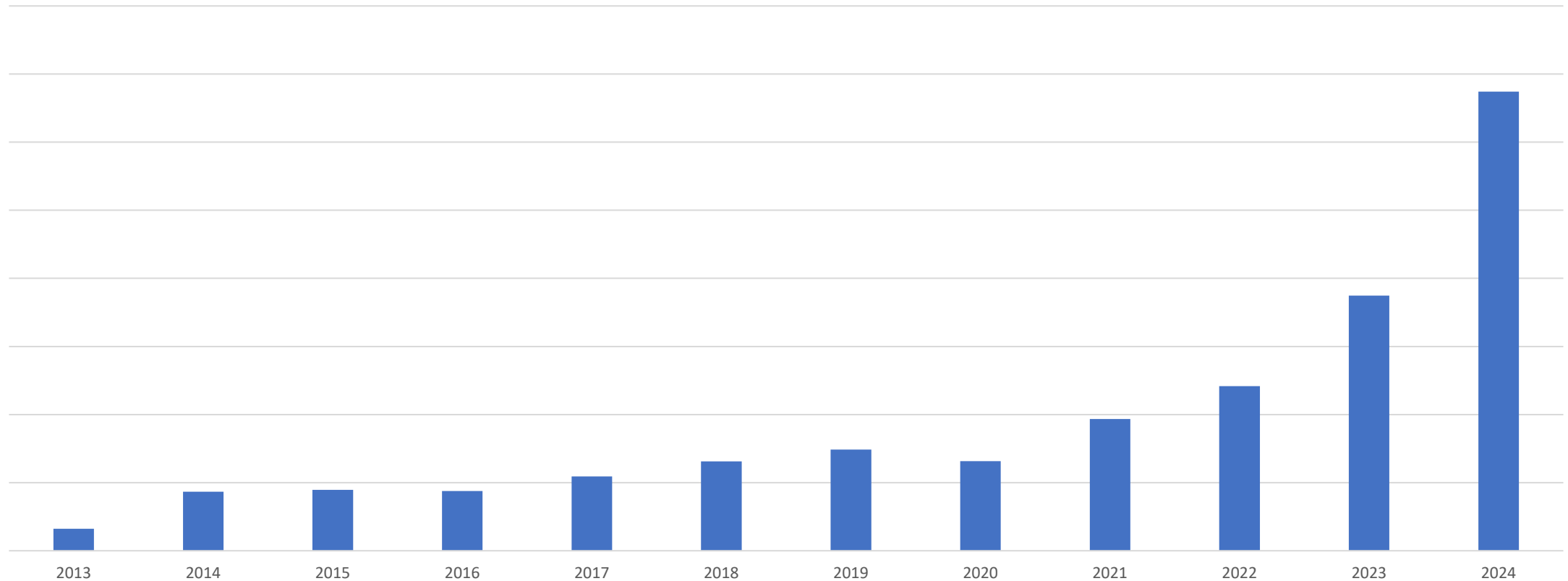
The company is privately held, as such, desires to keep its revenue history and forecast private. To show historical trends and forecasts, a chart has been prepared without numerical figures.



Historical and Forecasts:



Historical and Sales Forecast

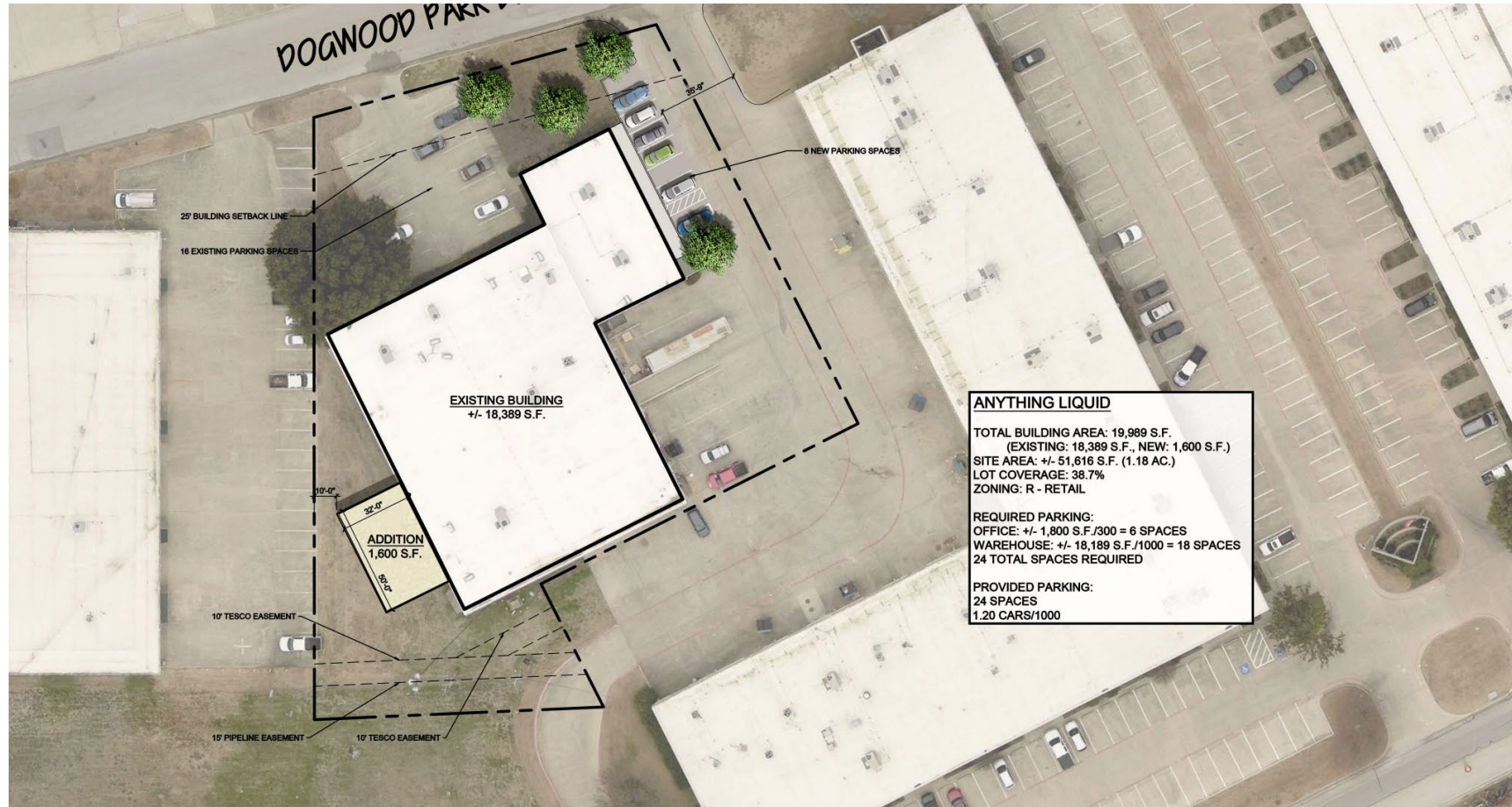


Facilities:

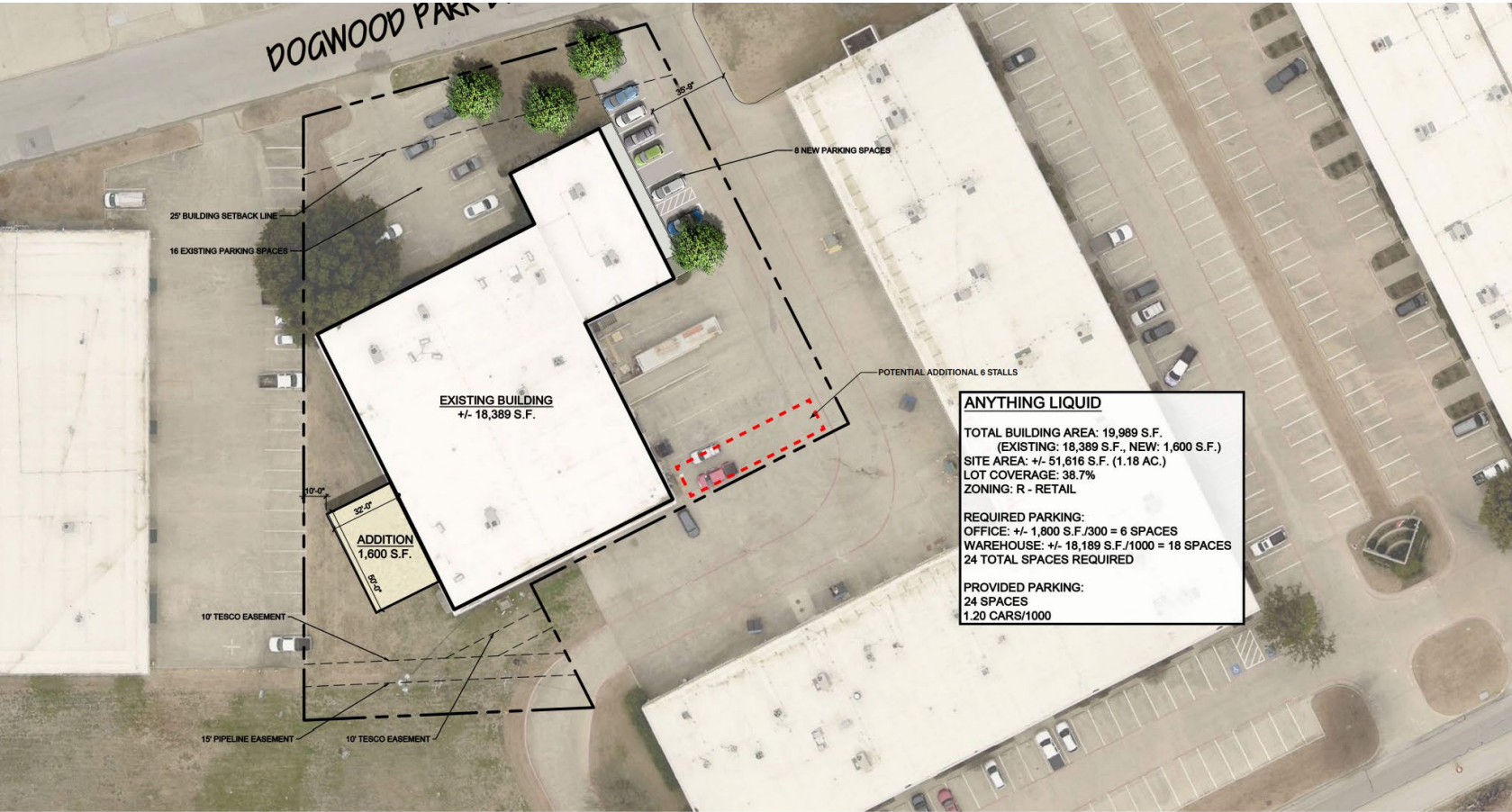
The Company has identified and is in purchase contract for a 18,000 sq/ft commercial property at 7370 Dogwood Park Drive, Richland Hills, Texas 76118. The property appears to be in good condition but requires lease hold improvements to accommodate a R&D lab as well as a quarantine area for testing. The Company has engaged a design and build firm, LGE, for a three-phase plan to custom modify the property to suit its needs.



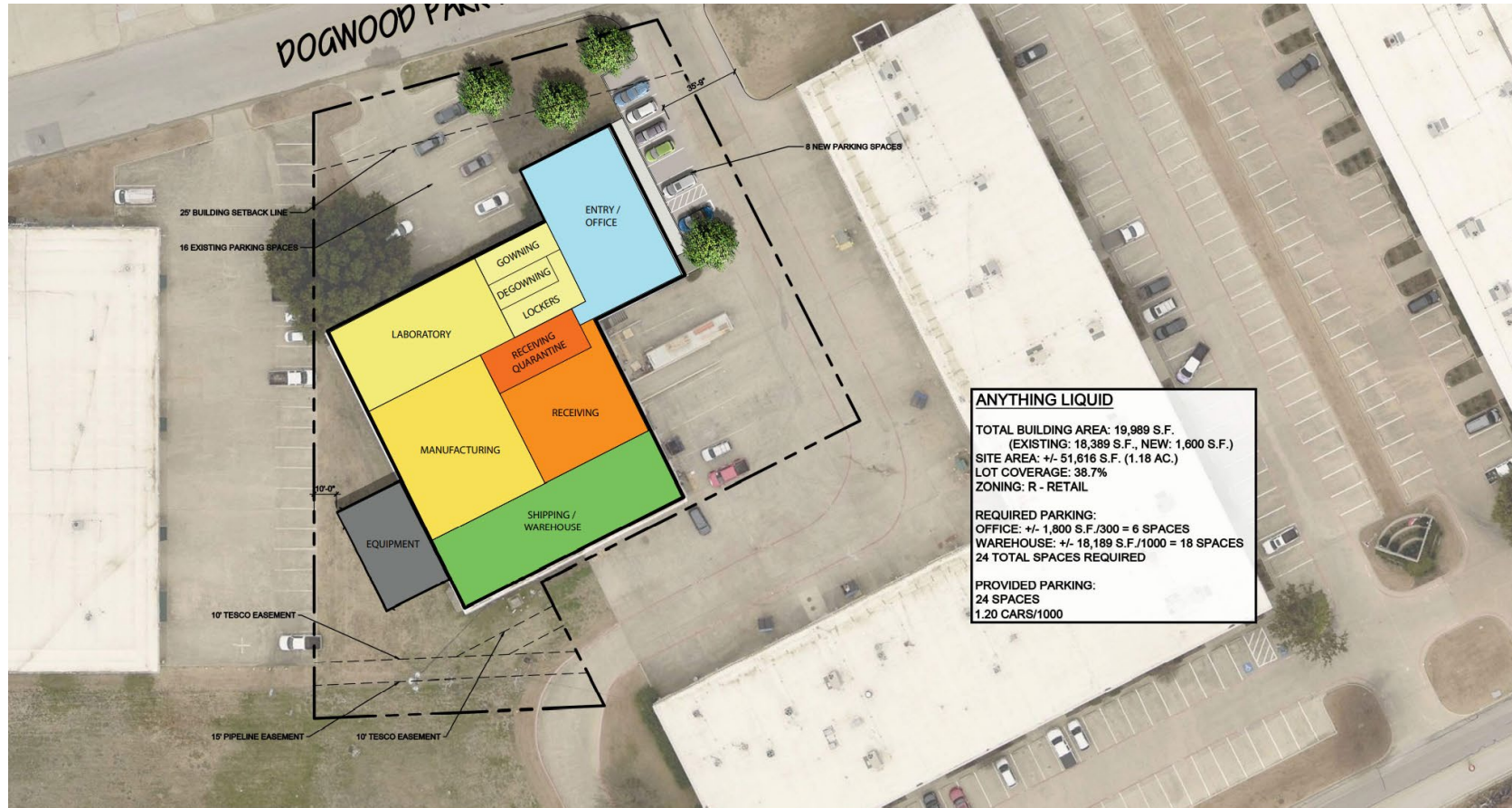
Facilities Design:



Facilities Design:



Facilities Design:



Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: March 22, 2022

Subject: 7317 Dogwood Park Planned Development Request

Agenda Item:

Consider a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas 76118, otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118 **PUBLIC HEARING**

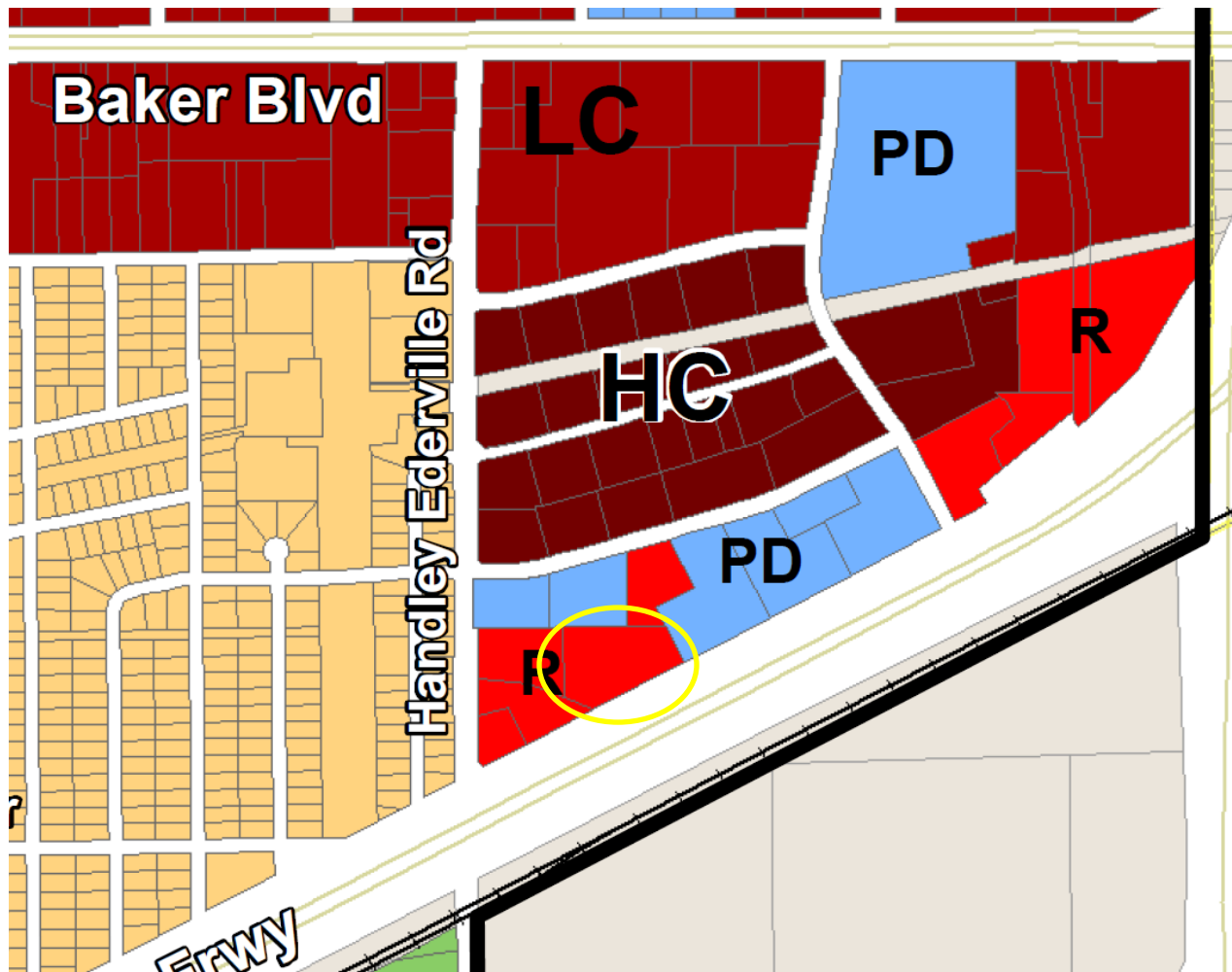
Background Information:

The property at 7317 Airport Freeway is currently zoned retail. It is a 97,000 square foot lot owned by the applicant. Zoning was changed in 2014 to retail from industrial.

The applicant is having a hard time selling for a business that is retail use oriented and is receiving more attention for businesses suited for Heavy Commercial. The applicant would like to rezone the property through a planned development to retain the retail use and also add heavy commercial use pending site plan approval. Because there is not a current building on this lot, this planned development would require the interested buyer to present a concept for approval

In July of 2016 there were 6 tracts of land surrounding 7317 Airport Freeway that were also rezoned through a Planned Development to allow heavy commercial along with the retail use. Those buildings were designed and built with loading docks and suited for more warehouse orientations. Retail use was not a useful use for marketing these buildings. Without the extensive renovations of existing structures and paving areas, the practicality of this area becoming a retail corridor are unlikely, especially with the high success of the midway industrial park. This planned development does not remove the retail use, just adds heavy commercial along with it.

Zoning Map:



Financial Considerations:

Approval of the Planned Development will not require additional funding from the city

Legal Review:

The City Attorney has reviewed the draft ordinance

Board/Citizen Input:

Planning and Zoning Commission consideration March 22, 2022

City Council consideration March 28, 2022

Attachments:

Planned Development Application
Location Map & Property Photo

Suggested Motion:

Motion to (approve/deny) a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas 76118, otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118



City of Richland Hills Zoning Application

Application Type

- ☐ Specific Use Permit
☒ Planned Development
☐ Zoning Text Amendment
☐ Zoning Map Amendment

Applicant Information

Applicant's Name: L. Allen Hodges, III
Business Name: Big L, Ltd.
Phone: 817-877-4646, ext 100 Email ahodges@hodgesco.net

Property Information

Property Address 7313 Airport Fwy, Fort Worth, TX 76118 Square Feet 105,851
Building Owner L. Allen Hodges, III Deed Date 5/1/1999
Company Big L, Ltd. Phone 817-877-4646, ext 100
Owner Address 306 W. 7th Street, Suite 701, Fort Worth, TX 76102
Owner's Phone # 817-877-4646, ext 100 Owner's Email ahodges@hodgesco.net
Previous Occupant Four Star Inv., Inc.
Current Zoning L1

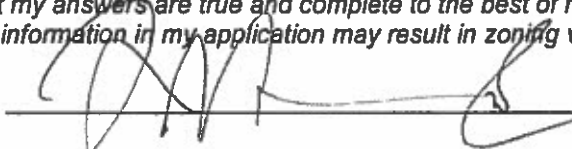
Zoning Request

Please describe the nature of your request

Planned Development: Retain retail use but add heavy commercial use as well. Conceptual plan for a building
will be pending approval.

Signature

I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.

Signature:  Date: March 2, 2022

Public Hearing Information

Planning &
Zoning
Hearing Date 03.22.22

City Council
Hearing Date 03.28.22

This Zoning Case has been:

- ☐ Approved
☐ Denied
☐ Approved with amendments

Ordinance # _____

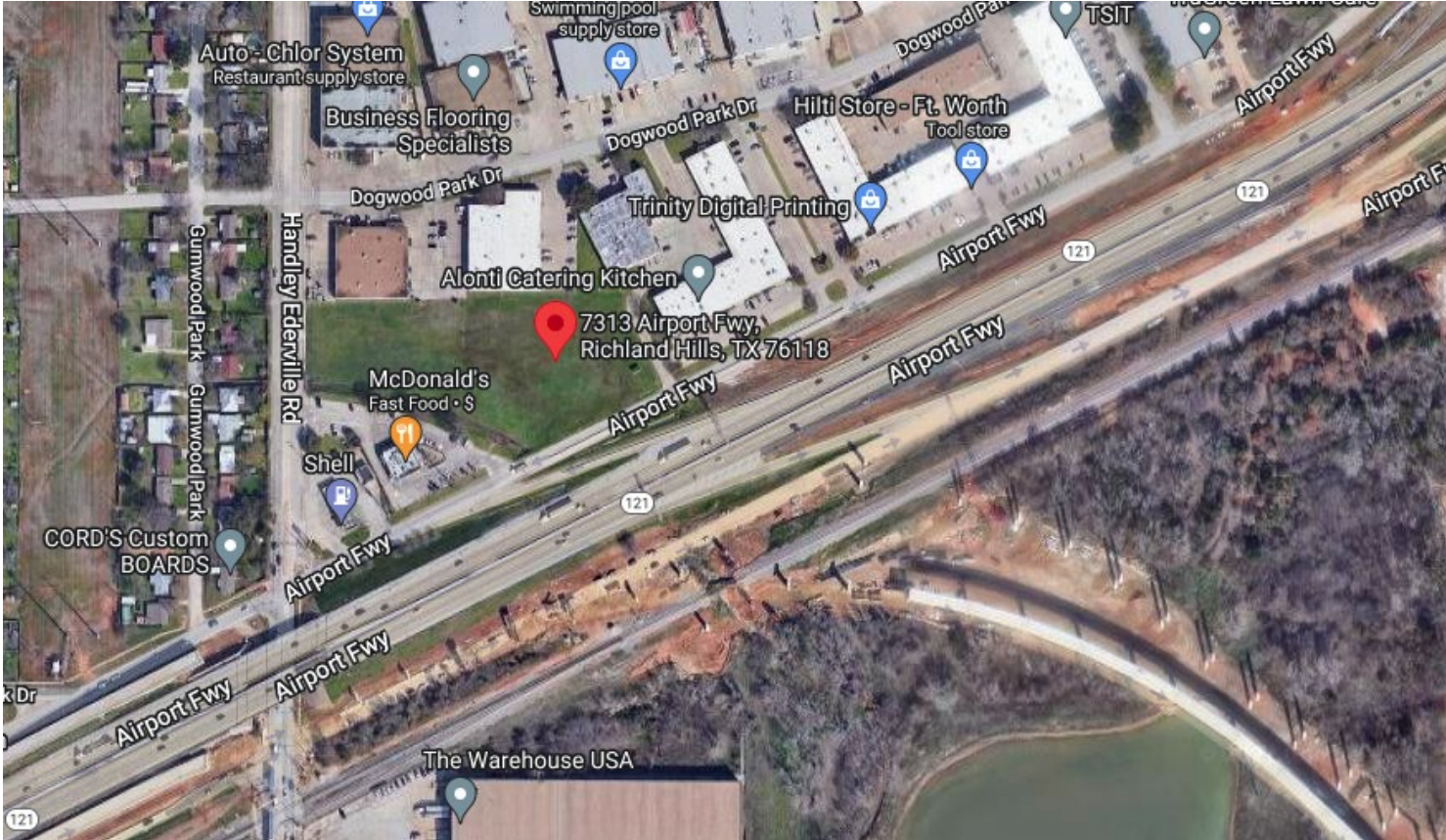
Notes

Permit # 20220139

Receipt # 341947cc

Processed By VRangel

7313 Airport Freeway



Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: March 22, 2022

Subject: 6500 Baker Boulevard SUP Request

Agenda Item:

Consider a Specific Use Permit for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

Background Information:

The property at 6500 Baker Boulevard is a 33,000 square foot lot owned by the applicant. The lot is currently zoned Mixed Use.

The applicant for this case is Tommy Cunningham. The applicant is seeking a Specific Use Permit (SUP) for construction of 4 Single Family homes. Single Family homes are only permitted with a Specific Use Permit. This will require a replat which is the following item. The parcel shown on the concept exhibit off Baker would be a commercial use building, with the following 4 parcels being single family detached homes.

A drainage study will be required by FEMA due to the parcels being located in the floodway.

City Staff will review all plans prior to construction.

Financial Considerations:

Approval of the Specific Use Permit will not require additional funding from the city

Legal Review:

The City Attorney has reviewed the draft ordinance

Board/Citizen Input:

Planning and Zoning Commission consideration March 22, 2022

City Council consideration April 11, 2022

Attachments:

Specific Use Permit Application
Location Map & Property Photo
Concept Exhibit
Renderings

Suggested Motion:

Motion to (approve/deny) a Specific Use Permit for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118



City of Richland Hills Zoning Application

Application Type

- ☒ Specific Use Permit
☐ Planned Development
☐ Zoning Text Amendment
☐ Zoning Map Amendment

Applicant Information

Applicant's Name: TOMMY CUNNINGHAM
Business Name: _____
Phone: 817-966-7608 Email: TOMMYC55@ICLOUD.COM

Property Information

Property Address 6500 BAKER BLVD Square Feet _____
Building Owner TOMMY CUNNINGHAM Deed Date _____
Company _____ Phone 817-966-7608
Owner Address 6809 BAKER BLVD
Owner's Phone # 817-966-7608 Owner's Email TOMMYC55@ICLOUD.COM
Previous Occupant VACANT
Current Zoning MX

Zoning Request

Please describe the nature of your request

TO allow FOR 4 Single Family Homes

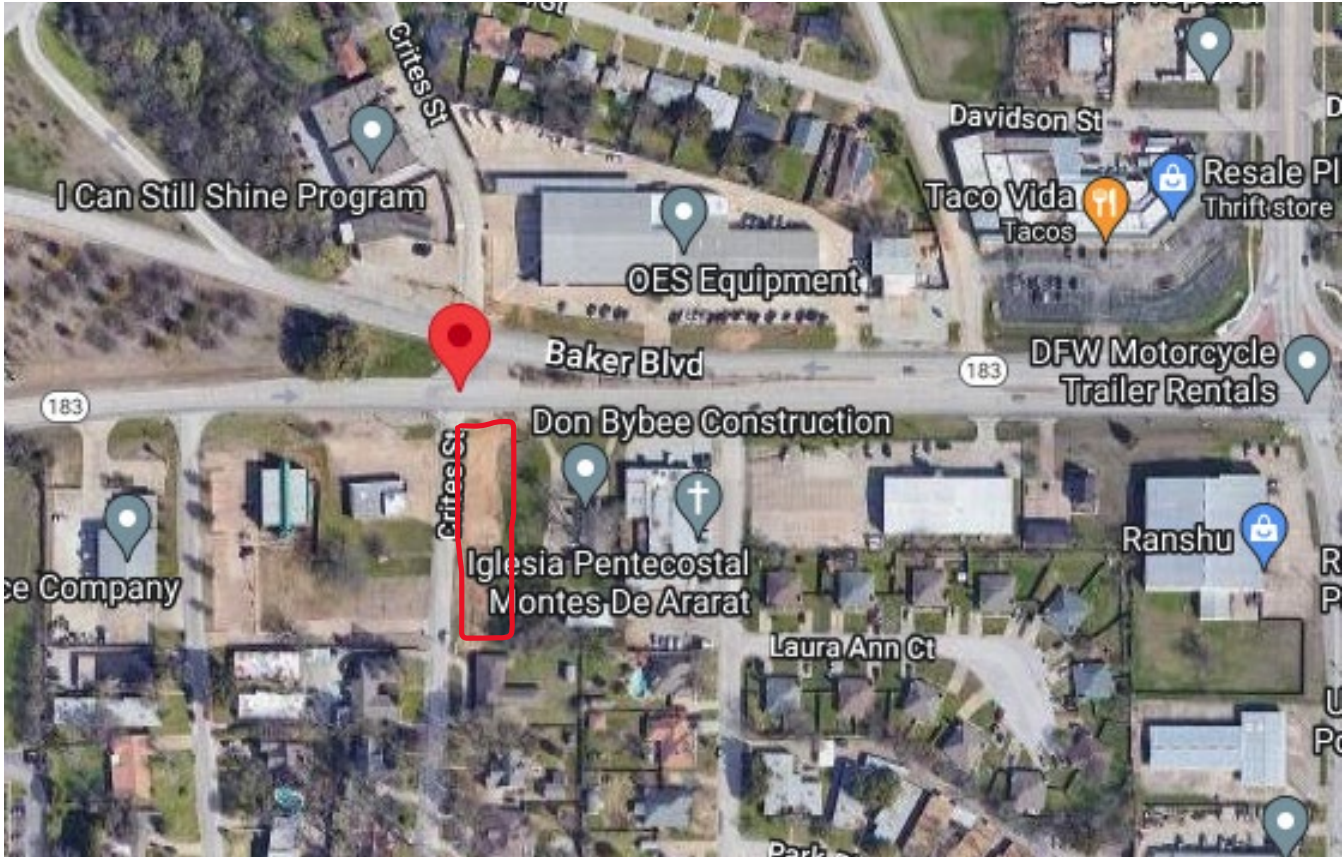
Signature

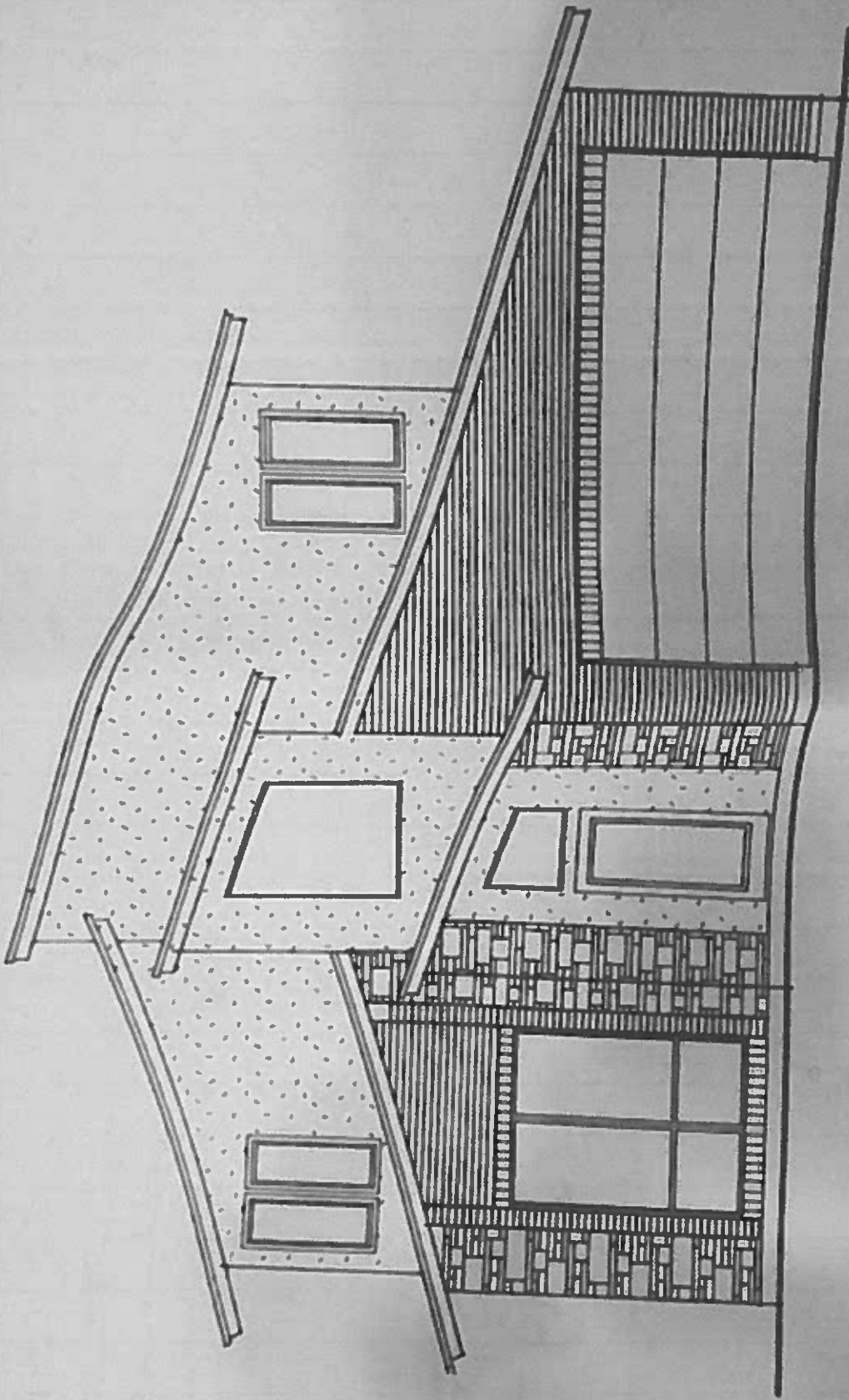
I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.

Signature: _____

Date: 3-4-22

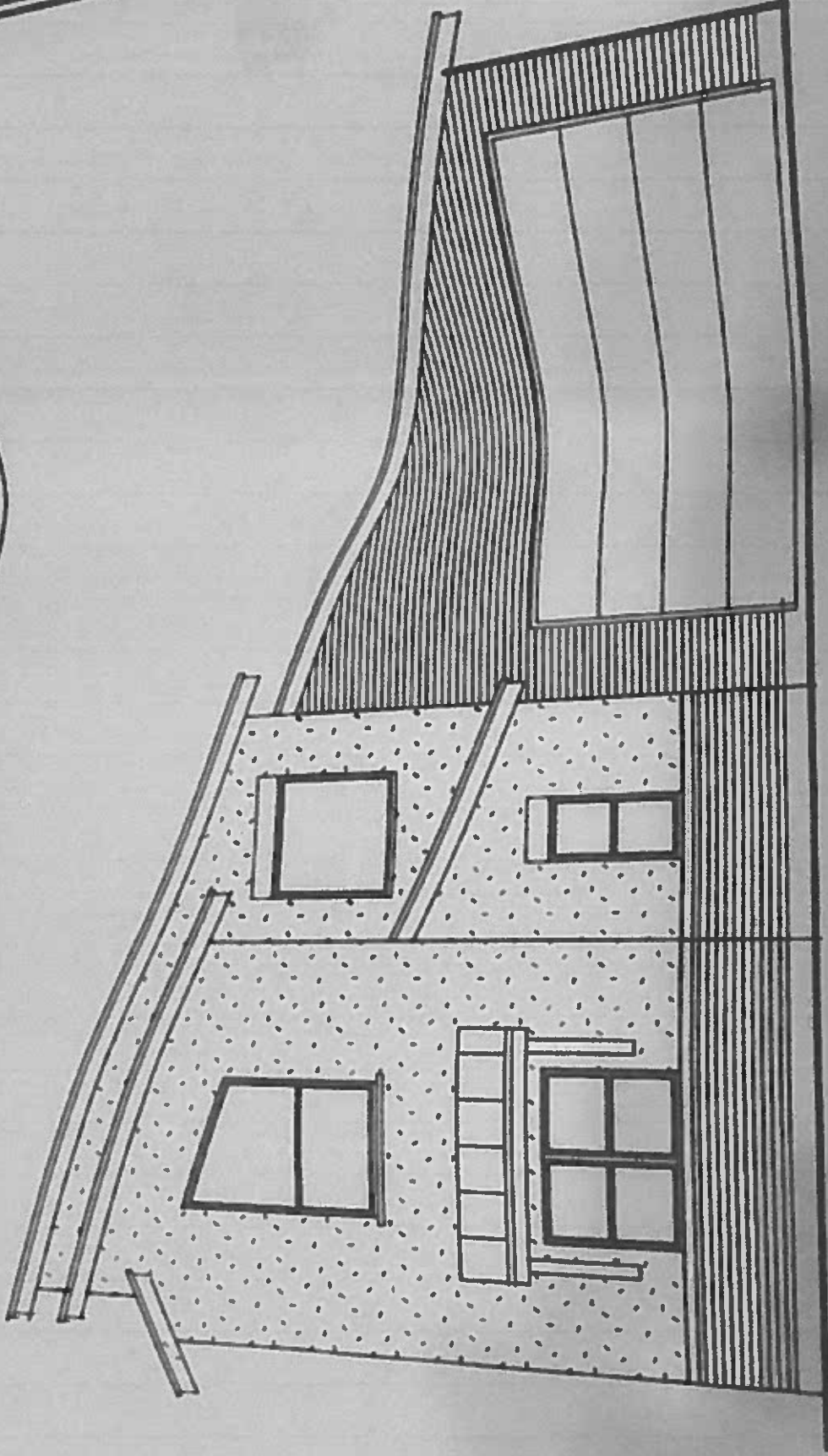
6500 Baker Boulevard





FRONT ELEVATION

S C A L E : 1/4" = 1'-0"



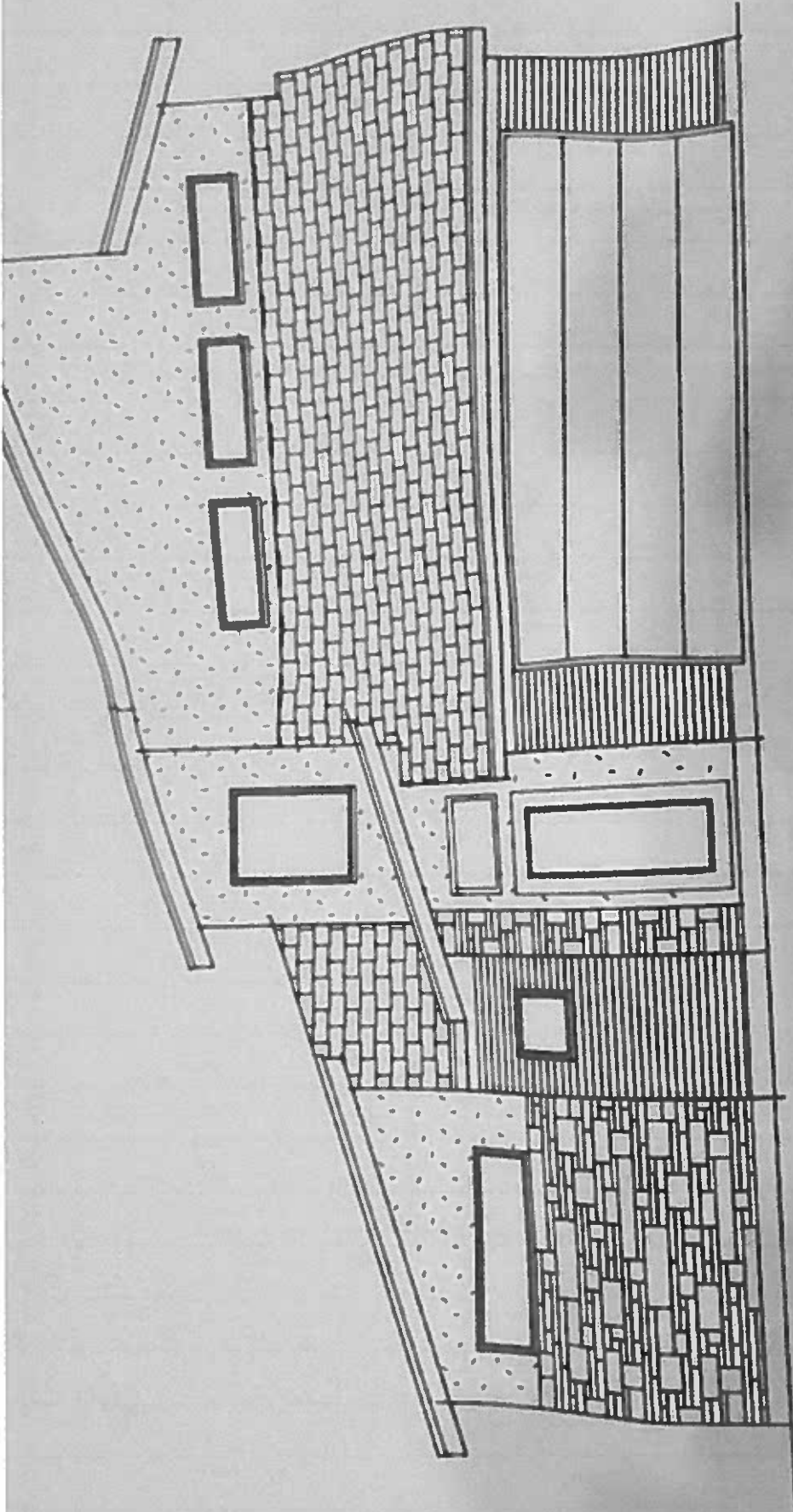
FRONT ELEVATION

S C A L E : 1/4" = 1'-0"

UPPER FLOOR LINE

FLOOR LINE

LOWER PLATE LINE



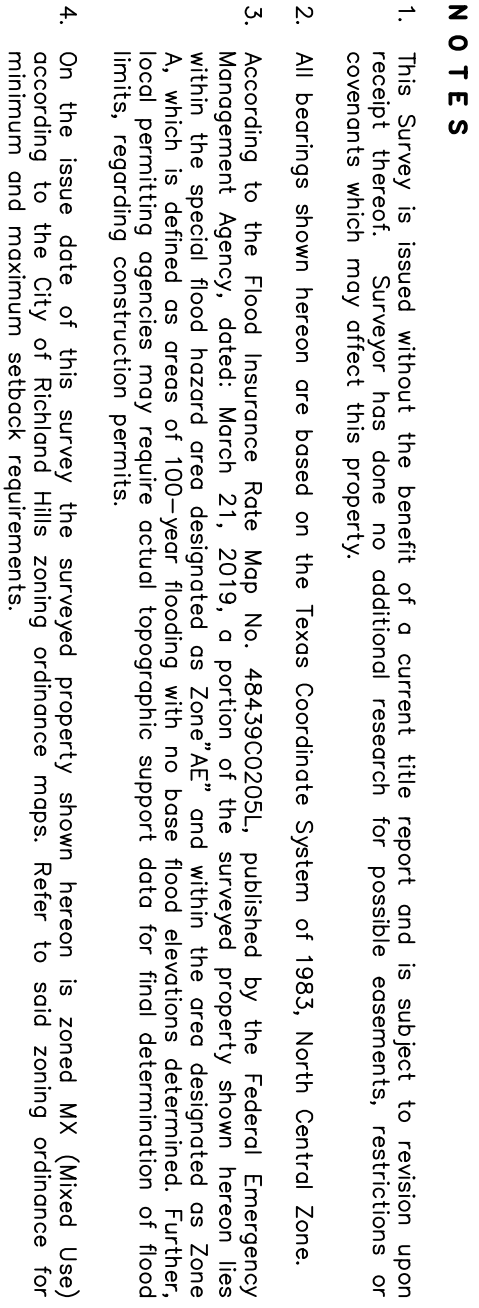
FRONT ELEVATION

S C A L E : 1/4" = 1'-0"

AT MASTER AND PORCH

PLATE AT GARAGE

0.0
0.0



Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: March 22, 2022

Subject: 6500 Baker Boulevard Replat Request

Agenda Item:

Consider a Replat for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

Background Information:

The property at 6500 Baker Boulevard is a 33,000 square foot lot owned by the applicant. The lot is currently zoned Mixed Use.

The applicant for this case is Tommy Cunningham. The applicant has proposed a replat to meet the needs for 4 Single Family homes and one commercial building.

A drainage study will be required by FEMA due to the parcels being located in the floodway.

City Staff has reviewed the proposed replat.

Financial Considerations:

Approval of the Specific Use Permit will not require additional funding from the city

Legal Review:

N/A

Board/Citizen Input:

Planning and Zoning Commission consideration March 22, 2022

City Council consideration April 11, 2022

Attachments:

Replat Application

Proposed Replat

Suggested Motion:

Motion to (approve/deny) a Replat for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118



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	☒ Replat	Vacated Plat
Property Owner Information				
Name	Tommy Cunningham			
Address	6809 BAKER BLVD			
Contact Number	817-966-7608			
Contact E-Mail				
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>6500 BAKER BLVD. 0.7612 acre Lot 2 B/K 8</u> (Provide legal description of property on line above) <u>Richland Hills Add.</u>				
Signature 			Date <u>3-4-22</u>	
Size/Dimension of Property				
Area (square feet or acres)	Width (feet)	Length (feet)		
<u>0.7612</u>	<u>129</u>	<u>290'</u>		
Applicant Information				
Name	SAME as owner			
Address				
Contact Number				
Contact E-Mail				
Subject Site (Address)				
For Official Use. Do not write below this line				
Case Number	<u>#20220137</u>	Date Received	<u>03-04-2022</u>	
Accepted by	<u>veangel</u>			
Comments				

Receipt # 341936 check
Date: 03-04-22

