

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
JUNE 28, 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.

4. Replat Ordinance Update

REGULAR AGENDA

5. Approve minutes from the April 26, 2022 Planning and Zoning Commission meeting

6. Consider a Final 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-Rchldn Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118

7. Consider a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, Richland Hills, Texas 76118. PUBLIC HEARING

8. Consider Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 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 24th day of June 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: Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: June 28, 2022

Subject: Replatting Ordinance Amendment

Agenda Item:

Replat Ordinance Update

Background Information:

The current Ordinance for replatting requires a Public Hearing before approval of the replat. According to updated State Laws, proposed replats are no longer required to have a Public Hearing prior to approval. A Public Hearing is now only required if the replat needs a variance. If a proposed replat does not need a variance, written notice of the approval shall be provided within 15 days of approval by mail to each property owner within 200 feet of the lots to be replatted. This does not apply if a Public Hearing is held related to a variance where proper notice to property owners is provided. If the area proposed to be changed is in the SF-E single family residential zoning district, such written notice shall be sent to all owners of property in the original subdivision which is located within 500 feet of the property to be replatted.

Legal Review:

The City Attorney has reviewed the Ordinance

Board/Citizen Input:

City Council Approval 5-0 on June 13th, 2022

Attachments:

Ordinance 1452-22

ORDINANCE NO. 1452-22

AN ORDINANCE OF THE CITY OF RICHLAND HILLS, TEXAS AMENDING SECTION 74-35 "REQUIREMENTS FOR REPLATTING" TO UPDATE REPLATTING REQUIREMENTS TO CORRESPOND TO CURRENT STATE LAW; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Richland Hills City Council has determined that updating regulations for replatting requirements within the Code of Ordinances is required; and

WHEREAS, Section 74-35 "Requirements for replatting" of the Code of Ordinances, City of Richland Hills, Texas, currently reflects older state law requirements and procedures; and

WHEREAS, the City Council desires to have Section 74-35 "Requirements for replatting" reflect current state law replatting requirements and procedures; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the citizens of the City of Richland Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

SECTION 1.

Subsection (b) "Procedures" of Section 74-35 "Requirements for replatting" of Division 1, Article II "Plats" of Chapter 74 "Subdivisions" is hereby amended to read as follows:

- (b) Procedures. The procedure for replating (resubdividing) shall be the same as for subdividing as provided by this chapter. All utility companies which furnish the city with water, gas, electric, telephone and television cable service, shall be notified of the proposed replat and given the opportunity to comment on the replat. Replats shall be processed in accordance with V.T.C.A., Local Government Code §§ 212.014, 212.0145 and 212.015. If a proposed replat does not require a variance, written notice of the approval shall be provided within 15 days of approval by mail to each property owner within 200 feet of the lots to be replatted. This does not apply if a public hearing is held related to a variance where proper notice to property owners

is provided. If the area to be proposed to be changed is located in the SFE single family residential zoning district, such written notice shall be sent to all owners of property in the original subdivision which is located within 500 feet of the property to be replatted. Right-of-way for streets shall be dedicated on all replats in accordance with the thoroughfare plan. Utility easements necessary for the orderly development of the property shall be dedicated on all replats.

SECTION 2. ORDINANCE CUMULATIVE

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Richland Hills, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. SAVINGS CLAUSE

That all rights and remedies of the City of Richland Hills are expressly saved as to any and all violations of the provisions of the Code of Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on June 13, 2022, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE MAYOR EDWARD LOPEZ

ATTEST:

LINDSAY WELLS, CITY SECRETARY

APPROVED AS TO FORM:

JAMES DONOVAN, CITY ATTORNEY

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Lindsay Wells, City Secretary

Date: June 28, 2022

Subject: Minutes from the April 26, 2022 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the April 26, 2022 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

April 26, 2022 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the April 26, 2022 Planning and Zoning Commission meeting.

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
APRIL 26, 2022
MINUTES**

Members Present

Michael Wilson, Chair
Kenneth Keating, Place 1
Jackson Durham, Place 3
Mary Witt, Place 4
Kelle Jones, Place 5
Mary Sullivan, Alternate 1
Theresa Bledsoe, Alternate 2

Members Absent

Alternate Members Absent

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 March 22, 2022 Planning and Zoning Commission meeting.**

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Witt to approve the minutes from the March 22, 2022 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

5. Approved a Specific Use Permit for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Automation-X, is seeking a Specific Use Permit (SUP) for the property located at 7431 Dogwood Park, for Outside Storage and Display (incidental use) to store metal skids and a delivery trailer and are requesting to use chain link fencing. Outside storage requires a Specific Use Permit in the Heavy Commercial zone.

Discussion ensued regarding different types of fencing and screening options.

Chair Wilson opened the public hearing at 6:33 p.m. and asked to hear from any proponents followed by opponents of the case.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, inquired if mesh screening can be required as it provides better protection and a better look.

Chair Wilson closed the public hearing at 6:33 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve a Specific Use Permit for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park, Richland Hills, Texas 76118 with the requirement of a six foot fence with privacy slats on the front portion facing Dogwood Park Drive.

Motion carried by a vote of 5-0.

6. Approved a Specific Use Permit for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Dr. Kirk D. Weicht, represents Dallas-Fort Worth Jeet Kune

Do Academy, a local martial arts and self-defense school currently located in Hurst. He is seeking a Specific Use Permit (SUP) for property located at 3215 Rufe Snow Drive that is currently zoned Mixed Use. Martial arts training for children and adults would fall under the Gymnastics & Dance Studio use and Gymnastics & Dance Studio as a use requires a Specific Use Permit in the Mixed Use district. The applicant was not present to address any questions.

The applicant was present to address any questions.

Dr. Kirk D. Weicht, 3215 Rufe Snow Drive, Richland Hills, provided a brief overview of his background and his plans for military and law enforcement training at this new facility.

Discussion ensued regarding types of potential classes to be offered and potential class size, parking concerns, and the geographic area of students.

Chair Wilson opened the public hearing at 6:24 p.m. and asked to hear from any proponents followed by opponents of the case.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed her support for the SUP and felt the business was a good fit for Richland Hills.

Chair Wilson closed the public hearing at 6:25 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Keating to approve a Specific Use Permit for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

7. ADJOURNMENT

There being no further business to come before the Commission, a motion was made by Commissioner Durham and seconded by Commission Jones to adjourn the meeting.

Motion carried by a vote of 5-0.

Chair Wilson declared the meeting adjourned at 6:42 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman

Memorandum

To: Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: June 28, 2022

Subject: Final Plat - Baker Landing

Agenda Item:

Consider a Final 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-Rchlnlnd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118

Background Information:

The applicant for this Final plat is the Skorburg Company. They are building a 69-unit townhome development known as Baker Landing at 7100 Baker Boulevard and 3209 Ash Park Drive Lots 4,5,6 and 7. The Planning and Zoning Commission and City Council previously approved a Planned Development for this project. Approval of the Final plat is the next step in the planned development process.

The Development Review Committee has reviewed the Final plat and recommends approval.

Financial Considerations:

Approval of the Final plat will require no additional funding from the City.

Legal Review:

N/A

Board/Citizen Input:

The Planning and Zoning Commission Recommendation for June 28th, 2022
City Council action on July 25th, 2022

Attachments:

Plat Application
Final Plat

Suggested Motion:

Motion to approve Final 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



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	LAND LINK REALTY LLC			
Address	2005 ROCK DOVE CT, WESTLAKE, TX 76262			
Contact Number	817 715 3613			
Contact E-Mail	FARRUKH_AZIM@HOTMAIL.COM			
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>POPPELWELL, S SURVEY Abstract 1241 Tract 1E</u> (Provide legal description of property on line above) <u>GREENFIELD SUBDIVISION - RCHLAND LOT [1A, 2A, 3A, 4, 5, 6, 7]</u>				
Signature	 Manager Land Link Realty LLC			Date 5/4/2022
Size/Dimension of Property				
Area (square feet or acres)	Width (feet)		Length (feet)	
7.106 Acres				
Applicant Information				
Name	Carlos Casas, P.E.			
Address	10003 Technology Blvd. Dallas, TX 75220			
Contact Number	(972) 620-8204			
Contact E-Mail	ccasas@strandae.com			
Subject Site (Address)	Baker Boulevard and Ash Park Drive			
For Official Use. Do not write below this line				
Case Number	20220436	Date Received	06.24.2022	
Accepted by	VRangel			
Comments	Receipt # 350934 CC Received 06.24.2022			

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: June 28, 2022

Subject: 3662 Popplewell Street SUP Request #2022-0309

Agenda Item:

Consider a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, Richland Hills, Texas 76118. PUBLIC HEARING

Background Information:

The property at 3662 Popplewell is a 42,000 square foot lot owned by Dora Valdez. The lot is currently zoned SF-10 Single-Family Residential.

The applicant for this case is Dora Valdez. The applicant is seeking a Specific Use Permit (SUP) for construction of a Guest House. A Specific Use Permit (SUP) is required to have a guest house in SF-10 Zoning district. City staff will confirm that all guest house requirements are being met before approving plans and issuing permits for the guest house structure.

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 June 28, 2022

City Council consideration July 25, 2022

Attachments:

Specific Use Permit Application
Location Map
Property Photo
Proposed Plans
Guest House Requirements

Suggested Motion:

Motion to (approve/deny) a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, 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: Dora Valdez
Business Name: _____
Phone: 817 808 0530 Email: dora1valdez@yahoo.com

Property Information

Property Address 3662 Popplewell St Square Feet 734
Building Owner Dora Valdez, Rebecca Aguirre Deed Date 04-03-2020
Company _____ Phone _____
Owner Address 3662 Popplewell St
Owner's Phone # _____ Owner's Email _____
Previous Occupant Mrs. Mrs. Jesse Hackfeld
Current Zoning _____

Zoning Request

Please describe the nature of your request

Guest House

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: Dora Valdez Date: _____

Public Hearing Information

Planning &
Zoning
Hearing Date _____

City Council
Hearing Date _____

This Zoning Case has been:

- ☐ Approved
- ☐ Denied
- ☐ Approved with amendments

Ordinance # _____

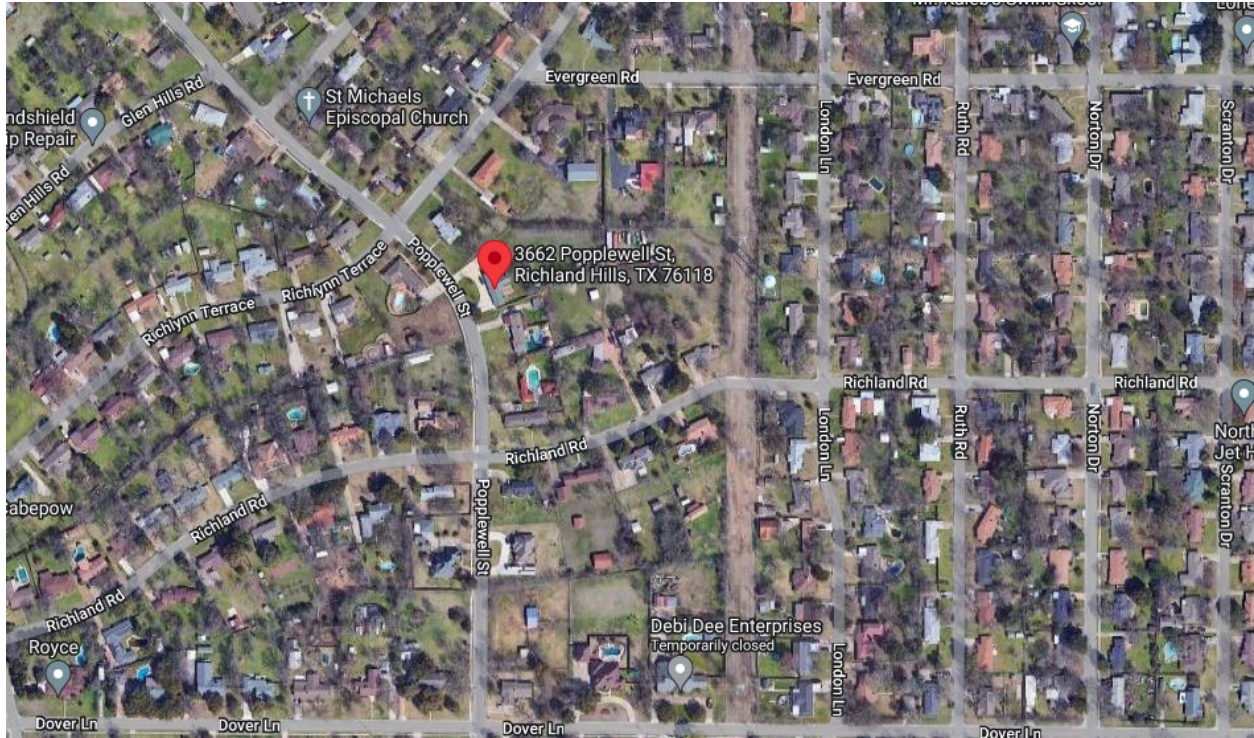
Notes

Permit # 20220309
Receipt # 347561 cc

Processed By _____

veangel

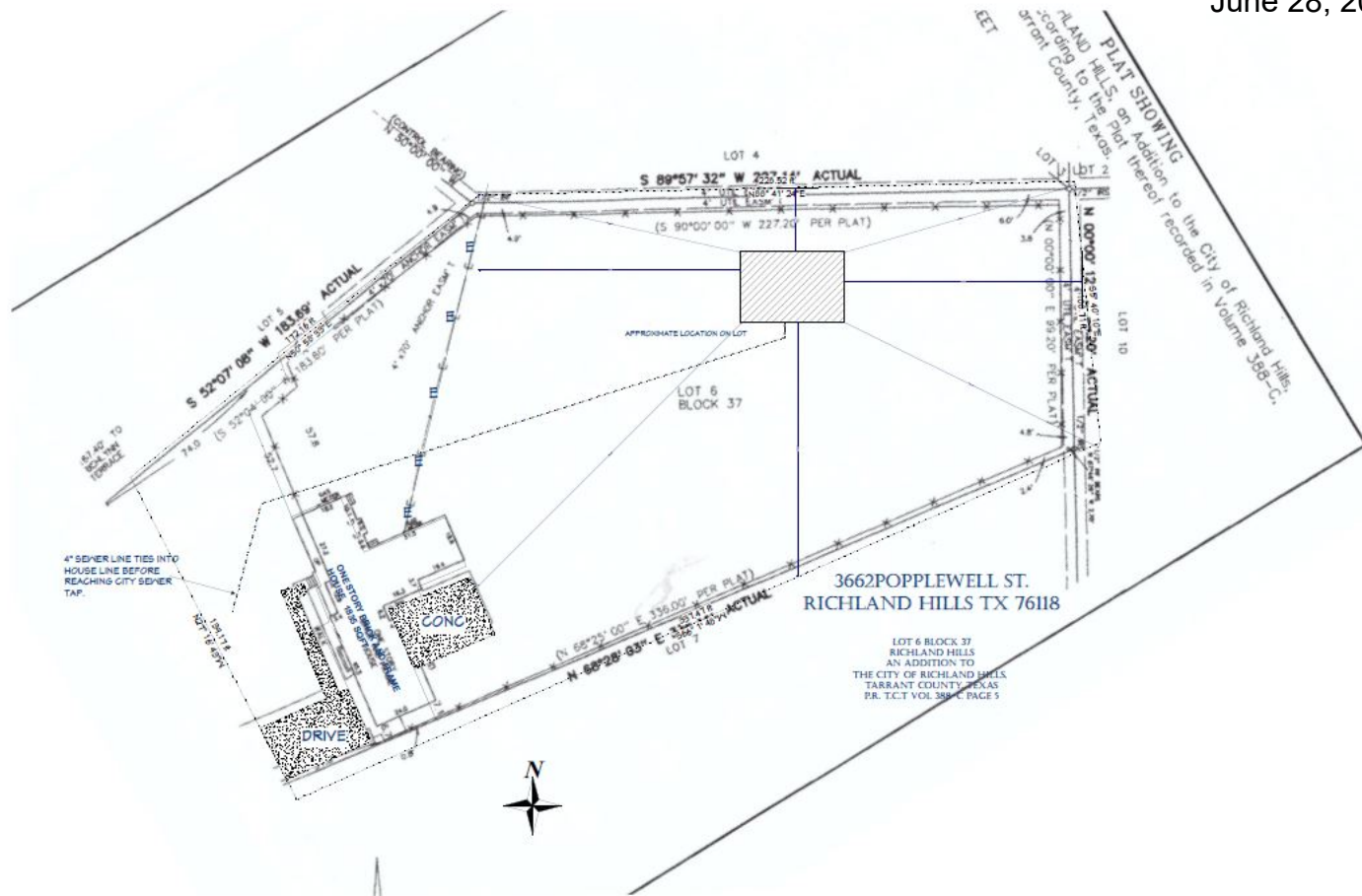
3662 Popplewell Street



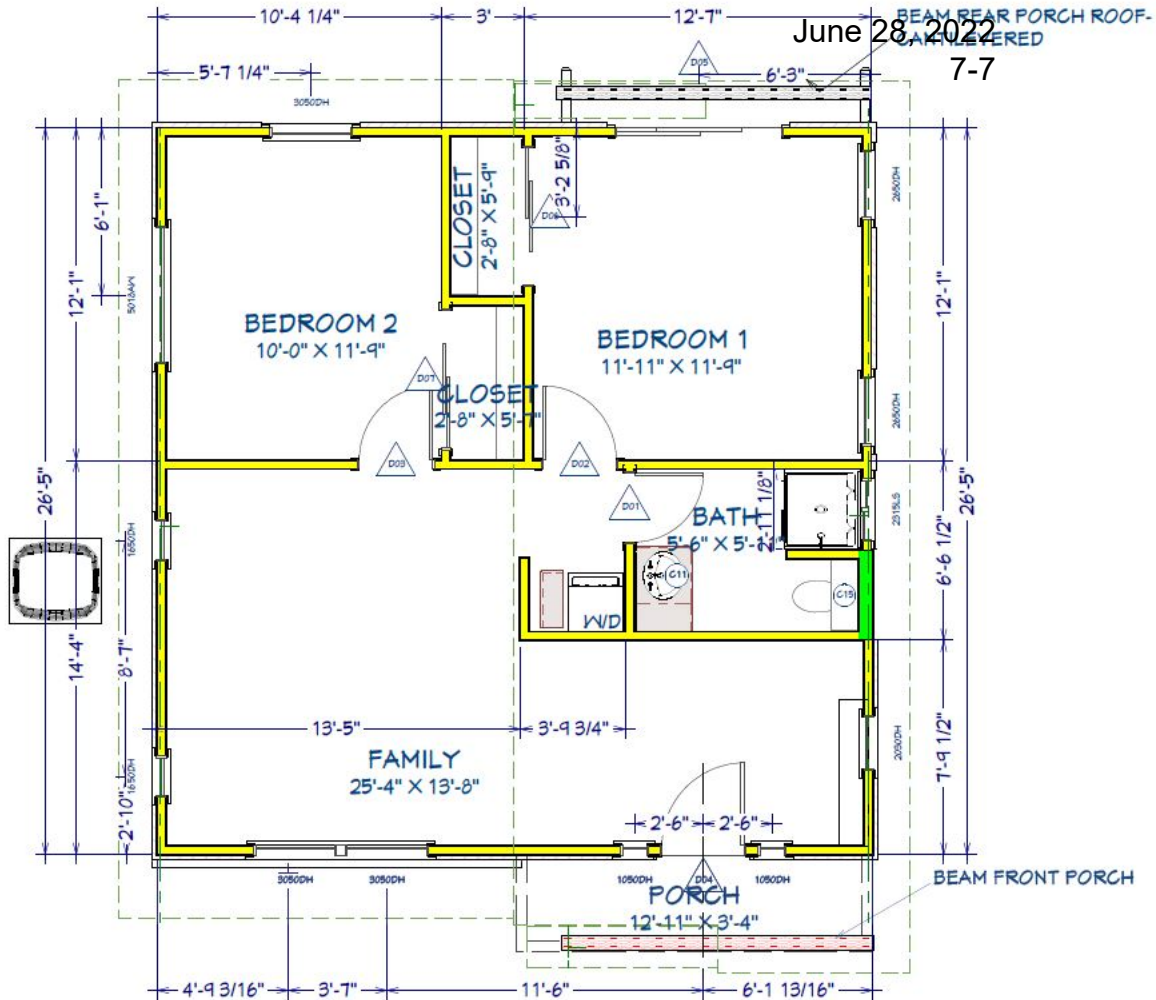
[illegible]

2910 W. Park Row Dr. Arlington TX 76013
Ph. (817) 901-5100 normal@normal.net

ELECTRICAL CONTRACTOR



7-7



Guest House Requirements

(19) Guest house. In addition to any requirements or regulations outlined within the specific use permit, guest houses shall be subject to the following development standards:

(a) Only one guest house shall be allowed on a single parcel of record.

(b) The guest house, along with the main dwelling, may not exceed the allowable site coverage for the zoning district.

(c) The guest house shall:

1. Not exceed 40 percent of the livable floor area of the main structure.

2. Not contain more than one bathroom facility.

3. Not contain a kitchen, including a range, stove or cooktop.

4. Be designed to ensure visual harmony, consistency, and compatibility with the main dwelling on the site and with other residential structures in the area, and meet all applicable masonry requirements.

5. Meet the setback requirements for accessory structures as stated in section 4.02.01 Residential Accessory Structures.

6. Not be separately rented or leased from the main dwelling, whether compensation is direct or indirect.

7. Not be sold separately from sale of the entire property, including the main structure, and the property shall not be replatted in a manner that would allow the accessory structure to become a main structure.

8. Register and receive annual inspections as outlined:

- a. Each guest house shall be registered annually. If there is any change in occupancy of the structure longer than three weeks, registration shall be updated at that time.

- b. Inspections shall be required annually. It shall be the responsibility of the property owner to request and schedule an inspection at the time of annual registration.

- c. The fees for registration and required annual inspection for each guest house are as shown in the city's fee schedule.

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: June 28, 2022

Subject: PD 2022-0414 Richland Crossing

Agenda Item:

Consider a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118. **Public Hearing**

Background Information:

The applicant for this zoning change is Robert Maxey with MetroCom Properties. They are requesting a zoning change from planned development zoning with a base of SF-7 and MF-2 be changed through a planned development to retain MF-2 multiple family residential medium density use. They are proposing to build 51 townhomes on the property known as 7151 Baker Boulevard.

Staff has reviewed the proposal on multiple occasions and has found some items that needed to be addressed (please see staff comment sheet). However, they were able to address all comments. There are a few suggestions that we also made that are on the comment sheet that the Board may want to consider. Attached in their planned development package is a chart showing what the MF-2 requirements are along with what they are proposing within their development standard.

Financial Considerations:

The applicant is requesting financial incentives that will be approved by City Council at a later date.

Board/Citizen Input:

Planning and Zoning Commission consideration: June 28, 2022 City

Council consideration: July 25, 2022

Attachments:

PD Application
Location Map
Property Photo
PD Proposal

Staff Comments

MF-2 Ordinance

Suggested Motion:

Motion to (*approve/deny*) a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 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: Robert Maxey
Business Name: MetroCom Properties, Inc.
Phone: 214-536-6345 Email maxey@metrocomproperties.com

Property Information

Property Address 7151 Baker Blvd. Square Feet 216,493.20 (4.97 ac.)
Building Owner John Gibson Deed Date 6/12/2003
Company 183 Poppelwell, LLC Phone _____
Owner Address 1618 Syracuse Dr. Richardson, TX 75081
Owner's Phone # 214-384-9299 Owner's Email jwgib@aol.com
Previous Occupant Project Richland Hills West
Current Zoning PD MF-2 and SF-7

Zoning Request

Please describe the nature of your request

Rezone property from PD MF-2 and SF-7 to a PD MF-2 residential to construct 51 town home lots.

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: _____

6/15/2022

Public Hearing Information

Planning &
Zoning
Hearing Date June 28th, 2022

City Council
Hearing Date July 25th, 2022

This Zoning Case has been:

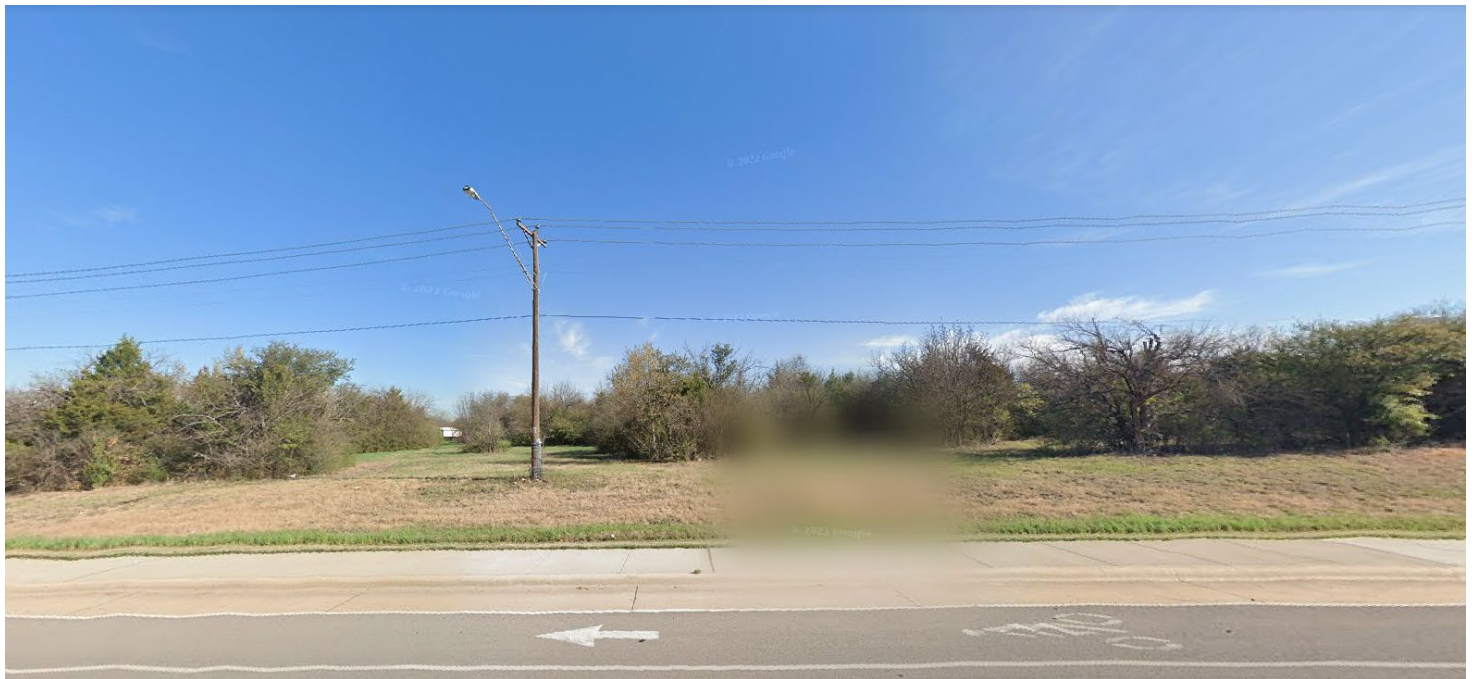
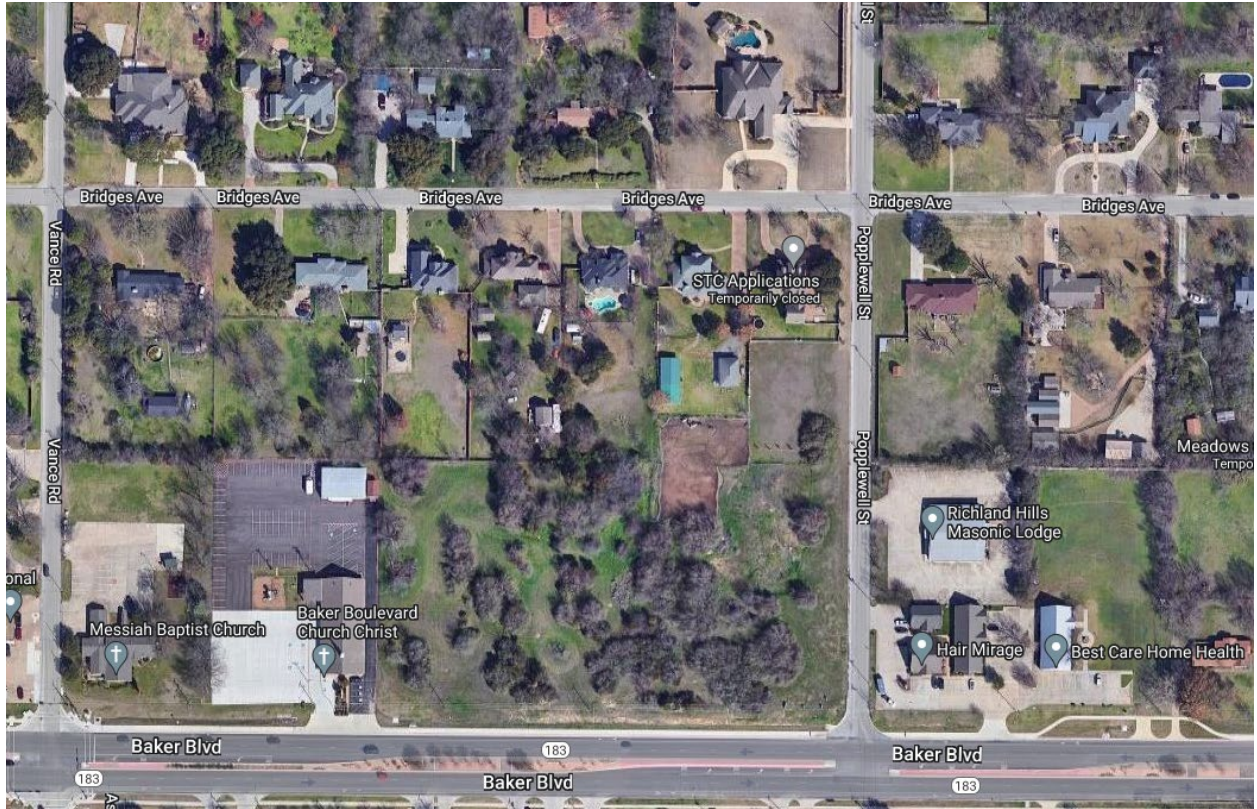
- ☐ Approved
☐ Denied
☐ Approved with amendments

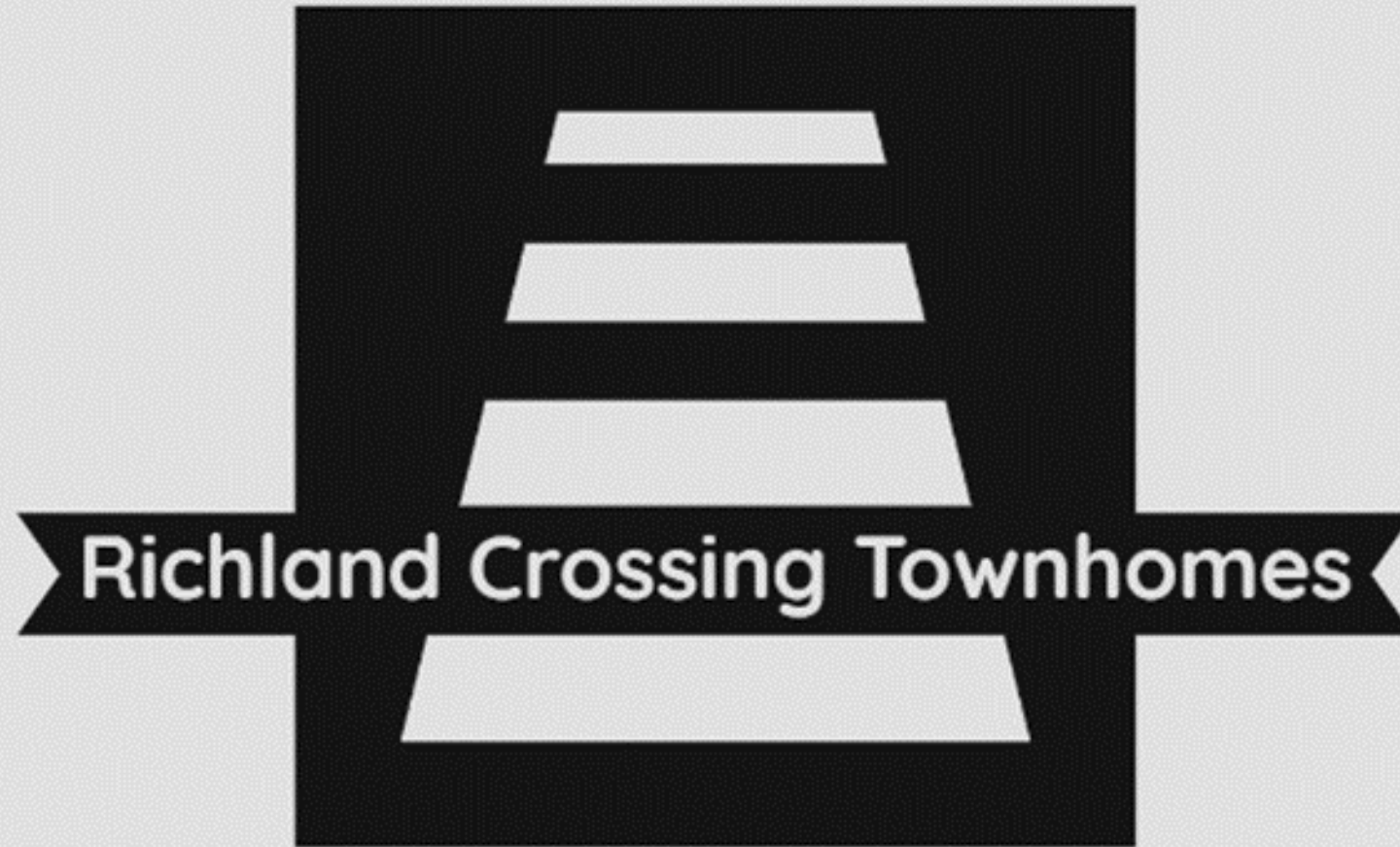
Ordinance # _____

Notes

Permit # 20220414
Receipt # 350438 check
Received payment: 06-16-2022

Processed By VRangel





NEIGHBORHOOD DESIGN

The proposed development for Richland Crossing Townhomes is designed to create an enhanced community of rear entry townhomes in the city of Richland Hills.

The existing land is currently zoned PD MF-2 and SF-7 and has always been vacant. We are requesting the zoning be changed to PD MF-2 Multi Family Residential which will include a mix of 4 unit, 5 unit and 6 unit rear entry buildings with a minimum of 1200 sqft per unit. There is an existing single- family development directly to the north, a church directly to the west and commercial to the east of Popplewell Street. Across Baker Blvd there is various commercial establishments and MF.

It is our desire to improve and enhance the existing land on the Northwest corner of Baker Boulevard and Popplewell by:

1. Addition of new landscape
2. Sidewalks and open green spaces
3. Attractive perimeter fencing
4. High quality townhome product with rear entry garage

This type of housing community is needed in Richland Hills as currently there is nothing similar available in the area. The market indicates there is a lack of smaller square foot, attractive, new and low maintenance yard homesites which empty nesters, first time home buyers and local Richland Hills professionals are looking for. Further it is highly desirable not only for the homeowner, but for the City of Richland Hills to embrace the beauty of a rear entry product. This allows for the home fronts to be free of parked vehicles in the driveways and the unsightly views into garages and instead provides an open and clear view of the beautifully designed front yard landscape and townhome elevations which will be seen from Baker Boulevard and within the community itself.

PROPOSED DEVELOPMENT STANDARDS

This Residential Planned Development (R-PD) District shall adhere to all the conditions of the Richland Hills Code of Ordinances, as amended, and adopt a base district of MF-2 Multiple Family Residential Medium Density. The following regulations shall be specific to the R-PD District.

A. Permitted Land Uses- Uses in this R-PD shall be limited to those permitted in the MF-2 Multiple Family Residential Medium Density, as amended, and subject to the following regulations as shown on the PD Concept Design Map.

B. Site Development Standards- Development of the property shall comply with the development standards of the MF-2 zoning district and the standards described below.

1. Lot dimensions and setbacks shall be as shown in the chart below:

STANDARD	MF-2 CURRENT REQUIREMENTS	PLANNED DEVELOPMENT STANDARDS
Height	3 stories maximum not to exceed 45'	2 stories not to exceed 45'
Front Yard (minimum)	25 feet	10 feet
Side Yard-Int (minimum)	8 feet	N/A
Side Yard-Street (minimum)	15 feet	5 feet
Rear Yard (minimum)	25 feet	20 feet of driveway
Building Size (minimum)	1 bedroom 600 SF 2 bedroom 900 SF 3 bedroom 1200 SF	3 bedroom 1200 SF
Lot Width (minimum)	75 feet	22 feet (single family lots)
Building Width (minimum)	Not specified	88 feet
Lot Depth (minimum)	120 feet	90 feet
Lot Size (minimum)	1-3 dwelling units 9000 SF Each additional dwelling unit 1500 SF	1980 SF
Lot Coverage	50% maximum	65% maximum
Density	Up to 16 units per gross acre	Up to 10.03 units per gross acre

2. The development shall include Open Space as follows:

- a) Open Space 1.07 acres (21.5%)
- b) 10' landscape buffer 0.21 acres (4.2%)
- c) Total Open Space approximately +/- 1.28 acres (25.8%)

All common open space areas and amenities shall be owned and maintained by a homeowner's association to be established prior to the first certificate of occupancy being issued. The common open space areas shall generally comply with what is shown on the site plan (Exhibit A). Developer shall have the flexibility to move or adjust the size of the open space shown on the concept plan at the time of platting to accommodate design needs so long as the total square foot of open space shown does not decrease by more than 15%.

3. Unless approved otherwise by the City of Richland Hills, Richland Crossing shall be required to have an active and in good standing Homeowners Association in perpetuity that will own and maintain all open spaces, amenities and fencing as prescribed in this zoning ordinance.

a) All fencing located within and abutting HOA open spaces shall be maintained by the Homeowners Association.

b) The Homeowners Association shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common area lots.

4. Fencing shall be designed and installed as shown on the Fencing Plan (Exhibit B to follow) which follow the city standards.

5. A minimum 4' sidewalk shall be constructed adjacent to all internal streets.
6. The number of parking spaces provided shall exceed the minimum requirement of 2 spaces per dwelling unit plus 1 additional space per every 4 units for guest parking. All parking off of Blue Jay Way to be guest parking only. Residents must use their required parking for their home. (May be an HOA stipulation in bylaws)
7. The site plan and landscaping shall be in conformance with the site visibility standards set forth in the City ordinance.
8. All designated crosswalks shall be constructed of stamped and/or stained concrete.
9. The development shall include a cluster mailbox. The location and design shall be approved by the Development Review Committee and US Postal Service.
10. Decorative landscape shall be included in common area open spaces and street trees shall be planted along Baker Blvd. A "feature" to be determined and approved will be located in the middle open space.
 - a. A landscape plan for the development shall be approved by the Development Review Committee prior to construction.
 - b. All landscaped areas will be maintained as a master irrigation system.

C. BUILDING DESIGN STANDARDS

1. Exterior wall materials - 75% of each façade (excluding doors and windows) shall consist of masonry construction materials and/or fiber-reinforced cementitious board.
2. Garages shall be rear entry with alley access to individual driveways.
3. A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a tile or slate roof may have a minimum roof pitch of 5:12 (inches of rise per inches of run) from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. Porches, dormers and shed roofs shall have a minimum 3:12 (inches of rise per inches of run).
4. All multi-tenant buildings will include a monitored fire alarm and a fire sprinkler system that is compliant with NFPA Standard 13D. Additionally, buildings will be constructed with fire suppression walls with resistance ratings certified for United States.

5. Each building shall include at least four of the following architectural elements.

- a. Awnings/canopies;
- b. Balconies (a minimum of 25 square feet in size);
- c. Dormers;
- d. Offsets within each building (minimum 20' to receive credit);
- e. Patio (a minimum of 25 square feet in size);
- f. Porches (a minimum of 25 square feet in size);
- g. Stoops (a minimum of 2' tall by 4' wide);
- h. Varied roof height in building (minimum 10' difference);
- i. Decorative sconce lighting
- j. Decorative banding or molding
- k. Decorative overhangs above garage doors
- l. Eyebrow soldier course over garage doors
- m. Decorative brackets on garage doors
- n. Decorative garage doors

D. Amendments to Approved Planned Developments.

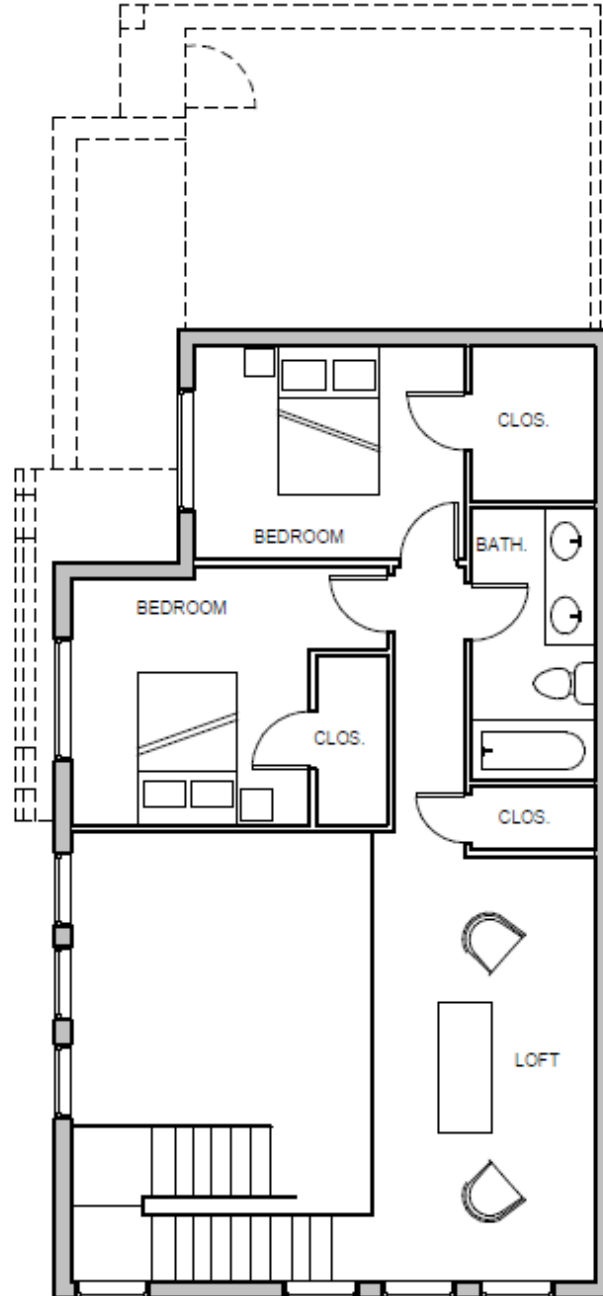
A major amendment or revision to the Residential Planned Development shall be processed in the same manner as the original approval with the exception that the City Manager or designee may approve minor amendments or revisions to the R-PD standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change uses approved other than to a less intense use such as single family detached;
3. Increase approved densities, height, site coverage or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns

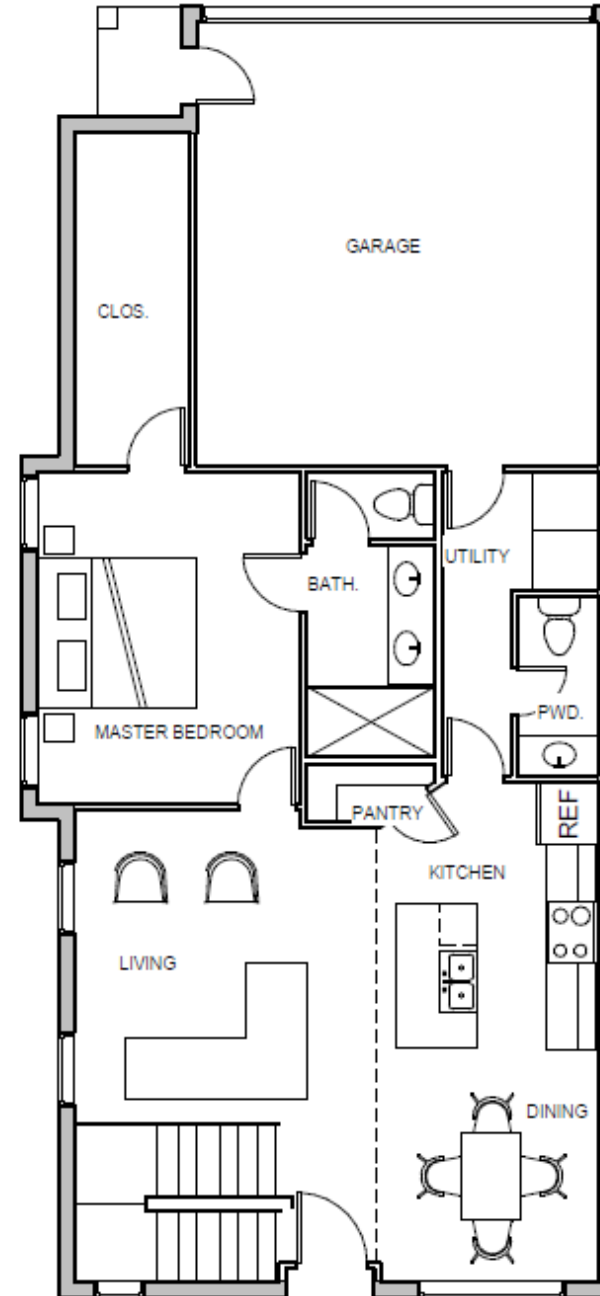


CONCEPTUAL FLOORPLAN

June 28, 2022
8-17



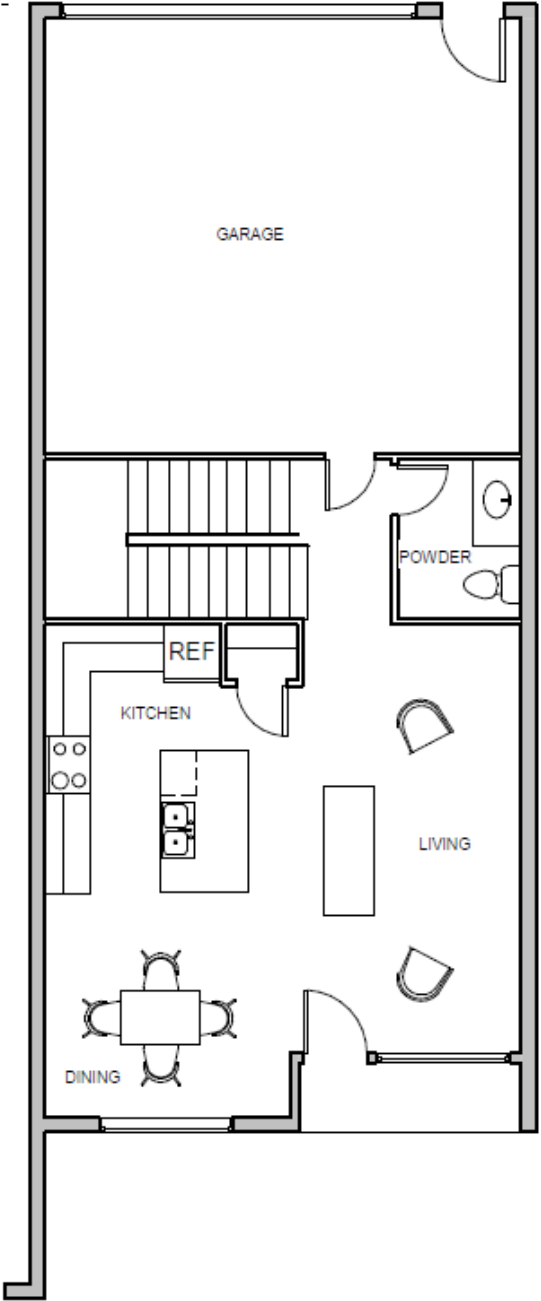
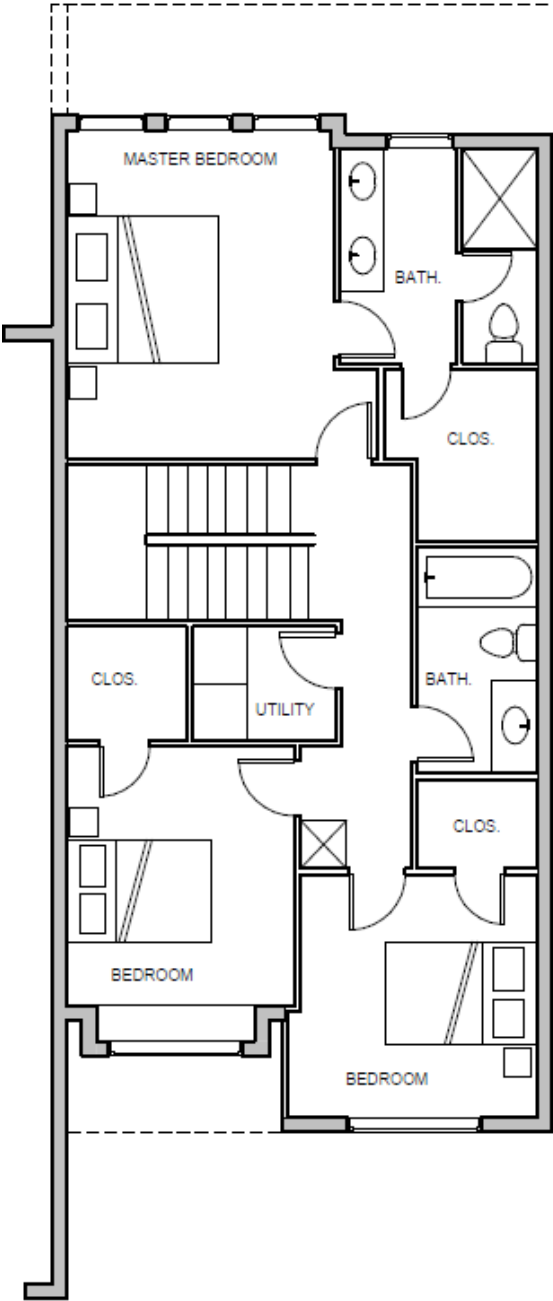
2ND FLOOR PLAN - CORNER UNIT



1ST FLOOR PLAN - CORNER UNIT

1886 SQ FEET TOTAL

CONCEPTUAL FLOORPLAN



1ST FLOOR PLAN - INTERIOR UNIT

2ND FLOOR PLAN - INTERIOR UNIT

1684 SQ FEET TOTAL

CONCEPTUAL FRONT ELEVATIONS



CONCEPTUAL SIDE AND REAR ELEVATIONS





CONCEPTUAL OPEN SPACE PARK



CITY OF RICHLAND HILLS, TEXAS

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June 14, 2022
Mr. Robert Maxey
President
MetroCom Properties, Inc.
611 S. Main Street
Suite #400
Grapevine, Texas 76051
214-536-6345
maxey@metrocomproperties.com

RE: Richland Crossing Planned Development DRC Review

The Development Review Committee have completed our review of your Planned Development proposal that was received on June 7, 2022. Listed below are our comments/feedback from our review.

These are our following comments:

1. Comment: Include that all parking off of Blue Jay Way be guest parking only. All residents must use their required parking for their home. (May be a HOA stipulation in bylaws) **We will comply.**
2. Comment: Make sure that side yard interior meets 8 foot setback. It is hard to tell with some of the lots that are next to alley ways. **See Below**
3. Comment: What is the purpose of naming the two alley ways? (Carolina Wren Pathway and Mourning Dove Pathway) Those are the backs of the properties, and they are not streets. All lots for this design would need to be addressed to Blue Jay Way, since those alleys do not meet street standards, they would just be alleyways. **We have unnamed the alley ways.**
4. Comment: The city would like a verification statement from republic services that the alley widths proposed would not be an issue with their trucks to pickup collections. **We shall contact Republic and ask for a similar statement.**
5. Comment: With the South entrance off of Baker Boulevard, remember that permitting process is with TxDot for that access easement. **Understood**
6. Suggestion: Along Popplewell another enhancement suggested is to place a sidewalk on the east side off of Popplewell street, and that it is 5'. **We will have a sidewalk going north**



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7. Suggestion: The committee suggests that the masonry fence be 8 feet to give property owners to the north more privacy.

There will be a grade separation on the north boundary of Richland Crossing and we will have a two feet tall retaining wall there. We will put a six feet masonry wall on top of the retaining wall which will provide the same effect as an eight feet masonry wall.
If you have any questions or need additional information, please do not hesitate to call me at (817) 616-3745

Sincerely,

Logan Thatcher
Assistant to the City Manager

Comment #2 above:

The typical MF-2 zoning proposes multiple attached units on a single lot. Each unit is typically leased. Our PD proposes multiple attached units with each unit on a separate lot. Each unit would be purchased separately. Based on this type of townhome, we are proposing appropriate building setbacks shown under "Zoning Regulations" on the Zoning Exhibit. The units are designed for minimal private yard space. The front yard setback is 10'. The rear yard is 20' which allows for parking off of the alleys. Based on the attached townhome units, the building sideyard setback for the interior units will be 0' (common walls). The exterior unit will have a 5' sideyard setback. All exterior units are either adjacent to open space lots or the widened street right-of-way (5' wider on each side of the roadway).

Sec. 91-501. Multiple-family development regulations.

- (a) *Applicability.* This section shall apply to the MF-2 Multiple-Family Residential Medium Density, MF-3 Multiple-Family Residential High Density, and MX Mixed Use Districts, and any other districts or development specified in this section.
- (b) *Building orientation and construction.*
 - (1) *Parking.*
 - a. Parking is only allowed between the building and a public street when located at or beyond the required landscape buffer and screened with a headlight screen of earthen berms and/or a row of shrubs.
 - b. Parking between the building and a public street is also subject to tree planting requirements specified in subsection (d)(2) Other Parking and Circulation Requirements, below.
 - c. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
 - (2) *Detached garages.*
 - a. No detached garages may be located between residential buildings and a public street.
 - b. Structured parking garages consisting of more than one level must meet appropriate building setbacks as specified in the zoning ordinance.
 - (3) *Pedestrian connections.* Gated or un-gated pedestrian connections will be provided to adjacent schools, parks, and nonresidential developments.
- (c) *Exterior material requirements and design elements.*
 - (1) *Exterior materials.*
 - a. The exterior facades of a main building or structure shall be constructed of 85 percent Class 1: Masonry Construction on the first and second floors and 50 percent on all other floors.
 - (2) *Design elements.*
 - a. Flat roofs are prohibited.
 - b. All residential windows shall be operable, with the exception of decorative windows, transoms and side lights. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum 15 square feet in size.
 - c. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be screened with architectural features to avoid a direct view of a stairwell from public streets and open space.
 - d. All multifamily buildings must use four or more of the following architectural features:
 - 1. Awnings/canopies;
 - 2. Balconies (a minimum of 25 square feet in size);
 - 3. Dormers;
 - 4. Offsets within each building (minimum 20 feet to receive credit);
 - 5. Patio (a minimum of 25 square feet in size);
 - 6. Porches (a minimum of 25 square feet in size);

- 7. Stoops (a minimum of two feet tall by four feet wide);
 - 8. Varied roof height in building (minimum ten-foot difference);
 - 9. Others as approved by the zoning administrator.
 - e. Mailrooms or mail kiosks shall be 100 percent masonry and constructed of the same materials as the main structure.
- (3) *Facade articulation.* In order to ensure the aesthetic value and visual appeal of multiple-family land uses and structures, facade articulation shall be required. See definition of articulation in section 8. Definitions of the zoning ordinance.
- a. Facade articulation of at least three feet in depth or offset shall be required for every 30 feet in horizontal surface length.
 - b. Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan, and shall be submitted for review along with the site plan.
- (d) *Parking and circulation standards.*
- (1) *Garages, when provided.*
- a. Garages shall be 100 percent masonry and be constructed of the same materials as the main structure.
 - b. The garage may be part of the dwelling structure.
 - c. Garages shall be set back a minimum of eight feet from the circulation aisle.
 - d. The garage shall not be used for storage, thereby prohibiting the parking of an operable vehicle.
- (2) *Other parking and circulation requirements.*
- a. Parking located between the building and a public street shall be at or beyond the required landscape buffer and requires a large tree every five parking spaces along the first row of parking and a head light screen in addition to perimeter landscaping requirements.
 - b. Subgrade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below the average finish grade of the first floor.
 - c. Dead-end drive aisles shall have a maximum of ten parking spaces.
 - d. Mail kiosk shall have a minimum of five of the required parking spaces for the development within 50 feet, unless a drive-through facility is provided.
 - e. Enclosed garage parking spaces shall be a minimum of ten by 20 feet.
 - f. Drive aisles within the apartment complex must be configured to decrease speed and shall have a maximum of 500 feet in a straight length without an offset of a minimum of 30 feet, unless other traffic calming measures are approved by the zoning administrator and fire chief.
 - g. Access to a public street in a single-family neighborhood will be limited access and will not function as a primary access point for the complex.
 - h. Access to single-family alleys is prohibited.
 - i. Direct access to a median opening is required when the property is located on a divided thoroughfare. This shall be one of the minimum two points of access required.

- (e) *Waiver.* The city manager is authorized to grant a waiver to these requirements if necessary to result in a higher quality development and/or to carry out the recommendations of the comprehensive plan.

(Ord. No. 1274-14, § 5(Exh. E), 5-6-2014)