

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
October 25, 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 September 27, 2022 Planning and Zoning Commission meeting

5. Consider a Specific Use Permit to allow the use "Farmer's Market" for the property described as Abstract 1241 Tract 2J, Popplewell, S Survey, Richland Hills, Texas, otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118. **PUBLIC HEARING**

6. Consider a Specific Use Permit to allow the use "Car Wash, Full Service" for the property described as Block 81 Lot 1R2 Richland Hills Addition, Richland Hills, Texas, otherwise known as 7345 Baker Boulevard, Richland Hills, Texas 76118. **PUBLIC HEARING**

7. Consider a Specific Use Permit to allow the use "Car Wash, Full Service" for the property described as Block 15 Lot 5R Richland Hills Addition, Richland Hills, Texas, otherwise known as 7024 Boulevard 26, Richland Hills, Texas 76118. **PUBLIC HEARING**

8. 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 20th day of October 2022 by 5:30 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: October 25, 2022

Subject: Minutes from the September 27, 2022 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the September 27, 2022 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

September 27, 2022 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the September 27, 2022 Planning and Zoning Commission meeting.

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
SEPTEMBER 27, 2022
MINUTES**

Members Present

Michael Wilson, Chair
Jackson Durham, Place 3
Mary Witt, Place 4
Mary Sullivan, Alternate 1

Members Absent

Kenneth Keating, Place 1
Kelle Jones, Place 5

Alternate Members Absent

Theresa Bledsoe, Alternate 2

Staff Present

Logan Thatcher, Assistant to the City Manager
Lindsay Wells, City Secretary
Rachel Raggio, City Attorney

1. CALL TO ORDER

Commission Chair Wilson called to order at 6:01 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 June 28, 2022 Planning and Zoning Commission meeting.**

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Witt to approve the minutes from the June 28, 2022 Planning and Zoning Commission meeting with corrections as discussed.

Motion carried by a vote of 4-0.

5. Approved Consider Ordinance 1461-22, amending Section 6.03, "Zoning Text and Map Amendments" of Article 6, "Development Review Procedures" of Chapter 90, Zoning" of the Richland Hills City Code by revising the regulations for posting a sign regarding a zoning map amendment. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the proposed ordinance cleans up language in the City's Code of Ordinances to show that the City is responsible for posting signs on the property of a proposed zoning change 10 days prior to the public hearing rather than the applicant being responsible for the signs.

Chair Wilson opened the public hearing at 6:05 p.m. and asked to hear from any proponents followed by opponents of the case. Hearing none, Chair Wilson closed the public hearing at 6:05 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Witt to approve Ordinance 1461-22, amending Section 6.03, "Zoning Text and Map Amendments" of Article 6, "Development Review Procedures" of Chapter 90, Zoning" of the Richland Hills City Code by revising the regulations for posting a sign regarding a zoning map amendment.

Motion carried by a vote of 4-0.

6. Approved Ordinance 1462-22, amending Section 6.08, "Specific Use Permit (SUP)" of Article 6, "Development Review Procedures" of Chapter 90, Zoning" of the Richland Hills City Code by removing references to the zoning map. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the proposed ordinance amends Section 6.08.01(H) of Article VI, "Development Review Procedures," of Chapter 90, "Zoning," of the Richland Hills Code to read as follows:

“(H) Attached only to property. Specific use permits are attached to the property, not to the owner, the business, or the subtenant.”

He advised that the current requirement to update the official City map whenever a Specific Use Permit (SUP) will be removed as SUPs are conditional and have limited uses and the expense to update the map is prohibitive.

Chair Wilson opened the public hearing at 6:11 p.m. and asked to hear from any proponents followed by opponents of the case. Hearing none, Chair Wilson closed the public hearing at 6:11 p.m.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Surham to approve Ordinance 1462-22, amending Section 6.08, “Specific Use Permit (SUP)” of Article 6, “Development Review Procedures” of Chapter 90, Zoning” of the Richland Hills City Code by removing references to the zoning map.

Motion carried by a vote of 4-0.

7. ADJOURNMENT

Assistant to the City Manager Thatcher introduced new City Attorney Rachel Reggio.

Chair Wilson declared the meeting adjourned at 6:15 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: October 25, 2022

Subject: 7206 Latham Drive SUP Request

Agenda Item:

Consider a Specific Use Permit to allow the use “Farmer’s Market” for the property described as Abstract 1241 Tract 2J, Popplewell, S Survey, Richland Hills, Texas, otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 7206 Latham Drive is a 58,763 square foot lot owned by Mr. Boykin. The building area is 2,600 square feet. The lot is currently zoned Light Commercial.

The applicant for this case is Mr. Boykin. The applicant is seeking a Specific Use Permit (SUP) to permit the use “Farmer’s Market” in the Light Commercial zone. Light Commercial does require a Specific Use Permit for this Use.

Mr. Boykin applied for a Specific Use Permit for the use of a Sporting Goods store in April of 2021. Mr. Boykin has changed his plan for the property and sees the best use of the property to be a farmer’s market. With this Specific Use Permit, Mr. Boykin is requesting the following:

- Allow the use of “Farmer’s Market”
- Allow two portable restrooms to stay on site
- Allow the chain link fence to remain at the property

Other considerations for the request are traffic flow through the property, especially with the location being at the corner of Latham and Handley, and also parking plan. The use “Farmer’s Market” requires two parking spaces per booth. Also, to note there will be a permanent food truck establishment that will also be located at this property that will be open throughout the week. The actual Farmer’s Market will be opened on Saturdays in the morning.

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 October 25, 2022

City Council consideration November 14, 2022

Attachments:

Specific Use Permit Application

Location Map

Property Photo

Proposed Plan

Suggested Motion:

Motion to approve a Specific Use Permit to allow the use "Farmer's Market" for the property described as Abstract 1241 Tract 2J, Popplewell, S Survey, Richland Hills, Texas, otherwise known as 7206 Latham Drive, 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: LUTHER Daniel Boykin, JR.
Business Name: CITY MARKET
Phone: 817-808-3939 Email: citymarketplace7206@gmail.com

Property Information

Property Address 7206 Lathan DR Square Feet 12,000
Building Owner LUTHER Daniel Boykin, JR. Deed Date 2019
Company CITY MARKET Phone 817-808-3939
Owner Address 11105 Silver Horn DR., Fort Worth, TX. 76108
Owner's Phone # 817-808-3939 Owner's Email danboykinjr@gmail.com
Previous Occupant AT&T
Current Zoning ~~MIX USE~~ LC

Zoning Request

Please describe the nature of your request

SUP for Farmers Market

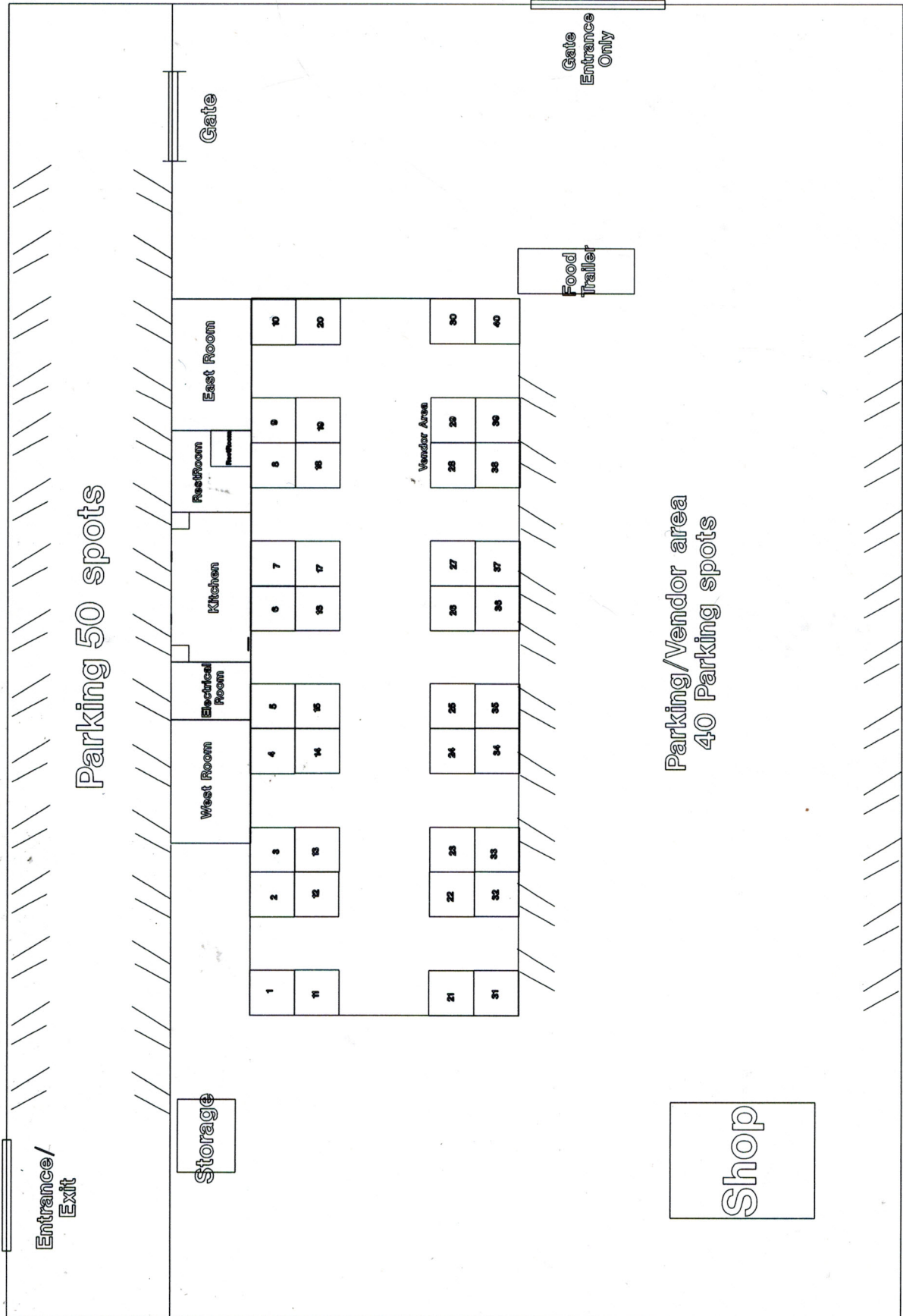
Luther Daniel Boykin, Jr.
Signature

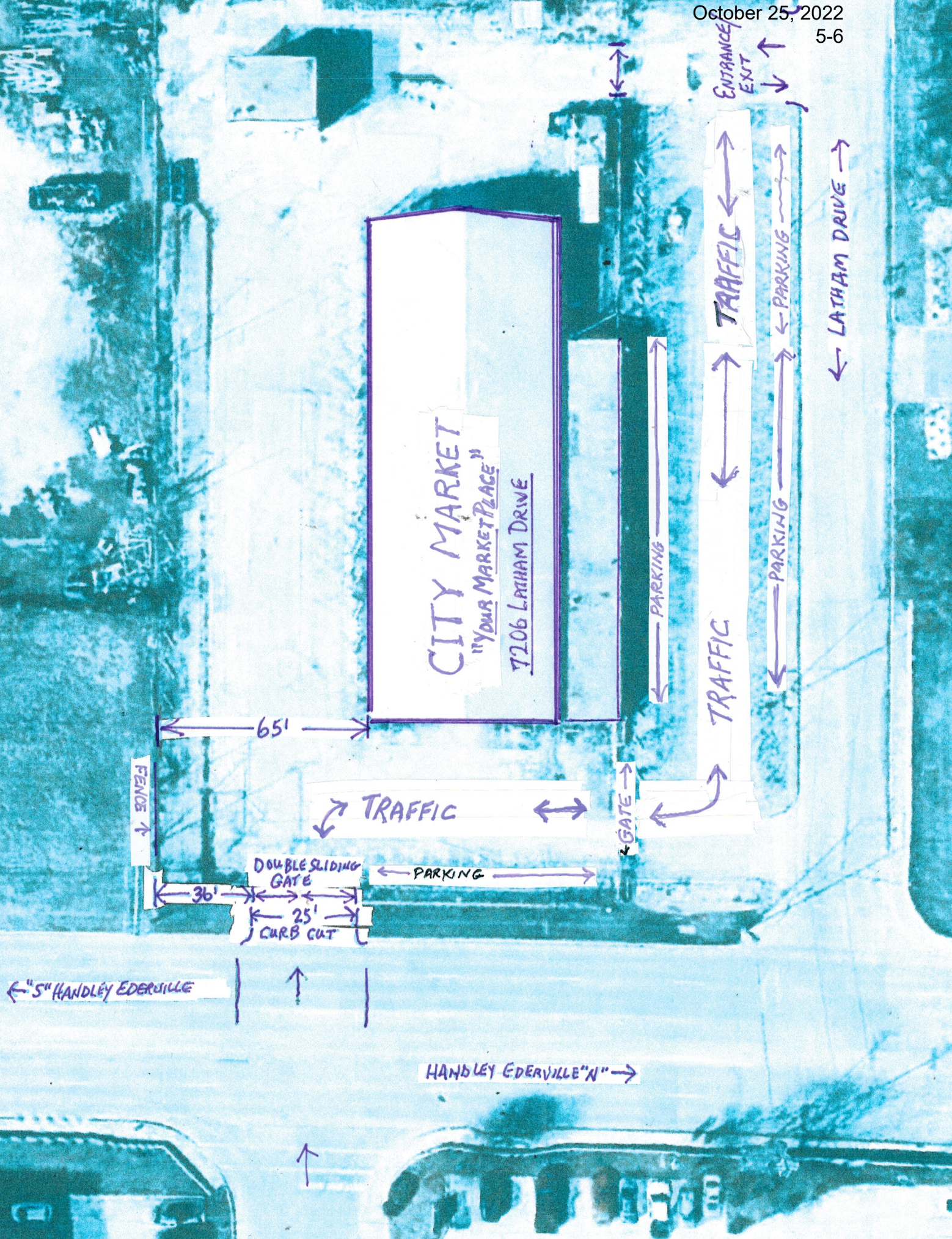
I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.



Handley-ederville Rd.

7206 Latham Dr., Richland Hills, TX 76118





CITY MARKET
"YOUR MARKET PLACE"
7206 LATHAM DRIVE

FENCE

DOUBLE SLIDING
GATE
36'
25'
CURB CUT

TRAFFIC

PARKING

GATE

TRAFFIC

TRAFFIC

PARKING

PARKING

PARKING

LATHAM DRIVE

ENTRANCE
EXIT

5th HANDLEY EDERVILLE

HANDLEY EDERVILLE "N"

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: October 25, 2022

Subject: 7345 Baker Boulevard SUP Request

Agenda Item:

Consider a Specific Use Permit to allow the use “Car Wash, Full Service” for the property described as Block 81 Lot 1R2 Richland Hills Addition, Richland Hills, Texas, otherwise known as 7345 Baker Boulevard, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 7345 Baker Boulevard is a 34,695 square foot lot owned by Apollo Automotive. The building area is 3,172 square feet. The lot is currently zoned Light Commercial.

The applicant for this case is Mr. Noulas. The applicant is seeking a Specific Use Permit (SUP) to permit the use “Car Wash, Full Service” in the Light Commercial zone. Light Commercial does require a Specific Use Permit for this Use.

Mr. Noulas currently owns a Self-Service Car wash that is considered “Grand Fathered” due to the use not being permitted in the Light Commercial Zone. He would like to keep his Self-Service Car Wash and just convert one of the end bays to a full-service tunnel. His plans then are to acquire more space for free vacuums for use. Please reference the site map that was provided for a visual for the property plan. He has done this innovation to a property that he owns in Haltom City as of recently.

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 October 25, 2022

City Council consideration November 14, 2022

Attachments:

Specific Use Permit Application
Location Map
Property Photo
Proposed Plan

Suggested Motion:

Motion to approve a Specific Use Permit to allow the use “Car Wash, Full Service” for the property described as Block 81 Lot 1R2 Richland Hills Addition, Richland Hills, Texas, otherwise known as 7345 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: Athanasios Noulas
Business Name: Apollo Automotive Inc.
Phone: 817 5011349 Email: ApolloAutoDetail@gmail.com

Property Information

Property Address 7345 Baker Blvd Square Feet 43,000
Building Owner Apollo Automotive Deed Date _____
Company Athanasios Noulas Phone 817 5011349
Owner Address 6737 Georgia Ave.
Owner's Phone # 817 5011349 Owner's Email ApolloAutoDetail@gmail.com
Previous Occupant _____
Current Zoning _____

Zoning Request

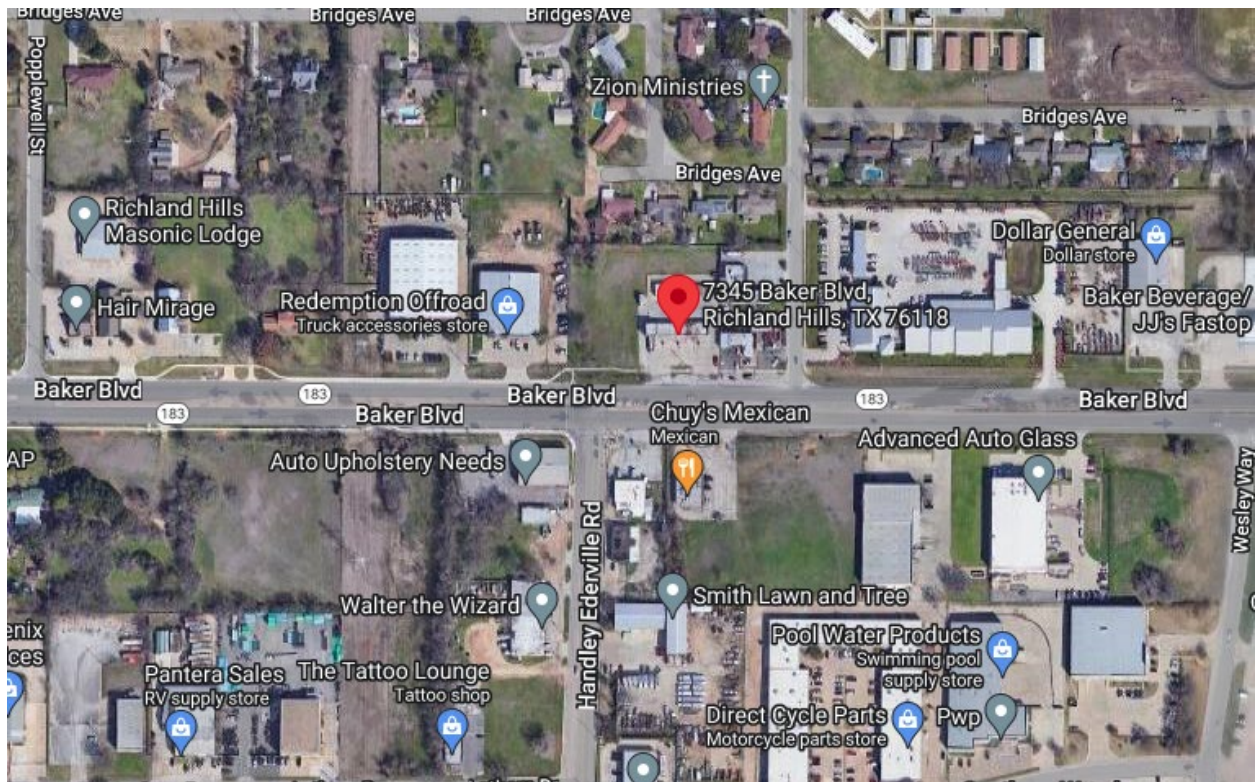
Please describe the nature of your request

Expand Bay No 1 (truck Bay) all the way to connect
other existing Building.
Small carwash tunnel. Resurface Front of existing
Self carwash Face and Concrete

Signature

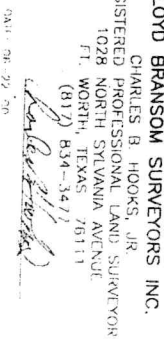
I certify that my answers are true and complete to the best of my knowledge and I understand that false or misleading information in my application may result in zoning violations.

Signature: [Signature] Date: 9/26/22



Oct 25th

Now 14^{th}



Memorandum

To: Richland Hills Planning and Zoning Commission

From: Logan Thatcher, Assistant to the City Manager

Date: October 25, 2022

Subject: 7024 Boulevard 26 SUP Request

Agenda Item:

Consider a Specific Use Permit to allow the use “Car Wash, Full Service” for the property described as Block 15 Lot 5R Richland Hills Addition, Richland Hills, Texas, otherwise known as 7024 Boulevard 26, Richland Hills, Texas 76118. **PUBLIC HEARING**

Background Information:

The property at 7024 Boulevard 26 is a 35,327 square foot lot owned by Mr. and Mrs. Chaucon. The building area is 4,669 square feet. The lot is currently zoned Retail.

The applicant for this case is Mr. Nana. The applicant is seeking a Specific Use Permit (SUP) to permit the use “Car Wash, Full Service” in the Retail zone. Retail does require a Specific Use Permit for this Use.

Mr. Nana currently owns and helps operate 11 Full-Service Car wash locations in the Dallas/Fort Worth area. Currently on the lot are two buildings that have been the location for the business Tranquility Spa. The owners are looking to sell to Mr. Nana.

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 October 25, 2022

City Council consideration November 14, 2022

Attachments:

Specific Use Permit Application
Location Map
Property Photo
Proposed Plan

Suggested Motion:

Motion to approve a Specific Use Permit to allow the use “Car Wash, Full Service” for the property described as Block 15 Lot 5R Richland Hills Addition, Richland Hills, Texas, otherwise known as 7024 Boulevard 26, 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: Viran Nana

Business Name: Q Wash Management LLC

Phone: 817-308-1780 Email: viran@Qcompanies.us

Property Information

Property Address 7024 Boulevard 26 Richland Hills 76180 Square Feet 35,327 sqft

Building Owner Frieda Chacon Deed Date _____

Company N/A Phone 817-233-2612

Owner Address 6820 San Fernando Drive, Fort Worth 76131-2868

Owner's Phone # 817-233-2612 Owner's Email Chacon227@yahoo.com

Previous Occupant _____

Current Zoning R - Retail

Zoning Request

Please describe the nature of your request

To develop a modern environmentally conscious express tunnel car wash. We will have attractive
Landscaping, building design & finishes. We will recycle 70%-80% of water used, Professional
operations with team members in good uniforms providing outstanding service and keeping all
areas clean and attractive. Free Turbo Vacuums, High Pressure Air, mat cleaners & towels.

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: September 29th 2022

