

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
OCTOBER 25, 2022
MINUTES**

Members Present

Michael Wilson, Chair
Jackson Durham, Place 3
Mary Witt, Place 4
Theresa Bledsoe, Alternate 2

Members Absent

Kenneth Keating, Place 1
Kelle Jones, Place 5

Alternate Members Absent

Mary Sullivan, Alternate 1

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 6:05 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 September 27, 2022 Planning and Zoning Commission meeting.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Witt to approve the minutes from the September 27, 2022 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Approved 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

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the item is an application for a Specific Use Permit for the property located at 7206 Latham Drive. The applicant, Luther Daniel Boykin, is seeking a Specific Use Permit (SUP) to permit the use “Farmer’s Market” in the Light Commercial zone. 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

Also, there will be a permanent food truck establishment located at this property that will be open throughout the week. The applicant has been building a deck on the property to surround the food truck that will need to be inspected and approved. The actual Farmer’s Market will be open on Saturday mornings.

Applicant Dan Boykin, 7206 Latham Drive, Richland Hills, discussed his plan for the property and the business including rotating food vendors and artisans as well as increased parking and restroom facilities.

Discussion ensued regarding providing cleaning for the portable bathrooms, making them handicapped accessible, and fencing.

Mr. Boykin advised that his preference is chain link fencing to allow people to see the property but would abide by the recommendations of the Commission.

Chair Wilson opened the public hearing at 6:20 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Chair Wilson closed the public hearing at 6:20 p.m.

Further discussion ensued regarding fencing and the possible removal of barbed wire and the future use of the property.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Witt 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 and to allow the use of two portable restrooms on site, on the condition that screening is provided when not in operation; and to allow the use of a chain link fence to remain on the property, on the condition that the south and west sides of the property are fenced with slatted materials in conformance with City code.

Motion carried by a vote of 4-0.

6. Tabled consideration of 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

Assistant to the City Manager Logan Thatcher advised that the applicant requested this item be moved to a future agenda.

Motion: Motion was made by Chair Wilson and seconded by Commissioner Witt to table consideration of 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 to November 29, 2022.

Motion carried by a vote of 4-0.

7. Approved 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

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the item is an application for a Specific Use Permit for the property located at 7024 Boulevard 26. The applicant, Viran Nana, is seeking a Specific Use Permit (SUP) to permit the use “Car Wash, Full Service” in the Retail zone for a Q Car Wash location.

Applicant Viran Nana, 7024 Boulevard 26, Richland Hills, introduced himself and provided a brief overview of his company including the use of quiet vacuums, environmentally conscious, recycled water, 15 full time employees, and operating hours. Additionally, he advised that construction would take approximately nine months

Mayor Lopez opened the public hearing at 8:20 p.m. and asked to hear from any proponents followed by opponents of the budget.

Louis Hernandez, Q Car Wash contractor, expressed his appreciation to Mr. Nana and his company stating that he loves working for the company and said he felt that the car wash locations were quiet, clean, and great facilities.

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

Chair Wilson declared the meeting adjourned at 6:15 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman