

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 23, 2024
MINUTES**

Members Present

Michael Wilson, Chair
Kenneth Keating, Place 1
Jackson Durham, Place 3
Mary Witt, Place 4
Kelle Jones, Place 5
Keith Albee, Alternate 1

Members Absent

Alternate Members Absent
Curtis Bergthold, Alternate 2

Staff Present

JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary

1. CALL TO ORDER

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. Approved minutes from the January 23, 2024 Planning and Zoning Commission meeting.

Motion: Motion was made by Commissioner Jones and seconded by Commissioner Witt to approve the minutes from the January 23, 2024 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

5. Approved a Replat for the property described as Lots 1 and 6, Block 16, Richland Hills South – Section 3, otherwise known as 6500 Lavon Dr and 2800 Mary Boaz St, Richland Hills, Texas 76118.

Director of Planning and Development Services JP Ducay introduced the item to the Commission and advised that applicant David Lewis with Spry Surveyors on behalf of property owner Lawrence Ludwig submitted an application for a replat (Case 2024-0004) for the property described as Lots 1 and 6, Block 16, Richland Hills South – Section 3, otherwise known as 6500 Lavon Dr and 2800 Mary Boaz St, Richland Hills, Texas 76118.

The purpose of this plat is to unify Lots 1 and 6 to create Lot 1R in an effort to bring the site into compliance and construct a garage.

Discussion ensued regarding approval by the City for the garage construction.

Mr. Ducay confirmed that the applicant will bring forward an application for a permit to construct the garage at a later date but the replat needed to be completed first.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Durham to approve the Replat for the property described as Lots 1 and 6, Block 16, Richland Hills South – Section 3, otherwise known as 6500 Lavon Dr and 2800 Mary Boaz St, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

6. Approved Ordinance 1498-24 a Specific Use Permit (2024-0217) to permit a Guesthouse for the property described as Lot 7, Block 10, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay introduced the item to the Commission and advised that property owner Jonathan Mercer submitted an application for a Specific Use Permit, to allow for the use of “Guest House” in the SF-E, Single-Family Residential Estate Zoning District for 7148 Dover Lane. The subject property is approximately 2.6 acres and contains a 3,888 square-foot primary residence.

The applicant has proposed building a guest house approximately 4,000 square-feet in total, including 2,000 square-feet of living space and 2,000 square-feet of garage space. The living space will contain three bedrooms, two bathrooms, a full kitchen and laundry room to accommodate family members and a caregiver. The full kitchen facility is proposed to allow for the preparation of food for family members within the confines of the guest house and the garage will be utilized to house an RV and classic cars.

The applicant was made aware that the proposed guest house was not in conformance with all standards. In lieu of bringing the guest house into conformance, the applicant is requesting three special terms and conditions in association with the SUP request:

Allow for the subject guest house to comply with all requirements listed in Section 3.02.01 (A)(19) of the City's Comprehensive Zoning Ordinance with the exception of:

1. (19.c.1) Guest house shall not exceed 40 percent of the livable floor area of the main structure.
 - The subject guest house exceeds the livable floor area of the main structure by approximately 152 percent. (Primary residence has a livable floor area of 2,638 square feet per the Tarrant Appraisal District.)
2. (19.c.2) Guest house shall not contain more than one bathroom facility.
 - The subject guest house is proposing two bathroom facilities.
3. (19.c.3) Guest house shall not contain a kitchen, including a range, stove or cooktop.
 - The subject guest house is proposing a full kitchen including a stove and cooktop.

Jonathan Mercer, 7148 Dover Lane, Richland Hills, stated that he is a lifelong resident and is seeking to build a barndominium style guesthouse for aging relatives as he feels that family should not go to nursing homes. He is seeking direction for the best solution.

Discussion ensued regarding making the property ADA accessible and the overall square footage of the property.

Mr. Mercer confirmed that the property would be built with larger doorways and ramps to accommodate wheelchairs, if necessary. Additionally, he advised that he could add on to his existing home but is still seeking to build a large detached garage.

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

Cecil Lanter, 7133 Hovenkamp Avenue, Richland Hills, advised that Mr. Mercer's property as well as his own are each 500 feet deep so their homes are 1,000 feet apart. He is in favor of Mr. Mercer's plan.

Chair Wilson closed the public hearing at 6:28 p.m.

Further discussion ensued regarding the potential of approving a flag lot, subdividing the property into separate tracts, or changing the overall structure to come into compliance with City regulations.

Chair Wilson expressed concern regarding the Specific Use Permit process bypassing City approvals and Fire Code considerations.

Motion: Motion was made by Chair Wilson and seconded by Commissioner Keating to deny Ordinance 1498-24 a Specific Use Permit (2024-0217) to permit a Guesthouse for the property described as Lot 7, Block 10, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

7. ADJOURNMENT

Chair Wilson declared the meeting adjourned at 6:55 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Michael Wilson, Chairman