

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 28, 2024
MINUTES**

Members Present

Michael Wilson, Chair
Jackson Durham, Place 3
Keith Albee, Alternate 1

Members Absent

Kenneth Keating, Place 1
Mary Witt, Place 4
Kelle Jones, Place 5

Alternate Members Absent

Staff Present

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

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 April 23, 2024 Planning and Zoning Commission meeting and the April 30, 2024 Joint Meeting of the City Council and the Planning and Zoning Commission

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Albee to approve the minutes from the April 23, 2024 Planning and Zoning Commission meeting and the April 30, 2024 Joint Meeting of the City Council and the Planning and Zoning Commission.

Motion carried by a vote of 3-0.

5. Approved Ordinance 1502-24 a Specific Use Permit (2024-0382) to permit a Package Liquor Store for the property described as Lot 10R, Block 15, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7060 Boulevard 26, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the Commission and advised that on April 24, 2024, an application was submitted by applicant Karim Keshwani requesting a Specific Use Permit to allow for the use of "Package Liquor Store" in the Retail Zoning District at 7060 Boulevard 26 with a 4,000 square-foot retail storefront.

According to the applicant, the proposed business will have three to four full and/or part time employees with operating hours in compliance with Texas Law. The startup inventory of alcohol is projected to be approximately \$200,000. The liquor store will offer a diverse selection of liquor options and contain a walk-in beer and wine cooler. Per the City's parking ordinance, the existing parking count on the subject site can accommodate both the liquor store and the laundromat in the suite next door.

Applicant Karim Keshwani was present to address any questions.

Karim Keshwani, 7060 Boulevard 26, Richland Hills, expressed excitement to get the process started and open the first liquor store in the city. Additionally, he advised that he does not currently own and operate a liquor store but has several gas stations that sell beer and wine and is familiar with the TABC process.

Discussion ensued regarding different accessory items he might sell and he confirmed that he will not be selling accessories such as cheese boards at this time.

Chair Wilson opened the public hearing at 6:31 p.m. and asked to hear from any proponents followed by opponents of the case.

Joyce Fiaccone, 3800 Labadie, Richland Hills, requested clarification that this store will be just a liquor store and not a convenience store.

Mr. Keshwani confirmed that yes, it will solely be a liquor store.

Chair Wilson closed the public hearing at 6:32 p.m.

Motion: Motion was made by Chair Wilson and seconded by Commissioner Albee to approve Ordinance 1502-24 a Specific Use Permit (2024-0382) to permit a Package Liquor Store for the property described as Lot 10R, Block 15, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7060 Boulevard 26, Richland Hills, Texas 76118.

Motion carried by a vote of 3-0.

6. ADJOURNMENT

Chair Wilson declared the meeting adjourned at 6:34 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Michael Wilson, Chairman