

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
December 17, 2024 at 6:00 PM**

1. CALL TO ORDER

2. EXECUTIVE SESSION

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.**

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 October 22, 2024, Planning and Zoning Commission meeting
5. Consider Ordinance 1518-25 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3, Section 3.02 "Use Chart", to allow for the use of "Hall, Reception/Banquet/Meeting" by specific use permit in the P, Professional Office zoning district. **PUBLIC HEARING**
6. Consider Ordinance 1519-25 a conditional Specific Use Permit (2024-1050) to permit a "Hall, Reception/Banquet/Meeting" use for the property described as Lot 1, Block 20, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7272 Glenview Dr, Richland Hills, Texas 76118. **PUBLIC HEARING**

7. 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 12th day of December 2024 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 Rawlinson

Lindsay Rawlinson
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 Rawlinson, City Secretary

Date: December 17, 2024

Subject: Minutes from the October 22, 2024 Regular Planning and Zoning Commission Meeting

Agenda Item:

Approve minutes from the October 22, 2024 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

October 22, 2024 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the October 22, 2024 Planning and Zoning Commission meeting.

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 22, 2024
MINUTES**

Members Present

Michael Wilson, Chair
Mary Witt, Place 4
Keith Albee, Alternate 1

Members Absent

Kenneth Keating, Place 1
Jackson Durham, Place 3
Kelle Jones, Place 5

Alternate Members Absent

Ray Stilwell, Alternate 2

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 September 24, 2024 Planning and Zoning Commission meeting

Motion: Motion was made by Commissioner Albee and seconded by Commissioner Witt to approve the minutes from the September 24, 2024 Planning and Zoning Commission meeting.

Motion carried by a vote of 3-0.

5. Approved Ordinance 1513-24 amending Chapter 90 “Zoning”, Section 3.02.01 “Conditional Development Standards” in order to update size and use regulations for guest houses. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the Commission and advised that on May 6, 2014, the City of Richland Hills adopted a Comprehensive Plan along with a new Zoning Ordinance. The new zoning ordinance included “Guest House” as a residential use only allowed by Specific Use Permit (SUP) in the SFE and SF-10 zoning districts. Then on August 18, 2015, City Council adopted supplemental Guest House regulations. The supplemental regulations were established to better regulate the size and utilization of guest houses. Specifically, to reduce the likelihood of guest houses being rented out.

Since the adoption of the supplemental regulations in 2015, five guest houses have been approved by SUP. The most recent guest house request was approved by City Council on October 14, 2024. During the deliberation, there was detailed discussion on the regulations that limit the size of guest houses and the number of bathrooms within them. It was believed that the size discrepancy between accessory buildings and guest houses was unnecessary. Council agreed that both building types should be held to the same size requirements. Additionally, it was determined that regulating the number of bathrooms within a guest house placed hardship on potential guests or family occupying the building.

Discussion ensued regarding the changes proposed and the square footage of garages.

Mr. Ducay advised that the only changes proposed in the ordinance are the number of bathrooms and the overall size of guesthouses. He clarified that garage square footage is considered part of the overall guesthouse and is included in the overall allowed guesthouse space.

Chair Wilson opened the public hearing at 6:09 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Chair Wilson closed the public hearing at 6:09 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Albee to approve Ordinance 1513-24 amending Chapter 90 “Zoning”, Section 3.02.01 “Conditional Development Standards” in order to update size and use regulations for guest houses.

Motion carried by a vote of 3-0.

Mr. Ducay advised that the guest house registration and inspection program will begin January 1, 2025 and include the Fire Department and Community Compliance Department.

6. Considered dates for the next Planning and Zoning Commission meeting

Director of Planning and Development Services JP Ducay advised that the Planning and Zoning Commission meetings are held on the fourth Tuesday of every month as needed. The November meeting date falls on November 26, 2024 (week of Thanksgiving) and the December meeting date falls on December 24, 2024 (Christmas Eve). Staff is suggesting the November and December meetings be consolidated.

Discussion ensued regarding a date that works best for the Commission members and the consensus was to consolidate the November and December meetings.

The next Planning and Zoning Commission meeting will be held Tuesday, December 17, 2024.

7. ADJOURNMENT

Chair Wilson declared the meeting adjourned at 6:17 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Michael Wilson, Chairman

Memorandum

To: City of Richland Hills Planning and Zoning Commission

From: JP Ducay, Director of Planning and Development Services

Date: December 17, 2024

Subject: Land Use Chart Text Amendment

Agenda Item:

Consider Ordinance 1518-24 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3, Section 3.02 "Use Chart", to allow for the use of "Hall, Reception/Banquet/Meeting" by specific use permit in the P, Professional Office zoning district. **PUBLIC HEARING**

Background Information:

On November 4, 2024, City Staff was made aware of a private event venue operating at 7272 Glenview Dr. After further review, it was determined that the private event business was operating in the same building and as an extension of a bridal shop. This bridal shop received its certificate of occupancy in March of 2022. According to the certificate of occupancy, the business was designated as "Retail, store and shop" which is allowed by right in the Professional Office zoning district. The certificate of occupancy did not permit private events to operate at this location. According to the zoning ordinance, a private event business such as the one operating at 7272 Glenview Dr. would be categorized as a "Hall, Reception/Banquet/Meeting" use. This use is not permitted in the subject Professional Office zoning district.

The owner was informed that the private event business would not be allowed to operate at this location unless changes to the zoning ordinance were made. After detailed discussions with city staff, the owner submitted a zoning text amendment requesting to amend the use chart to permit the use of "Hall, Reception/Banquet/Meeting" by SUP in the P, Professional Office zoning district.

Planning Analysis:

The P, Professional Office District is envisioned to maintain its existing character of smaller-scale buildings and generally office-type businesses. A blend of nonresidential uses should be incorporated but focus primarily on office and medical uses. This area should be oriented toward pedestrians over vehicles, when possible. However, the majority of properties zoned P, Professional Office are located along the Glenview Corridor.

The Glenview Corridor Plan established a vision for this area to function as a key entrance to Richland Hills that hosts a broad array of restaurants, shops, and housing options. This corridor can serve as a destination with higher-quality mixed-uses and place making elements that attract people to live, work, and play. The proposed amendment is in general compliance with goals and visions set forth by the Glenview Corridor Plan.

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the draft ordinance.

Board/Citizen Input:

Planning and Zoning Commission – December 17, 2024.

City Council – January 13, 2024.

Attachments:

Application and Letter

Use Chart Exhibit

Chapter 90 “Zoning”, Section 3.02.01 - (7) “Conditional Development Standards”

Ordinance 1518-24

Council Action Requested:

Motion to approve ordinance 1518-24 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3, Section 3.02 “Use Chart”, to allow for the use of “Hall, Reception/Banquet/Meeting” by specific use permit in the P, Professional Office zoning district.



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 75118

817-616-3800 | richlandhills.com

Zoning Application

Application Type

- Specific Use Permit (Fee: \$300.00)
- Planned Development (Fee: \$300.00)
- Zoning Text Amendment (Fee: \$300.00)
- Zoning Map Amendment (Fee: \$300.00)

Applicant Information

Applicant's Name: Angela Campbell Zier
 Business Name: Swoon worthy Bridal - Backyard Boutique Venue
 Phone: 301-717-6966 Email Address: swoonworthybridal@gmail.com

Property Information

Property Address: 7272 Glenview DR
 Square Feet: 1200 sq. ft Deed Date: 1978
 Building Owner: Angela Campbell Zier
 Company: Swoon worthy Bridal - Backyard Boutique Venue
 Phone: 682-626 5445
 Owner Address: 1832 Shumard Oak Lane IRVING TX 75061
 Owner Phone Number: 301-717-6966
 Owner Email Address: pinkzebra3@aol.com
 Previous Occupant: Quite Bakery Jazz Cafe Current Zoning: Commercial

Zoning Request

Please provide a detailed description of your request: see attached

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: Angela Campbell Zier Date: 11/20/24

Zoning Request – Swoon Worthy Bridal
7272 Glenview Dr., Richland Hills, Texas

Dear Members of the Richland Hills City Council and Planning and Zoning Committee,

We, at Swoon Worthy Bridal, respectfully request to rezone the subject property to a Planned Development to allow for the use of “hall, reception/banquet/meeting” to support the expansion of our business. This expansion involves creating a backyard venue on our property, featuring lush greenery and a serene atmosphere to accommodate intimate celebrations such as weddings, anniversaries, birthdays, and other special life events.

Over the years, we’ve observed a significant shift in our clients’ preferences toward boutique-style, smaller-scale gatherings. This trend, which gained momentum during the pandemic, has become a lasting preference among those seeking meaningful, personalized experiences. With our deep roots in the community, operating The Bridal Gallery (est. 1971) and Swoon Worthy Bridal (est. 2022), we are uniquely positioned to fulfill this need with a charming, intimate venue that enhances the offerings in the Richland Hills business district.

Our vision aligns seamlessly with the Corridor Master Plan adopted in February 2024, specifically the goals and vision outlined for the Glenview Study Area that are attached to this document. By introducing this venue, we aim to contribute to the “vibrant business community” envisioned for Glenview Drive while upholding the high standards of excellence that define both of our bridal shops.

To ensure minimal disruption to the neighborhood, we will implement mandatory commercial valet parking, eliminating any risk of street congestion and ensuring a seamless experience for clients and neighbors alike.

We believe this project will not only enrich our business offerings but also enhance the character and vibrancy of Richland Hills. We kindly urge the council to approve our request to rezone the subject property to a Planned Development to allow for the use of “hall, reception/banquet/meeting.” Thank you for your time and consideration.

Respectfully,
Angela Campbell Zier
Owner, Swoon Worthy Bridal

Glenview Study Area Vision and Goals

VISION STATEMENT

The public engagement process elicited input from elected officials, businesses, residents, and other interested stakeholders on what they would like to see in the Glenview Study Area in the future. Based upon the feedback received, the following vision statement has been established for the corridor to guide land use development and public investment within the corridor for the next 20 years.

The Glenview Study Area functions as a key entrance to Richland Hills and hosts a broad array of destination restaurants, shops, and housing options. The corridor offers space and access for a wide range of businesses looking to grow and expand and accommodates a range of housing and amenities for residents. Visually the corridor is an attractive gateway that functions as an amenity to residents and attracts people to live, work, and play.

GOALS

The vision of this study aims to transform the corridor by focusing on the following goals:

- Create a modern urban commercial district with opportunities for mixed-use development and related amenities, to leverage existing assets and increase property values along the corridor.
- Extend the mixed-use development from City Point to form a cohesive new “front door” appearance along Glenview Drive, consisting of dense, compact, walkable development.
- Improve the appearance of the corridor to create a visually enticing experience along Glenview Drive through property upgrades and attracting new businesses.
- Green the corridor through increased landscaping and maximize opportunities with Creek Trail Park.
- Connect the Richland Hills community through improved aesthetics and infrastructure that is accessible to all modes of transportation.

This plan explored two concepts grown out of the existing conditions that are based in current market realities.

The Enhanced concept is the slower, more incremental option that makes light improvements such as burying utilities and cleaning up some of the driveways and intersections to improve pedestrian safety. The Enhanced concept also increases the sidewalk from 5 feet to 8 feet wide and increases the landscape buffer between the sidewalk and the street.

The Transformational concept is a significant change to how the corridor currently functions. The current four lanes would be reduced to two lanes to accommodate a wider sidewalk, a wider landscape buffer, and on street parking to address a current lack of parking inventory. A landscaped median will be added with interruptions for a turning lane at key points.

GUIDING PRINCIPLES

As the corridor evolves over time, it will continue to be more welcoming, and it will also encompass a broader mix of uses. Several areas in the corridor have been identified for a change in land use. The State Highway 26 and Glenview Drive intersection is a priority for change as it functions as a major gateway and does not have any adjacency that could impact intensity or density. The south side of the Glenview Study Area is envisioned as an extension of City Point, where new compact, walkable development will be a critical component to connecting an upgraded commercial corridor with the existing neighborhoods. The frontage adjacent to Creek Trail Park is an opportunity to create a better transition between the park and accommodate more intensity through mixed-use development that prioritizes commercial development but includes destinations that serve the park and activate the eastern gateway of the Glenview Study Area. This area is also sensitive to the residential neighborhood to the south of Glenview Drive. The rest of the Glenview Study Area is anticipated to remain a commercial center, but there are opportunities to modernize the district with urban housing and new destination retail. The following section outlines guiding development principles to guide implementation and activation.

Glenview Study Area Vision and Goals

DESTINATION AND BRAND

Establishing the Glenview Study Area as a destination is important to this effort. Richland Hills lacks a comprehensive amount of quality uses to create a destination or identifiable brand. This corridor can serve as a gateway into Richland Hills with higher-quality mixed-use and place-making elements that leverage the higher-density development to the north.

The destination nature of the corridor, more likely established through the Transformational scenario discussed later in this document, would create an identity and greater sense of place. Businesses are attracted to places with a strong identity and this would allow the City of Richland Hills to attract higher quality tenants. Redevelopment will serve as an amenity to the Richland Hills residents and visitors alike, all while increasing the likelihood of additional private investment that benefits business owners by way of higher sales volumes, property owners with higher rents, and the city with higher property and sales tax revenues.

Local examples of similar experiential destinations in a “district”-like setting would be Downtown Grapevine, Fort Worth (Sundance Square, W 7th St, and W Magnolia Ave), and Downtown Roanoke.

INNOVATION

Undertaking this study demonstrates the forward-thinking mindset of Richland Hills staff and elected officials and their dedication to increasing the fiscal sustainability of their city, the quality of life of their citizens, and the friendliness of their business environment. As traffic in urban areas continues to increase in volume, it is more important to integrate alternative modes of transportation with quality place-making. The goal of designing complete streets is to give the residents options to choose between driving, walking, and cycling, all while making a better environment for businesses to thrive.

SAFE & ACTIVE STREETS

Redevelopment of the Glenview Study Area should be guided by principles focused on creating an environment that is safe for all users



Section 3.02. - Use Chart

	Residential							Nonresidential					Special		Parking		
	SF-E Single-Family Residential Estate	SF-10 Single-Family Residential	SF-7 Single-Family Residential	MF-1 Two-Family (Duplex) Residential	MF-2 Multiple-Family Residential Medium Density	MF-3 Multiple-Family Residential High Density	MH Manufactured Home (HUD Code)	P Professional Office	R Retail	LC Light Commercial	HC Heavy Commercial	I Industrial	BP Business Park	MX Mixed Use	Entertainment District Overlay	Minimum Requirement (see Section 8(F) Parking Requirement Based on Use)	
								Nonresidential Uses									
Hall, Reception/Banquet/Meeting								<i>S (7)</i>		<i>(7)</i>		<i>(7)</i>	<i>(7)</i>	<i>(7)</i>		1 space per 100 square feet	

90-3.02.01 Conditional Development Standards.

- (A) In order to meet all requirements for the allowance of a use permitted by-right in the zoning district as indicated in the section 3.02 Use Chart, the following conditional development standards or limitations shall be met. If a specific use permit is indicated in the chart, the following conditional development standards shall be in addition to any requirements or regulations outlined in the specific use permit.
- (7) Hall, reception/banquet/meeting.
- (a) Reception, banquet or meeting halls may provide live or recorded entertainment, and, may serve catered meals and alcoholic beverages when the owner or operator holds the appropriate licenses and permits.
 - (b) Reception, banquet or meeting halls shall minimize disturbances to surrounding properties, which includes restricting activities inside the structure or if located outside, no electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.
 - (c) Pre-purchased tickets and ticket sales at the door are not allowed, except as permitted by subsection (7)(d) below.
 - (d) Nonprofit events (i.e., political fundraisers or a registered charitable program in compliance with all state statutes) held at a reception, banquet or meeting hall are allowed to be open to the general public and have pre-purchased tickets and ticket sales at the door.
 - (e) The certificate of occupancy, occupant load, and hours of operation shall at all times be posted in a conspicuous place on the premises.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014; Ord. No. 1296-15, § 2(Exh. A), 8-18-2015; Ord. No. 1329-17, § 2(Exh. A), 5-2-2017; Ord. No. 1354-18, § 1, 5-14-2018; Ord. No. 1356-18, § 2(Exh. B), 5-14-2018; Ord. No. 1367-18, § 2(Exh. B), 10-8-2018; Ord. No. 1385-19, § 1, 3-25-2019; Ord. No. 1394-19, § 1, 7-8-2019; Ord. No. 1420-20, §§ 1, 4, 12-14-2020; Ord. No. 1420-20, §§ 2, 5, 12-14-2020; Ord. No. 1434-21A, § 1, 9-13-2021; Ord. No. 1486-23 adopted 10/23/2023]

ORDINANCE NO. 1518-24

AN ORDINANCE AMENDING CHAPTER 90 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS; AMENDING ARTICLE 3 TO ALLOW FOR THE USE OF “HALL, RECEPTION/BANQUET/MEETING” BY SPECIFIC USE PERMIT IN THE P, PROFESSIONAL OFFICE ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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, pursuant to Chapter 211 of the Local Government Code, the City has adopted a Comprehensive Zoning Ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on December 17, 2024 and thereafter by the City Council on January 13, 2024 with respect to the proposed use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the Comprehensive Zoning Ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein; and

WHEREAS, the proposed change is consistent with the City’s comprehensive land use plan.

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

**SECTION 1.
ZONING TEXT AMENDMENT**

Chapter 90, Article 3, Section 3.02 "Use Chart" is hereby amended to allow the use of "Hall, Reception/Banquet/Meeting" by specific use permit in the P, Professional Office District as detailed in the attached **Exhibit A**.

**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 are hereby repealed.

**SECTION 3.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS**

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that 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, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 4.
PROVISIONS SEVERABLE**

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 5.
PENALTY CLAUSE**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense unless an offense herein details a different specific fine amount. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who

resists the enforcement of any of the provisions of this Ordinance, may be subjected to such civil penalties as authorized by law.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City of Richland Hills is hereby directed to publish caption, penalty clause, and effective date clause in the official newspaper as/if required by law.

**SECTION 7.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on January 13, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE MAYOR CURTIS BERGTHOLD

ATTEST:

LINDSAY RAWLINSON, CITY SECRETARY

EXHIBIT A

Section 3.02. - Use Chart

	Residential							Nonresidential					Special		Parking		
	SF-E Single-Family Residential Estate	SF-10 Single-Family Residential	SF-7 Single-Family Residential	MF-1 Two-Family (Duplex) Residential	MF-2 Multiple-Family Residential Medium Density	MF-3 Multiple-Family Residential High Density	MH Manufactured Home (HUD Code)	P Professional Office	R Retail	LC Light Commercial	HC Heavy Commercial	I Industrial	BP Business Park	MX Mixed Use	Entertainment District Overlay	Minimum Requirement (see Section 8(F) Parking Requirement Based on Use)	
								Nonresidential Uses									
Hall, Reception/Banquet/Meeting								S (7)		(7)		(7)	(7)	(7)		1 space per 100 square feet	

Memorandum

To: Richland Hills Planning and Zoning Commission

From: JP Ducay, Director of Planning and Development Services

Date: December 17, 2024

Subject: 7272 Glenview Dr – Banquet Hall SUP

Agenda Item:

Consider Ordinance 1519-24 a conditional Specific Use Permit (2024-1050) to permit a “Hall, Reception/Banquet/Meeting” use for the property described as Lot 1, Block 20, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7272 Glenview Dr, Richland Hills, Texas 76118. **Public Hearing**

Background Information:

On November 20, 2024, an application was submitted by Angela Campbell Zier (owner) requesting a conditional SUP, Specific Use Permit, allowing for the use of “Hall, Reception/Banquet/Meeting” in the P, Professional Office Zoning District for 7272 Glenview Dr. The subject property is approximately 0.39 acres and contains a 1,400 square-foot bridal shop known as Swoon Worthy Bridal.

On November 4, 2024, City Staff was made aware of a private event venue operating at 7272 Glenview Dr. After further review, it was determined that the private event business was operating on the same property and as an extension of bridal shop Swoon Worthy Bridal. Swoon Worthy Bridal received its certificate of occupancy in March of 2022. According to the certificate of occupancy, the business was designated as “Retail, store and shop” which is allowed by right in the Professional Office zoning district. The certificate of occupancy did not permit private events to operate at this location. According to the zoning ordinance, a private event business such as the one operating at 7272 Glenview Dr. would be categorized as a “Hall, Reception/Banquet/Meeting” use. This use is not currently permitted in the subject Professional Office zoning district.

After detailed discussions with city staff, the owner submitted a zoning text amendment requesting to amend the use chart to permit the use of “Hall, Reception/Banquet/Meeting” by SUP in the P, Professional Office zoning district. If approved, the owner is requesting the subject SUP to allow for the use of “Hall, Reception/Banquet/Meeting” in the P, Professional Office Zoning District for 7272 Glenview Dr.

Planning Analysis:

The City's 2014 Comprehensive Plan designates the subject area as Office/Professional. This land use type is intended to provide for small scale office land uses.

The P, Professional Office District is envisioned to maintain its existing character of smaller-scale buildings and generally office-type businesses. A blend of nonresidential uses should be incorporated but focus primarily on office and medical uses. This area should be oriented toward pedestrians over vehicles, when possible.

However, the majority of properties zoned P, Professional Office are located along the Glenview Corridor. The recently adopted Glenview Corridor Plan established a vision for this area to function as a key entrance to Richland Hills that hosts a broad array of restaurants, shops, and housing options. This corridor can serve as a destination with higher-quality mixed-uses and place making elements that attract people to live, work, and play. The proposed amendment is in general compliance with goals and visions set forth by the Glenview Corridor Plan.

Financial Considerations:

There are not any financial considerations for the SUP.

Board/Citizen Input:

Planning and Zoning Commission consideration: December 17, 2024

City Council consideration: January 13, 2024

Attachments:

Application and Letter

Images

Chapter 90 "Zoning", Section 3.02.01- (7) "Conditional Development Standards"

Ordinance 1519-24

Suggested Motion:

Motion to approve Ordinance 1519-24 a conditional Specific Use Permit (2024-1050) to permit a "Hall, Reception/Banquet/Meeting" use for the property described as Lot 1, Block 20, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7272 Glenview Dr, Richland Hills, Texas 76118.



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118
817-616-3800 | richlandhills.com

Zoning Application

Application Type

- Specific Use Permit (Fee: \$300.00)
- Zoning Text Amendment (Fee: \$300.00)
- Planned Development (Fee: \$300.00)
- Zoning Map Amendment (Fee: \$300.00)

Applicant Information

Applicant's Name: Angela Campbell Zier
 Business Name: Swoon Worthy Bridal - Backyard Boutique Venue
 Phone: 301-717-6966 Email Address: swoonworthybridal@gmail.com

Property Information

Property Address: 7272 Glenview Dr
 Square Feet: 1200 sqft Deed Date: 1978
 Building Owner: Angela Campbell Zier
 Company: Swoon Worthy Bridal - Backyard Boutique Venue
 Phone: 682-626-5445
 Owner Address: 1832 Shumard Oak Lane, Irving, TX 75063
 Owner Phone Number: 301-717-6966
 Owner Email Address: pinkzebra3@aol.com
 Previous Occupant: Quiote Bakery Jazz Cafe Current Zoning: P - Professional office

Zoning Request

Please provide a detailed description of your request: _____
Request SUP for "Hall, Reception/Banquet/Meeting" use for
Backyard Boutique Venue business

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: _____

Zoning Request – Swoon Worthy Bridal
7272 Glenview Dr., Richland Hills, Texas

Dear Members of the Richland Hills City Council and Planning and Zoning Committee,

We, at Swoon Worthy Bridal, respectfully request to rezone the subject property to a Planned Development to allow for the use of “hall, reception/banquet/meeting” to support the expansion of our business. This expansion involves creating a backyard venue on our property, featuring lush greenery and a serene atmosphere to accommodate intimate celebrations such as weddings, anniversaries, birthdays, and other special life events.

Over the years, we’ve observed a significant shift in our clients’ preferences toward boutique-style, smaller-scale gatherings. This trend, which gained momentum during the pandemic, has become a lasting preference among those seeking meaningful, personalized experiences. With our deep roots in the community, operating The Bridal Gallery (est. 1971) and Swoon Worthy Bridal (est. 2022), we are uniquely positioned to fulfill this need with a charming, intimate venue that enhances the offerings in the Richland Hills business district.

Our vision aligns seamlessly with the Corridor Master Plan adopted in February 2024, specifically the goals and vision outlined for the Glenview Study Area that are attached to this document. By introducing this venue, we aim to contribute to the “vibrant business community” envisioned for Glenview Drive while upholding the high standards of excellence that define both of our bridal shops.

To ensure minimal disruption to the neighborhood, we will implement mandatory commercial valet parking, eliminating any risk of street congestion and ensuring a seamless experience for clients and neighbors alike.

We believe this project will not only enrich our business offerings but also enhance the character and vibrancy of Richland Hills. We kindly urge the council to approve our request to rezone the subject property to a Planned Development to allow for the use of “hall, reception/banquet/meeting.” Thank you for your time and consideration.

Respectfully,
Angela Campbell Zier
Owner, Swoon Worthy Bridal

Glenview Study Area Vision and Goals

VISION STATEMENT

The public engagement process elicited input from elected officials, businesses, residents, and other interested stakeholders on what they would like to see in the Glenview Study Area in the future. Based upon the feedback received, the following vision statement has been established for the corridor to guide land use development and public investment within the corridor for the next 20 years.

The Glenview Study Area functions as a key entrance to Richland Hills and hosts a broad array of destination restaurants, shops, and housing options. The corridor offers space and access for a wide range of businesses looking to grow and expand and accommodates a range of housing and amenities for residents. Visually the corridor is an attractive gateway that functions as an amenity to residents and attracts people to live, work, and play.

GOALS

The vision of this study aims to transform the corridor by focusing on the following goals:

- Create a modern urban commercial district with opportunities for mixed-use development and related amenities, to leverage existing assets and increase property values along the corridor.
- Extend the mixed-use development from City Point to form a cohesive new "front door" appearance along Glenview Drive, consisting of dense, compact, walkable development.
- Improve the appearance of the corridor to create a visually enticing experience along Glenview Drive through property upgrades and attracting new businesses.
- Green the corridor through increased landscaping and maximize opportunities with Creek Trail Park.
- Connect the Richland Hills community through improved aesthetics and infrastructure that is accessible to all modes of transportation.

This plan explored two concepts grown out of the existing conditions that are based in current market realities.

The Enhanced concept is the slower, more incremental option that makes light improvements such as burying utilities and cleaning up some of the driveways and intersections to improve pedestrian safety. The Enhanced concept also increases the sidewalk from 5 feet to 8 feet wide and increases the landscape buffer between the sidewalk and the street.

The Transformational concept is a significant change to how the corridor currently functions. The current four lanes would be reduced to two lanes to accommodate a wider sidewalk, a wider landscape buffer, and on street parking to address a current lack of parking inventory. A landscaped median will be added with interruptions for a turning lane at key points.

GUIDING PRINCIPLES

As the corridor evolves over time, it will continue to be more welcoming, and it will also encompass a broader mix of uses. Several areas in the corridor have been identified for a change in land use. The State Highway 26 and Glenview Drive intersection is a priority for change as it functions as a major gateway and does not have any adjacency that could impact intensity or density. The south side of the Glenview Study Area is envisioned as an extension of City Point, where new compact, walkable development will be a critical component to connecting an upgraded commercial corridor with the existing neighborhoods. The frontage adjacent to Creek Trail Park is an opportunity to create a better transition between the park and accommodate more intensity through mixed-use development that prioritizes commercial development but includes destinations that serve the park and activate the eastern gateway of the Glenview Study Area. This area is also sensitive to the residential neighborhood to the south of Glenview Drive. The rest of the Glenview Study Area is anticipated to remain a commercial center, but there are opportunities to modernize the district with urban housing and new destination retail. The following section outlines guiding development principles to guide implementation and activation.

Glenview Study Area Vision and Goals

DESTINATION AND BRAND

Establishing the Glenview Study Area as a destination is important to this effort. Richland Hills lacks a comprehensive amount of quality uses to create a destination or identifiable brand. This corridor can serve as a gateway into Richland Hills with higher-quality mixed-use and place-making elements that leverage the higher-density development to the north.

The destination nature of the corridor, more likely established through the Transformational scenario discussed later in this document, would create an identity and greater sense of place. Businesses are attracted to places with a strong identity and this would allow the City of Richland Hills to attract higher quality tenants. Redevelopment will serve as an amenity to the Richland Hills residents and visitors alike, all while increasing the likelihood of additional private investment that benefits business owners by way of higher sales volumes, property owners with higher rents, and the city with higher property and sales tax revenues.

Local examples of similar experiential destinations in a “district”-like setting would be Downtown Grapevine, Fort Worth (Sundance Square, W 7th St, and W Magnolia Ave), and Downtown Roanoke.

INNOVATION

Undertaking this study demonstrates the forward-thinking mindset of Richland Hills staff and elected officials and their dedication to increasing the fiscal sustainability of their city, the quality of life of their citizens, and the friendliness of their business environment. As traffic in urban areas continues to increase in volume, it is more important to integrate alternative modes of transportation with quality place-making. The goal of designing complete streets is to give the residents options to choose between driving, walking, and cycling, all while making a better environment for businesses to thrive.

SAFE & ACTIVE STREETS

Redevelopment of the Glenview Study Area should be guided by principles focused on creating an environment that is safe for all users



View Gallery

Welcome to our charming Backyard Boutique Venue! Nestled in a tranquil, intimate setting, our venue offers the perfect blend of rustic elegance and cozy charm. Whether you're planning a wedding, a special celebration, or a private gathering, our boutique space provides a beautiful backdrop for your unforgettable moments. Explore our gallery to see how others have transformed our venue into their dream event, and let the inspiration begin!



R.D

[Home](#)

[Events](#)

[The Venue](#)

[FAQ](#)

[Request Booking](#)

[Partners](#)





Subscribe to Our Newsletter

Enter your email here *

Sign Up









90-3.02.01 Conditional Development Standards.

- (A) In order to meet all requirements for the allowance of a use permitted by-right in the zoning district as indicated in the section 3.02 Use Chart, the following conditional development standards or limitations shall be met. If a specific use permit is indicated in the chart, the following conditional development standards shall be in addition to any requirements or regulations outlined in the specific use permit.
- (7) Hall, reception/banquet/meeting.
- (a) Reception, banquet or meeting halls may provide live or recorded entertainment, and, may serve catered meals and alcoholic beverages when the owner or operator holds the appropriate licenses and permits.
 - (b) Reception, banquet or meeting halls shall minimize disturbances to surrounding properties, which includes restricting activities inside the structure or if located outside, no electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.
 - (c) Pre-purchased tickets and ticket sales at the door are not allowed, except as permitted by subsection (7)(d) below.
 - (d) Nonprofit events (i.e., political fundraisers or a registered charitable program in compliance with all state statutes) held at a reception, banquet or meeting hall are allowed to be open to the general public and have pre-purchased tickets and ticket sales at the door.
 - (e) The certificate of occupancy, occupant load, and hours of operation shall at all times be posted in a conspicuous place on the premises.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014; Ord. No. 1296-15, § 2(Exh. A), 8-18-2015; Ord. No. 1329-17, § 2(Exh. A), 5-2-2017; Ord. No. 1354-18, § 1, 5-14-2018; Ord. No. 1356-18, § 2(Exh. B), 5-14-2018; Ord. No. 1367-18, § 2(Exh. B), 10-8-2018; Ord. No. 1385-19, § 1, 3-25-2019; Ord. No. 1394-19, § 1, 7-8-2019; Ord. No. 1420-20, §§ 1, 4, 12-14-2020; Ord. No. 1420-20, §§ 2, 5, 12-14-2020; Ord. No. 1434-21A, § 1, 9-13-2021; Ord. No. 1486-23 adopted 10/23/2023]

ORDINANCE NO. 1519-24

AN ORDINANCE AMENDING CHAPTER 90 OF THE RICHLAND HILLS CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY GRANTING A SPECIFIC USE PERMIT PERMITTING A HALL, RECEPTION/BANQUET/MEETING USE ON CERTAIN PROPERTY LOCATED AT 7272 GLENVIEW DRIVE, RICHLAND HILLS, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills (the “City”) 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, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Chapter 90 of the Richland Hills Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a specific use permit for a Hall, Reception/Banquet/Meeting use in the Professional Office (P) Zoning District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on December 17, 2024, and by the City Council of the City on January 13, 2024, with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such permit on the terms and conditions described herein.

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

**SECTION 1.
SPECIAL USE PERMIT GRANTED**

Chapter 90, "Zoning," of the Richland Hills Code, as amended, is hereby amended so that a specific use permit is granted as shown and described below:

Applicant: Angela Campbell Zier

Property Owner: Campbell Tosca T Est.

Property Address: 7272 Glenview Dr, Richland Hills, Texas 76118

Legal Description: Lot 1, Block 20, Richland Hills Addition

Zoning Change: The property shall remain located in the Professional Office (P) Zoning District, and a Specific Use Permit for a Hall, Reception/Banquet/Meeting is hereby granted subject to the terms and conditions provided herein.

**SECTION 2.
ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING**

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

**SECTION 3.
ZONING ORDINANCE AND SPECIAL TERMS AND CONDITIONS APPLICABLE**

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned and to include the following special conditions:

1. Valet parking shall be provided for all private events held at the subject location.
 - a. Permitted private event parking areas shall be limited to 7272 and 7255 Glenview Drive.
 - b. Vehicles shall be parked on-site and on an approved surface.

**SECTION 4.
ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all other ordinances of the City of Richland Hills affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

**SECTION 5.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS**

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90 of the Richland Hills Code, as amended, or any other ordinance affecting zoning and land use that 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, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 6.
PROVISIONS SEVERABLE**

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 7.
PENALTY CLAUSE**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-14 of the Richland Hills Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

**SECTION 8.
PUBLICATION CLAUSE**

The City Secretary of the City of Richland Hills is hereby directed to publish caption, penalty clause, and effective date clause in the official newspaper as/if required by law.

**SECTION 9.
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.

PASSED AND APPROVED at a regular meeting of the Richland Hills City Council on January 13, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE MAYOR CURTIS BERGTHOLD

ATTEST:

LINDSAY RAWLINSON, CITY SECRETARY