

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 28, 2025
MINUTES**

Members Present

Mary Witt, Place 4
Keith Albee, Alternate 1
Ray Stilwell, Alternate 2

Members Absent

Michael Wilson, Chair
Kenneth Keating, Place 1
Jackson Durham, Place 3
Kelle Jones, Place 5

Staff Present

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

1. CALL TO ORDER

Commissioner Witt 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.

Motion: Motion was made by Commissioner Stilwell and seconded by Commissioner Albee to adjourn into Executive Session at 6:06 p.m.

Motion carried by a vote of 3-0.

Commissioner Witt reconvened into open session at 6:21 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approved minutes from the December 17, 2024 Planning and Zoning Commission meeting

Motion: Motion was made by Commissioner Albee and seconded by Commissioner Stilwell to approve the minutes from the December 17, 2024 Planning and Zoning Commission meeting.

Motion carried by a vote of 3-0.

5. Approved Ordinance 1521-25 a Specific Use Permit (2024-1084) to permit a “Live/Work Unit” for the property described as Hayworth Sol Survey, Abstract 710, Tract 2A04K, otherwise known as 3917 Booth Calloway Rd, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the Commission and advised that on December 16, 2024, an application was submitted by Jing Yi Tsing (owner/applicant) requesting a Specific Use Permit (SUP), allowing for the use of “Live/Work Unit” in the MX, Mixed Use Zoning District for 3917 Booth Calloway Road. The subject 0.8-acre property contains a 2,400 square-foot building operating as A Chinese Wellness Center and as the primary residence of the business owner.

In August 2024, the Development Services department received an anonymous complaint that the wellness center business was performing services without the proper licenses. The city investigated this claim and determined that services were being provided without the proper or active licenses. Subsequently, the Certificate of Occupancy was pulled and cease and desist business operation tags were placed on the business. The owner was informed that the proper licenses and supplemental documentation would need to be submitted in order to update the Certificate of Occupancy and bring the business into compliance. However, during this investigation, staff was made aware that a separate portion of the building was being utilized as the primary residence of the owner and her family. City records, including the Certificate of Occupancy, did not acknowledge a residential element in the subject building. Subsequently, the residential element shall also be brought into compliance with the current Mixed Use (MX) zoning standards and acknowledged on the Certificate of Occupancy. In attempt to bring the residential portion into compliance, the owner is requesting a SUP to allow for the use of “Live/Work Unit” at 3917 Booth Calloway.

According to the owner, the building was purchased in 1998 as a single-family home. The owner and her family moved into the home after purchasing. In 1999, the owner submitted several permits to expand the structure, pour a parking lot, and install signage. These permits were an effort to construct the necessary commercial elements that would allow for the eventual operation of the wellness center business. The original single-family portion of the building was never converted and has remained the primary residence of the owner and her family since 1998.

City records indicate that these permits were submitted in 1999, however, there is no mention or acknowledgement of a dual commercial/residential use of the building. This SUP request is an attempt to allow for the continued residential use of the building.

According to the zoning ordinance, the use of "Live/Work Unit" is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

Commissioner Witt opened the public hearing at 6:29 p.m. and asked to hear from any proponents followed by opponents of the case.

Jessie Womack, 1722 Rangeway Drive, Joshua, expressed her support for Dr. Tsing and her business.

Merjan Kareem, 3917 Booth Calloway Road, Richland Hills, introduced herself as Dr. Tsing's daughter and expressed her support for her mother and the business.

Brenda Crow, 429 Sunnybrook, Bedford, expressed her support for Dr. Tsing and her business.

Barbara Christa, 5716 Cedarcrest Drive, Haltom City, expressed her support for Dr. Tsing and her business.

Joe Ann May, 2329 Fox Glenn Circle, Bedford, expressed her support for the applicant.

Wanda Williams, 604 Hasten Court, Fort Worth, expressed her support for Dr. Tsing and her business.

Michael Gaston, 6028 Brentwood Stair Road #126, Fort Worth, expressed his support for the applicant.

Dennis and Enedina Aguilar, 5301 Morris Avenue, Fort Worth, advised that they were longtime patients and expressed their support for Dr. Tsing.

Hadi Kareem, 4300 Booth Calloway Road, North Richland Hills, introduced himself as Dr. Tsing's ex-husband and previously owned and lived at the property with his family. He provided a brief history of the house and business and expressed his support.

Lichang Tina Wymer, 1212 Denton Drive, Euless, expressed her support for the applicant.

The following people wished to register their support but chose not to speak:

Terry Barker, 3812 Cagle Drive, Richland Hills
Leticia Benevides, 3908 Cagle Drive, Richland Hills
Damon Brown, 3917 Booth Calloway Road, Richland Hills
Vanette Evans, 2900 Haynie Street, Fort Worth
Furrán Krayem, 3917 Booth Calloway Road, Richland Hills

Elvira Rosas, 3721 Labadie Drive, Richland Hills
Jason Tsing, 6228 Devonstair Terrace, Fort Worth
Su Pi Wang, 4725 Van Zandt Drive, Keller
Dewey Wymer, 1212 Denton Drive, Euless

Commissioner Witt closed the public hearing at 7:15 p.m.

Motion: Motion was made by Commissioner Albee and seconded by Commissioner Stilwell to approve Ordinance 1521-25 a Specific Use Permit (2024-1084) to permit a "Live/Work Unit" for the property described as Hayworth Sol Survey, Abstract 710, Tract 2A04K, otherwise known as 3917 Booth Calloway, Richland Hills, Texas 76118.

Motion carried by a vote of 3-0.

6. ADJOURNMENT

Commissioner Witt declared the meeting adjourned at 7:17 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Michael Wilson, Chairman