1. **CALL TO ORDER**
Chairman LaPointe called the meeting to order at 5:30 p.m.

2. **ROLL CALL AND DETERMINATION OF A QUORUM.**
Chairman LaPointe noted that with three members in attendance a quorum was present.

3. **APPROVAL OF THE FEBRUARY 6, 2018 MEETING MINUTES**
A motion was made by Commission Member Ricky Head to approve the minutes, Sherry Utchell added a second and all approved.

4. **DISCUSSION ITEMS**
   
   **A. DISCUSS THE RICHLAND HILLS SCREENING AND FENCING ORDINANCE**
   Jason and James discussed changing the procedures for getting a fence variance beyond just an administrative waiver from the City Manager. One option is to move the fencing rules (currently in Chapter 91) completely to the zoning ordinance (Chapter 90). This would force any requests for variance to go before ZBA and follow the structured procedure already set out there. A second option is to put specific language in the current ordinance that makes gives ZBA authority to settle variance questions. Ricky Head suggested that variances should allow extreme financial hardship.

   The second half of the discussion was talking about actual changes to the ordinance. Jason has compiled information and verbiage from surrounding cities to expand and clarify the Richland Hills policy. Points of discussion included what materials should be required if someone is only replacing a portion of their fence. Robert Smith, of 6712 Hardisty, was in attendance voiced that he feels there are also problems with where replacement fences can be located in relation to the property line. A second line of discussion was whether we should continue to limit wood fences to cedar or expand material to include pressure treated wood. We also discussed expanding the ordinance...
to require metal poles set in concrete to increase the longevity of the fence and changing the verbiage on where access gates are in relation to the fence.

B. UPDATE ON THE GIBSON PROPERTY AT THE NORTHEAST CORNER OF POPPLEWELL STREET AND BAKER BLVD
Erick Sabin was not able to make the meeting and therefore emailed questions and concerns he had regarding the potential townhome community. They included consideration for switching the orientation so the backs of the townhomes are not visible from Baker Blvd and making sure that there is a variety of elevations in the various buildings in the community. He also is curious about whether the developer has settled on the townhome product they are planning (upstairs master among the concerns) and how much customization the owner will be allowed. Jason Moore presented some observations from a recent staff outing to Our Country Homes’ project that is currently under construction in North Richland Hills. The commission discussed including the community’s input as this potential townhome community comes closer to reality.

5. EXECUTIVE SESSION
No executive session was required at this meeting.

6. SET THE DATE AND TIME OF THE NEXT REGULARLY SCHEDULED COMMISSION MEETING
Chairman LaPointe reminded everyone that the March meeting date had been selected previously and will be Tuesday, March 6th at 5:30pm.

7. ADJOURN
With no further business to be discussed, Chairman LaPointe closed the meeting at 6:59 p.m.

ATTEST

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Kay Duffy, Development Coordinator    Kyle LaPointe, Chairman

APPROVED