RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
AUGUST 2, 2018
MINUTES

Members Present:
    Kyle LaPointe, Chairman
    Erick Sabin, Place 1
    Jackson Durham, Place 3
    Ricky Head, Place 5
    Michael Wilson, Alternate 1

Absent
    None

Staff
    Kay Duffy, Development Manager

1. CALL TO ORDER
Chairman LaPointe called the meeting to order at 5:38 pm.

2. ROLL CALL AND DETERMINATION OF A QUORUM.
Mr. LaPointe noted that four members were present which constitutes a quorum. In
addition, Mr. Head had notified us that he was stuck in traffic and he joined the meeting
at 5:48pm.

3. CONSIDERATION OF A ZONING TEXT AND ZONING MAP AMENDMENTS
   FOR THE FOLLOWING PROPERTIES CURRENTLY ZONED MIXED USE (MX):
     7059 MIDWAY ROAD, 7100 BURNS, 7101 BURNS, 7112 BURNS, 7119 BURNS,
     7204 BURNS, 7205 BURNS, 7216 BURNS, AND 7224 BURNS, 2621 HANDLEY
     EDERVILLE, 2617 HANDLEY EDERVILLE, 2613 HANDLEY EDERVILLE AND
     ALL ADJOINING UNADDRESSED PROPERTIES. MAKE A
     RECOMMENDATION(S) TO THE CITY COUNCIL TO CONSIDER ZONING MAP
     AMENDMENTS FOR ALL THE PROPERTIES LISTED ABOVE.
Shai Roos, a consultant from Stantec, gave the commissioners her thoughts on our
current zoning ordinance. She noted that all of our properties south of 121 have similar
uses, although there are officially three different zoning districts there. She called the
area “a gem” in terms of economic productivity. She also called the Mixed Use zoning “a
mismatch” for the character of the area. She ran us through the pros and cons of
several solutions including changing the MX zoning of Burns street to either HC or I,
adding and overlay district, or rezoning the entire area to a PD. In the end her
recommendation is to create a new zoning classification for the entire area and call it a
business park. She also suggested that we could extend this new zoning district to the
industrial area north of 121.
Chairman LaPointe suggested that the commission could make a motion to present a discussion item to City Council for recommending a Business Park designation south of 121 that would allow us to incorporate items and business uses that are currently in place and promote those moving forward. Mr. Head suggested that we make sure to include the availability of a retail component in that discussion. Michael Wilson motioned to adopt the chairman’s suggested motion, Erick seconded and all approved.

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

5. SET THE DATE AND TIME OF THE NEXT REGULARLY SCHEDULED COMMISSION MEETING
The supplemental meeting to discuss zoning issues in the district south of 121 will be Thursday, August 2, 2018 at 5:30pm. We will also hold the regularly scheduled August meeting on Tuesday the 28th at 5:30pm.

6. ADJOURN
Mr. LaPointe adjourned the meeting at 6:26 pm.

ATTEST                        APPROVED

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Kay Duffy, Development Manager    Kyle LaPointe, Chairman