Members Present:
   Erick Sabin, Place 1
   Michael Wilson, Place 2
   Jackson Durham, Place 3
   Ricky Head, Place 5
   Mary Witt, Alternate 1

Absent
   Kyle LaPointe, Chairman

Staff
   Kay Duffy, Development Manager
   Candice Edmondson, Assistant City Manager
   James Donovan, City Attorney

1. CALL TO ORDER

Vice-chair Erick Sabin called the meeting to order at 5:39 pm and noted a quorum was present.

2. APPROVAL OF THE DECEMBER 18, 2018 MEETING MINUTES

Jackson Durham motioned to approve the minutes with the correction of a typo. Ricky Head offered a second and all approved.

3. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT TO SUBSECTION 2.03.05, MF-2 MULTIFAMILY RESIDENTIAL MEDIUM DENSITY AND 2.03.06, MF-3 MULTIFAMILY HIGH DENSITY DISTRICT CLASSIFICATIONS TO ALTER THE MINIMUM UNIT SIZE

Staff presented a zoning text amendment that would change the minimum apartment sizes in the MF-2 and MF-3 districts. Currently the minimum sizes are 1500 square feet for a 3 bedroom unit, 1200 square feet for a 2 bedroom, and 1000 square feet for a 1 bedroom. A developer proposing to build a small complex on the last remaining piece of land zoned multi-family pointed out that the current unit-sizes were impractical. Staff did some research and found that minimum sizes in surrounding cities are smaller than the minimums in the Richland Hills ordinances. In addition, many of the apartment homes already built in the city are smaller than the ordinance currently specifies. Commissioners brought up many questions that may need to be addressed in the future regarding the density regulations and whether our ordinances should include a maximum percentage of units at the minimum size and also pointed out some inconsistencies between the MF-2 and MF-3 districts. The public hearing was opened at 5:58 pm. There were no speakers and the hearing was closed at 5:59 pm. Mr. Durham motioned to approve changing the minimum unit sizes for the MF-2 and MF-3 districts unit sizes for one, two, and three-bedroom units to 600, 900, and 1200 square feet respectively. Mr. Wilson seconded the motion and all approved.
4. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT TO SUBSECTION 3.02, USE CHART TO ADD FOOD PROCESSING AS AN ALLOWED USE IN THE CITY IN THE BUSINESS PARK DISTRICT AND TO ADD A DEFINITION OF THE NEW CLASSIFICATION TO SUBSECTION 8.01, DEFINITIONS

Staff presented a request to add a new definition to the zoning use chart for food processing and to make the new use available in the business Park District. A company called TexPac Protein, a new division of TexPac Hide and Skin in Fort Worth, is interested in moving into a warehouse in the Business Park district. The public hearing was opened at 6:07 pm. There were no speakers and the hearing was closed at 6:08. Mr. Head mentioned that he felt this was a good business for the Business Park and perhaps even other districts. Mr. Wilson mentioned that smell may be a concern. The commissioners debated which districts should allow the use and discussed the advantages of requiring an SUP to allow vetting of potential businesses that would fall into this use. Mr. Durham made a motion to add food processing to the use chart with an SUP for the Business Park, Industrial, Light Commercial and Heavy Commercial districts and adopt the proposed definition. Ms. Witt placed a second an all approved.

5. DISCUSSION OF PARKING REQUIREMENTS IN THE ZONING ORDINANCE

Staff gave an overview of parking trends in city planning circles and a short summary of our previous discussions about changing requirements for parking. Commissioners had an extended discussion about what could be changed including the pros and cons of moving parking out of the zoning ordinance. Mr. Durham suggested the idea of leaving the existing ordinances alone but adding the capability for a business to apply for exceptions to the rules when they have reason to do so. Commissioners labeled the idea an SPP, “Special Parking Permit” and James Donovan agreed to look for ordinance examples from other cities.

6. EXECUTIVE SESSION

No executive session was required at this meeting.

7. SET THE DATE AND TIME OF THE NEXT MEETING AND ADJOURN

The commissioners scheduled the next meeting for March 26 at 5:30pm and the meeting was adjourned at 7:04 pm.

ATTEST

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Kay Duffy, Development Manager       Kyle LaPointe, Chairman

APPROVED