

**RICHLAND HILLS ZONING BOARD OF ADJUSTMENT
AUGUST 5, 2019
MINUTES**

Members present:

Jorge Cisneros, Chair
Sanjay Mathews, Place 2
Ashly Schilling, Place 3
Chris Utchell, Place 4
Corrie Hayward, Place 5

Staff

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

1. CALL TO ORDER

Chairman Cisneros called the meeting to order at 7 p.m. Ms. Hayward was absent, but it was noted that a quorum was present.

2. APPROVAL OF THE MARCH 26, 2019 MEETING MINUTES

Sanjay Mathews motioned to approve the minutes, Chris Utchell made a second and all approved.

3. EXECUTIVE SESSION

Mr. Utchell made a motion; Mr. Matthews seconded, and all approved to adjourn into executive session at 7:01 p.m. During executive session, Ms. Hayward joined the meeting. The board returned at 7:18 p.m.

4. Public Hearing and consideration of a request for a special exception under Sec. 6.13(D)(1)(A) of Chapter 90 of the Code of Ordinances, City of Richland Hills, Texas, to allow for a reduction in the number of required parking spaces at 7204 Burns Rd (Case# ZBA 2019-0462).

Staff introduced the property at 7204 Burns. It is a 46,000 square foot warehouse, built in 1960, and occupied for the past 25 years by PolyMatrix. The property is zoned Mixed Use and has been vacant since April 1st. The applicant is Chad Williams, who wants to bring Rhino Pro Truck Outfitters to Richland Hills.

The case being heard is to consider a special exception to the required parking spaces. Rhino Pro's business is an *Automotive Repair, Major* use of the building which requires one parking spot for every 375 square feet of floor space, a total of 123 parking spots. This number of spaces isn't possible at this building and the applicant has proposed an alternative plan.

At 7:27 p.m. Chairman Cisneros opened the Public Hearing.

Chad Williams, the applicant, provided the board with additional printed material describing their current and proposed business.

He explained that the east side parking lot will be for cars coming in to the business and for retail customers. The west side will be paved and provide for employee parking. Dealer vehicles in process will be housed inside the building overnight for security purposes.

Mr. Matthews clarified that the special exception being requested is for 60 outdoor spaces and Chairman Cisneros pointed out that the total number of spaces available, including the indoor spots, is 140. Mr. Utchell inquired about whether 35 spots on the west side are enough for both employees and overflow parking. Ms. Hayward asked about the expected growth of the company. The public hearing was closed at 7:47 p.m.

Chris Utchell motioned that the special exception for 60 parking places be approved with the condition that all vehicles are parked on the property. Corrie Hayward offered a second and the special exception was granted with a vote of 5 to 0.

1. ADJOURNMENT

Corrie Hayward motioned to adjourn. With a second from Ms. Shilling and approval by all, Chairman Cisneros adjourned the meeting at 7:50 p.m.

ATTEST

APPROVED

Kay Duffy, Development Manager

Jorge Cisneros, Chairman