Roll Call:

Members present: Athena Campbell, Chairman
Doug Knowlton, Place 2
David Baker, Place 3
Kyle LaPointe, Place 4

Members Absent: Lisa Skier, Vice Chairman

Staff
Cathy Bourg, City Secretary
Kelley Ledesma, Administrative Assistant
Heather Shankle, Planning and Development Representative

1. **CALL TO ORDER**

Chairman Campbell called the meeting to order at 6:30 p.m.

2. **ROLL CALL AND DETERMINATION OF A QUORUM**

Chairman Campbell, constituting a quorum, at which time the following business was conducted:

3. **APPROVAL OF THE FEBRUARY 9, 2015 MEETING MINUTES**

Motion was made by Member Doug Knowlton, and seconded by Member Kyle LaPointe to approve.

Motion carried by a vote of 3-0. Member David Baker abstained and Member Lisa Skier absent.

4. **PUBLIC HEARING:**

None at this time.

5. **Discussion regarding recommendation of adoption of amendments to the Code of Ordinances of the City of Richland Hills, Chapter 90 Zoning Ordinance as originally adopted in Ordinance 1273-14.**

Heather Shankle, presented to the commission the following recommendations:
• **Section 1.05 (f)(1)** – Eliminate (f)(2) allowing the text, which is more specific, to control.

• **Section 3.02 – Use Chart (Residential Uses)**:
  - Make Garage apartment a use by right in SFE, SF10 and SF7. Leave SUP requirement in MX.
  - Remove the allowance of a guest house as a use by right in MF1 zoning.
  - Remove the allowance of a guest house with a SUP in MH zoning.
  - Place an SUP requirement for guest house in MX zoning district.
  - Remove allowance for any district except MX zoning (live above).
  - Remove allowance for any district except MX zoning (live/work units).
  - Make Multifamily Residence a use by right in MF2 and MF3 zoning.
  - Remove SUP allowance for townhome in MH zoning.

• **Section 3.02 – Use Chart (Senior Housing)**:
  - Consistent allowances in definitions.

• **Section 3.02 – Use Chart (Nonresidential Uses)**:
  - Allow accessory structures within nonresidential zoning districts. Establish setbacks and masonry requirements (all nonresidential accessory structures must meet masonry requirements regardless of size. Need decision on setbacks defined in zoning district.)
  - Remove SUP requirement for Community Center in MX zoning district, and make allowable as a use by right.
  - Separate types of contractors by defining whether outside storage is required. Add definition of storage yard, separating it from the contractor's definition. Place them in the appropriate zoning category.
  - One or more zoning districts should establish a seasonal use allowance for farmer's markets and snow cone stands. Typically this would be in the MX zoning, but possibly establishing the allowance in other nonresidential districts.
  - Require SUP for any hotel/motel/extended stay.
  - Reduce time on nonresidential temp buildings for new construction.

• **Section 4.02 – Residential Accessory Structures**:
  - Clarify total floor area of an accessory structure should be less than 50% of main structure total floor area.

• **Section 4.02.01 – Residential Accessory Structures**:
  - Revert to setback requirements to previous zoning ordinance (reduction).

• **Section 4.02.03 – Residential Accessory Structures**:
  - Nonresidential accessory structures previously listed.

• **Section 4.02.03**:
  - Include temporary accessory structure regulations

• **Section 4.02 (B)**:
  - Carports in nonresidential areas.

• **Section 4.03(B) (1)**:
  - Remove verbiage regarding unplatted lot.

• **Section 4.03(E)(5)**:
  - Front yard setbacks
• Section 6.01.02:
  o Add verbiage to outline requirement of building permits.
• Section 6.12.01(A):
  o Clarification on verbiage
• Section 6.13.01(D)(2)(a):
  o Revise wording to make applicable for all regulations related to accessory structures
• Section 6.13.01(D)(2)(b):
  o Amend max height of 12 ft to 15 ft. revise wording and remove statement “except as permitted in the following subsection.”
• Section 6.13.01(D)(2)(c):
  o Delete section because duplication if changes are made to 6.13.01(D)(2)(b).

6. PUBLIC COMMENTS:

None at this time.

7. EXECUTIVE SESSION

None at this time.

8. SET THE DATE AND TIME OF THE NEXT COMMISSION MEETING

The next meeting is set for Monday, June 29, 2015.

9. ADJOURN

Motion was made by Member David Baker, and seconded by Member Doug Knowlton to adjourn.

There being no further business to come before the Commission, the meeting was adjourned at 8:23 p.m.

ATTEST

Kelley Ledesma, Administrative Assistant

APPROVED

Athena Campbell, Chairman