

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
FEBRUARY 22, 2022
MINUTES**

Members Present

Michael Wilson, Chair
Kenneth Keating, Place 1
Jackson Durham, Place 3
Kelle Jones, Place 5

Members Absent

Mary Witt, Place 4

Alternate Members Absent

Mary Sullivan, Alternate 1
Theresa Bledsoe, Alternate 2

Staff Present

Logan Thatcher, Assistant to the City Manager
Lindsay Wells, City Secretary
Alecia Kreh, City Attorney

1. CALL TO ORDER

Commission Chair Wilson called to order at 6:00 p.m.

2. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Refer to posted list attached hereto and incorporated herein. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.

None.

3. PUBLIC COMMENTS

None

REGULAR AGENDA

4. Approve minutes from the November 30, 2021 Planning and Zoning Commission meeting.

Motion: Motion was made by Commissioner Jones and seconded by Commissioner Keating to approve the minutes from the November 30, 2021 Planning and Zoning Commission meeting.

Motion carried by a vote of 4-0.

5. Approved a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition, Richland Hills, Texas, otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant Alejandro Penaloza is seeking a Specific Use Permit (SUP) for construction of a Guest House at 3524 Kingsbury Avenue. The structure was originally a garage and the applicant is requesting to convert the garage into a guest house by making additions including windows, a shower, and toilet. An SUP is required to have a guest house in SF-10 Zoning district.

Applicant Alejandro Penaloza was present to address any questions.

Discussion ensued regarding square footage, the type of structure being converted, definition of an accessory building, and possibility of renting the structure separately from the main dwelling.

Alejandro Penaloza, 3524 Kingsbury Avenue, Richland Hills, advised that the property is currently a rental property with a family as the current tenants. His goal in building a guest house was to increase the value of the property overall but confirmed that the guest house will not and cannot be rented separately from the main dwelling.

Chair Wilson opened the public hearing at 6:10 p.m. and asked to hear from any proponents followed by opponents of the case.

Kelly Smith, 3527 Kingsbury Avenue, Richland Hills, expressed concern that the guest house could be rented separately from the house and was relieved to know that was not an option.

Chair Wilson closed the public hearing at 6:16 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve a Specific Use Permit for a Guest House for the property described as Lot 16, Block 5, Richland Hills Addition,

Richland Hills, Texas, otherwise known as 3524 Kingsbury Avenue, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

- 6. Approved a Preliminary Plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118. PUBLIC HEARING**

Chair Michael Wilson recused himself from this item and left the meeting.

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the Skorburg Company has submitted a preliminary plat for consideration on a 69-unit townhome development on the property located at 7100 Baker Boulevard and 3209 Ash Park Drive to be called Baker Landing. The Planning and Zoning Commission and City Council previously approved a Planned Development for this project. Approval of the preliminary plat is the next step in the planned development process.

Applicant Humberto Johnson, Jr., Land Development Engineer, Skorburg Company, was present to address any questions.

Discussion ensued regarding a sanitary sewer study and moving power lines.

Mr. Johnson advised that a sanitary sewer study was recently submitted to the City for review and the location of power lines will be addressed at a future point in the planned development process.

The Commissioners discussed concerns related to driveways along Ash Park Lane.

Commissioner Durham opened the public hearing at 6:27 p.m. and asked to hear from any proponents followed by opponents of the case.

Monty Smith, 3527 Kingsbury Avenue, Richland Hills, expressed concern about the project and the potential impact on property values.

City Attorney Alecia Kreh provided an overview of the planned development process and where the applicant is in that process.

Mr. Johnson provided additional details regarding the acreage of the property and the plan to address issues in the floodplain.

Commissioner Durham closed the public hearing at 6:34 p.m.

Motion: Motion was made by Commission Member Jones and seconded by Commission Member Jones to approve a Preliminary Plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118.

Motion carried by a vote of 3-0-1.

7. ADJOURNMENT

There being no further business to come before the Commission, Chair Wilson declared the meeting adjourned at 6:35 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman