

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

Members Present

Michael Wilson, Chair
Jackson Durham, Place 3
Mary Witt, Place 4
Kelle Jones, Place 5
Mary Sullivan, Alternate 1

Members Absent

Kenneth Keating, Place 1

Alternate Members Absent

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 February 22, 2022 Planning and Zoning Commission meeting.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve the minutes from the February 22, 2022

Planning and Zoning Commission meeting with corrections to Agenda Item #6 as discussed.

Motion carried by a vote of 4-0.

5. Approved a Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Anything Liquid Manufacturing, Inc., is seeking a Planned Development for the property located at 7370 Dogwood Park, which is currently zoned retail. There is a 18,000 square foot building that has been occupied by Nationwide Press since 2008. Zoning was changed in 2014 to Retail from Industrial. Because Nationwide Press had been operating before the zoning change in 2014, they were considered legal non-conforming. However, with a change in occupancy and change in use for the business, the property would need to be brought back to current code.

Anything Liquid Manufacturing, Inc., is interested in this property and is seeking to relocate their business from California to Richland Hills and has requested to rezone the property through a Planned Development to retain the Retail use and add Heavy Commercial.

The applicant was present to address any questions.

Anything Liquid Manufacturing, Inc. Accountant Tikashi Yamashita introduced Founder and President Brian Rubach. Mr. Yamashita provided a brief presentation of the company's business plan and future projections.

Discussion ensued regarding explosive or hazardous chemicals, source of raw materials, production process, air quality requirements, and projected employment.

Chair Wilson opened the public hearing at 6:25 p.m. and asked to hear from any proponents followed by opponents of the case. Hearing none, Chair Wilson closed the public hearing at 6:25 p.m.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve a Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

6. Approved a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas 76118, otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Allen Hodges, is seeking a Planned Development for the 97,000 square foot lot located at 7313 Airport Freeway, which is currently zoned retail. Zoning was changed in 2014 to Retail from Industrial. The applicant is seeking to make the property more marketable, and the area are more suited to Heavy Commercial. The applicant would like to rezone the property through a Planned Development to retain the Retail use and add Heavy Commercial use pending site plan approval. Because there is not a current building on this lot, this Planned Development would require the interested buyer to present a concept for approval.

The applicant was not present to address any questions.

Discussion ensued regarding the applicant's plans for the property.

Chair Wilson opened the public hearing at 6:31 p.m. and asked to hear from any proponents followed by opponents of the case.

Gil Stroube, 5425 Northcrest Road, Fort Worth, advised that he owns properties near 7313 Airport Freeway and is in favor of the zoning change. The new zoning would bring the property into conformity with surrounding properties.

Chair Wilson closed the public hearing at 6:32 p.m.

Discussion ensued regarding the differences between a Planned Development and the Specific Use Permit process.

Motion: Motion was made by Chair Wilson and seconded by Commissioner Jones to approve a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas 76118, otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118 with the requirement that a Site Plan must come back for approval by the Planning and Zoning Commission.

Motion carried by a vote of 4-0.

7. Approved a Specific Use Permit for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118. PUBLIC HEARING

Public Hearing for Agenda Items #7 and #8 were heard concurrently.

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Tommy Cunningham, is seeking a Specific Use Permit (SUP) for construction of four single family homes on the property at 6500 Baker Boulevard. The lot is currently zoned Mixed Use and single family homes are only permitted with a Specific Use Permit. A replat of the property would be required and will be considered in Agenda Item #8. The total property has a commercial use in the first parcel along Baker Boulevard with the following four parcels being single family detached homes. The Specific Use Permit under consideration is for the four proposed single family homes. A drainage study will be required by FEMA due to the parcels being located in the floodway.

The applicant was present to address any questions.

Applicant Tommy Cunningham, 6500 Baker Boulevard, Richland Hills, presented the proposed designs of the four homes and explained that the property facing Baker Boulevard as a commercial use will be developed at a later date.

Chair Wilson opened the public hearings for Agenda Items #7 and #8 at 6:44 p.m. and asked to hear from any proponents followed by opponents of the case.

Virginia Edwards, 3117 Crites Street, Richland Hills, expressed her concern regarding this development, specifically the size of the homes and the potential for investors rather than homeowners. She advised of crime and traffic along Crites Street currently.

Travis Malone, 2641 Mimosa Park, Richland Hills, expressed concern regarding the proposed pricepoint of the homes and traffic in the area but is generally in favor of the development.

Mr. Cunningham advised that the homes are proposed to be in the \$350,000 to \$400,000 range and he appreciated a neighborhood that cares about the quality of new development.

Lorine Eddleman, 3224 Crites Street, Richland Hills, expressed concern regarding the type of retail allowed, property values, and traffic.

City Attorney Alicia Kreh clarified that the only section of the property under consideration at this time is the residential portion.

Discussion ensued regarding reducing the number of houses built from four to two or three total and making the homes larger.

Mr. Cunningham explained how the orientation of the homes on the property and the number and overall design have been carefully considered.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed concern at the size of the homes.

Chair Wilson closed the public hearing at 7:13 p.m.

Discussion ensued regarding lowering the number of homes built, the size of the homes, and the overall design related to the closest neighborhood.

Mr. Cunningham expressed his concern about building homes and being unable to sell them. He agreed to change the overall design of the homes to a “ranch style” home rather than the originally proposed “modern” design. Additionally, he agreed to increase the size of the homes on lots 5 and 6 to 1,800 square feet while keeping the homes on lots 3 and 4 at 1,600 square feet.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Durham to approve a Specific Use Permit for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118, with the requirement of a “ranch or traditional style” architecture, single family residences on lots 3 and 4 shall be a minimum of 1,600 square feet and single family residences on lots 5 and 6 shall be a minimum of 1,800 square feet.

Motion carried by a vote of 4-0.

8. Approved a Replat for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118. PUBLIC HEARING

Public Hearing for Agenda Items #7 and #8 were heard concurrently.

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Tommy Cunningham, owns a 33,000 square foot lot at 6500 Baker Boulevard and is seeking a replat of the property. The lot is currently zoned Mixed Use. The applicant has proposed a replat to meet the needs for four single family homes and one commercial building. A drainage study will be required by FEMA due to the parcels being located in the floodway.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Durham to approve a Replat for the property described as Lot 1, Block 8, Richland Hills South Addition, Richland Hills, Texas 76118, otherwise known as 6500 Baker Boulevard, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

9. ADJOURNMENT

There being no further business to come before the Commission, a motion was made by Commissioner Durham and seconded by Commission Jones to adjourn the meeting.

Motion carried by a vote of 4-0.

Chair Wilson declared the meeting adjourned at 7:28 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman