

**RICHLAND HILLS PLANNING & ZONING COMMISSION  
REGULAR MEETING  
CITY HALL, 3200 DIANA DRIVE  
APRIL 26, 2022  
MINUTES**

Members Present

Michael Wilson, Chair  
Kenneth Keating, Place 1  
Jackson Durham, Place 3  
Mary Witt, Place 4  
Kelle Jones, Place 5  
Mary Sullivan, Alternate 1  
Theresa Bledsoe, Alternate 2

Members Absent

Alternate Members Absent

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 March 22, 2022 Planning and Zoning Commission meeting.**

**Motion:** Motion was made by Commissioner Durham and seconded by Commissioner Witt to approve the minutes from the March 22, 2022 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

### **5. Approved a Specific Use Permit for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 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, Automation-X, is seeking a Specific Use Permit (SUP) for the property located at 7431 Dogwood Park, for Outside Storage and Display (incidental use) to store metal skids and a delivery trailer and are requesting to use chain link fencing. Outside storage requires a Specific Use Permit in the Heavy Commercial zone.

Discussion ensued regarding different types of fencing and screening options.

Chair Wilson opened the public hearing at 6:33 p.m. and asked to hear from any proponents followed by opponents of the case.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, inquired if mesh screening can be required as it provides better protection and a better look.

Chair Wilson closed the public hearing at 6:33 p.m.

**Motion:** Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve a Specific Use Permit for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park, Richland Hills, Texas 76118 with the requirement of a six foot fence with privacy slats on the front portion facing Dogwood Park Drive.

Motion carried by a vote of 5-0.

### **6. Approved a Specific Use Permit for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Dr. Kirk D. Weicht, represents Dallas-Fort Worth Jeet Kune

Do Academy, a local martial arts and self-defense school currently located in Hurst. He is seeking a Specific Use Permit (SUP) for property located at 3215 Rufe Snow Drive that is currently zoned Mixed Use. Martial arts training for children and adults would fall under the Gymnastics & Dance Studio use and Gymnastics & Dance Studio as a use requires a Specific Use Permit in the Mixed Use district. The applicant was not present to address any questions.

The applicant was present to address any questions.

Dr. Kirk D. Weicht, 3215 Rufe Snow Drive, Richland Hills, provided a brief overview of his background and his plans for military and law enforcement training at this new facility.

Discussion ensued regarding types of potential classes to be offered and potential class size, parking concerns, and the geographic area of students.

Chair Wilson opened the public hearing at 6:24 p.m. and asked to hear from any proponents followed by opponents of the case.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed her support for the SUP and felt the business was a good fit for Richland Hills.

Chair Wilson closed the public hearing at 6:25 p.m.

**Motion:** Motion was made by Commissioner Durham and seconded by Commissioner Keating to approve a Specific Use Permit for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

## **7. 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 5-0.

Chair Wilson declared the meeting adjourned at 6:42 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Wells, City Secretary

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Michael Wilson, Chairman