

**RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL, 3200 DIANA DRIVE
JUNE 28, 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
James Donovan, City Attorney

1. CALL TO ORDER

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

Commissioner Durham advised that he will be abstaining from any discussion and vote on Agenda Item 8 and will submit a Conflict-of-Interest affidavit to the City Secretary in accordance with Local Government Code Chapter 171.

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

Stacy Reddy, 7012 Hardisty Street, Richland Hills, advised that she and her neighbor found and replaced manhole covers that had come off during a recent flooding event and expressed concern regarding future flooding issues.

4. Replat Ordinance Update

Assistant to the City Manager Logan Thatcher provided a brief update regarding amendments recently passed by the City Council at their June 13, 2022 regular meeting related to how replats are presented and approved. He advised that, prior to the City Council's changes, replatting required a Public Hearing before approval of the replat. According to changes in State Law, proposed replats were no longer required to have a Public Hearing prior to approval and a Public Hearing is now only required if the replat needs a variance.

If a proposed replat does not need a variance, written notice of the approval shall be provided within 15 days of approval by mail to each property owner within 200 feet of the lots to be replatted. If the area proposed to be changed is in the SF-E single family residential zoning district, such written notice shall be sent to all owners of property in the original subdivision which is located within 500 feet of the property to be replatted.

REGULAR AGENDA

5. Approved minutes from the April 26, 2022 Planning and Zoning Commission meeting.

Motion: Motion was made by Commissioner Durham and seconded by Commissioner Jones to approve the minutes from the April 26, 2022 Planning and Zoning Commission meeting.

Motion carried by a vote of 5-0.

6. Approved a Final 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

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Skorburg Company, has submitted a final plat for a 69-unit townhome development known as Baker Landing at 7100 Baker Boulevard and 3209 Ash Park Drive Lots 4,5,6 and 7. The Planning and Zoning Commission and City Council previously approved a Planned Development for this project. Approval of the Final plat is the next step in the planned development process. The Development Review Committee has reviewed the Final plat and recommends approval.

Discussion ensued regarding minor changes to the location of the retaining wall and drainage concerns.

Gavin Shaw, Strand Engineering, 10003 Technology Boulevard, Dallas, Texas, discussed easements and entry into the neighborhood from Baker Boulevard.

Motion: Motion was made by Commissioner Jones and seconded by Commissioner Keating to approve a Final 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 5-0.

7. Approved a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that the applicant, Dora Valdez, is seeking a Specific Use Permit (SUP) for construction of a Guest House. An SUP is required to have a guest house in SF-10 Zoning district. City staff will confirm that all guest house requirements are being met before approving plans and issuing permits for the guest house structure.

The applicant was not present to address any questions.

Discussion ensued regarding the differences between a guesthouse and a structure such as a shed and the requirements that a guesthouse cannot have kitchen or be rented.

Chair Wilson opened the public hearing at 6:19 p.m. and asked to hear from any proponents followed by opponents of the case.

Stacy Reddy, 7012 Hardisty Street, Richland Hills, expressed her support for the SUP and the applicant.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed her support for the SUP and felt the guesthouse was a good use of the space.

Chair Wilson closed the public hearing at 6:21 p.m.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Durham 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.

8. Denied a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118. PUBLIC HEARING

Commissioner Durham recused himself from this item and left the meeting at 6:22 p.m. Alternate #1 Mary Sullivan took his place on the dais for deliberation of the item.

Assistant to the City Manager Logan Thatcher presented the item to the Commission and advised that applicant, Robert Maxey, President of MetroCom Properties, is requesting a zoning change from planned development zoning with a base of SF-7 and MF-2 be changed through a planned development to retain MF-2 multiple family residential medium density use. They are proposing to build 51 townhomes on the property known as 7151 Baker Boulevard.

The applicant was present to address any questions.

Robert Maxey, President, MetroCom Properties, 611 South Main Street, Grapevine, Texas, introduced his development team and provided a presentation on the proposed development, including conceptual drawings and pricing.

Engineer Otis Lane, 909 Hilltop, Weatherford, Texas, advised that permits and issues requiring approval by the Texas Department of Transportation (TxDOT) related to Baker Boulevard construction have been approved.

Discussion ensued regarding concern about the proposed price point and the townhomes not selling.

Chair Wilson opened the public hearing at 6:48 p.m. and asked to hear from any proponents followed by opponents of the case.

Kay Waisanen, 7200 Bridges Avenue, Richland Hills, advised of her opposition to the Planned Development and expressed her concern for traffic along Popplewell and fire trucks having access to this new neighborhood.

Danele Durham, 7152 Bridges Avenue, Richland Hills, expressed her opposition to the Planned Development because it does not appear to be in line with the City's adopted Master Plan. She expressed concern regarding the proposed price point of the townhomes.

Caroline Durham, 7152 Bridges Avenue, Richland Hills, stated that she was speaking on behalf of both herself and the neighbors at 7160 Bridges Avenue and 7146 Bridges Avenue. She expressed concern regarding increased traffic and infrastructure needs.

Stacy Reddy, 7012 Hardisty Street, Richland Hills, spoke in opposition of the Planned Development because she would prefer more entertainment options in the city.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed her opposition to the Planned Development and advised that she felt the proposal was too expensive, too dense, and additional infrastructure was needed.

Jerry Jones, 7147 Bridges Avenue, Richland Hills, stated his opposition to the Planned Development and spoke of differences between the current proposal and the previous planned development that was approved on the property. He expressed concern regarding 51 units versus 40 units for the previously approved planned development, flooding concerns, potential need for additional public safety, and if there is an incentive agreement being considered.

Jenny Clark, 6973 Hardisty Street, Richland Hills, spoke in opposition to the Planned Development but expressed her appreciation for the developer and City staff for their hard work. She feels it is not a good fit for the City.

Engineer Otis Lane responded to several concerns raised by citizens. He provided clarification regarding the previous planned development and stated that the proposed townhomes would be bigger and more luxurious than the previously approved townhomes, advised that TxDOT has already made many improvements to Baker Boulevard, and discussed drainage concerns.

Chair Wilson closed the public hearing at 7:11 p.m.

Discussion ensued regarding the current zoning as partial residential and mixed use. City Attorney James Donovan advised that it was recommended to present a new Planned Development for approval to be cleaner from a records perspective.

City Manager Candice Edmondson advised that the City's Master Plan is eight years old and will be updated in the next fiscal year if the City Council approves funding for that budget line item. Additionally, she advised that an incentive for the developer has been discussed but has not come forward to consideration or approval by the City Council yet.

Discussion ensued regarding the best use of the property, comparing the currently approved Planned Development and the proposed Planned Development, as well as concerns brought by residents.

Motion: Motion was made by Commissioner Witt and seconded by Commissioner Keating to deny a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118.

Motion carried by a vote of 3-2. Chair Wilson and Commissioner Jones voted against.

7. ADJOURNMENT

Chair Wilson declared the meeting adjourned at 7:31 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Michael Wilson, Chairman