



CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF RICHLAND HILLS PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES MAY 16, 2013

1. CALL TO ORDER

- a. 6:00 p.m.
- b. Attendees
 - i. Members Present –Norton, Baker, Campbell, Knowlton
 - ii. Members Absent-Skier, LaPointe
 - iii. Alternates Present- Hudson
 - iv. Staff – Karla Wright, Secretary
Drew Larkin, City Attorney
Curtis Hawk, City Manager
Eric Strong, Asst. City Manager

2. ROLL CALL AND DETERMINATION OF A QUORUM

Chairman Norton, constituting a quorum, at which time the following business was transacted:

3. APPROVAL OF THE MARCH 11, 2013 REGULAR MEETING MINUTES

A motion was made by Member Campbell, and seconded by Member Baker to approve the March 11, 2013, regular meeting minutes with corrections.

Motion carried by a vote of 4-0.

Member Knowlton abstained from the vote.

4. PUBLIC HEARINGS

RP 10-13 Metcar Investments – public hearing to consider a request for a replat for the property located at Block 1, Lots 4 and 5 of the Richland Hills Addition, 6908 Blvd. 26, the property is zoned General Commercial District (C-2).

Chairman Norton opened the public hearing.

The owner of Metcar Investments, Fidel Villasana was present to answer questions from the Board Members.



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Mr. Villasana stated that everything had been completed on the conditions that the City had asked for; TXDOT was the only thing he was waiting on for the driveway approach.

Erica Craycraft, representative with Freese & Nichols stated that the replat had been approved but the site plan was still in progress with some minor changes and the approval from TXDOT.

There being no one else to speak, Chairman Norton closed the public hearing.

Member Baker made a motion, and seconded by Member Campbell to approve the replat for the property located at 6908 Blvd. 26

The motion carried by a vote of 5-0.

207-13 7500 Baker Blvd. – public hearing to discuss and consider making a recommendation to the City Council for a rezoning request to rezone Block 7, of the Midway Place Addition, 7500 Baker Blvd., from Multistory General Commercial District (C-3) to Planned Unit Development District (PUD) to allow for the operation of building material sales for the sale and distribution of building products.

Chairman Norton open the public hearing.

The representatives from ABC Supply were present to answer questions from the Board Members.

Eric Strong, Assistant City Manager gave a staff report and the background on this building and handed out a proposed site plan to the Board Members. He explained how the company would be screening the front of the building from the outside storage that will be there and the landscaping plan. There will be an additional pad site out front of this location.

Member Campbell asked what the fence material would be at the location and the height of the fence. She asked at this time what kind of security measures will they have to keep the crime down with just a chain link fence.

Chairman Norton asked what the square footage of the future pad site would be out front.

Skip Rath explained that the company would have security camera around the building along with the 8 feet fence. He explained the hours of operation and if there is a lot of bad weather, explained that the company is a wholesale distribution to contractors. He stated that the company would like to be moved into the building and operating within six months. He said that the company was one of the largest roofing supply companies in the United States; he said this location will be one of the largest.



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Gerrit Spieker, 3401 Jonette Drive, handed out a map of the 7500 Block of Baker Blvd.; he would like to propose a road cutting through to Wesley Way, he feels like it would improve the business that are located down in the park. He stated he would also like to see a light installed in front of the site. Mr. Spieker also stated that he is in favor of the rezoning request for ABC Supply Company.

Member Knowlton asked about the truck traffic that will be going into the parking lot and how many will they get in a day. He stated that he was concerned about the trucks making that short turn.

There being no one else to speak, Chairman Norton closed the public hearing.

Chairman Norton announced Executive Session at 6:28 p.m.

Chairman Norton reconvened the meeting in open session at 6:45 p.m.

Member Baker made a motion, and seconded by Member Knowlton to approve the recommendation to the City Council for the rezoning of 7500 Baker Blvd., from Multistory General Commercial District (C-3) to Planned Unit Development District (PUD) to distribution of building products.

The motion carried by a vote of 5-0.

Z06-13 6400 Baker Blvd. – public hearing to discuss and consider making a recommendation to the City Council for a rezoning request to rezone Lot B, Block 7 of the Richland Hills South Addition, 6400 Baker Blvd., from Restricted Commercial District (C-1) to General Commercial District (C-2) to allow for retailing and wholesaling markets.

Chairman Norton open the public hearing.

The owner Terry Latham, 6400 Baker Blvd., was present to answer questions from the Board Members. He stated that he was unable to lease his building out due to the zoning of the location and he felt by changing from a C-1 to C-2 would give him a broader tenant base making the building easier to lease.

There being no one else to speak, Chairman Norton closed the public hearing.

Member Campbell made a motion, and seconded by Member Baker to approve the recommendation to the City council for the rezoning of 6400 Baker Blvd., from a Restricted Commercial District (C-1) to General Commercial District (C-2).

The motion carried by a vote of 5-0.



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5. PUBLIC COMMENTS

No public comments were made.

6. EXECUTIVE SESSION

Chairman Norton announced an Executive Session at 6:28 p.m.

Chairman Norton reconvened the meeting in open session at 6:45 p.m.

7. SET THE DATE AND TIME OF THE NEXT COMMISSION MEETING FOR JUNE 10, 2013.

8. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourn at 6:52 p.m.

ATTEST:

Planning and Zoning Commission Chairman