



CITY OF RICHLAND HILLS, TEXAS

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF RICHLAND HILLS PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES APRIL 14, 2014

1. CALL TO ORDER

- a. 6:30 p.m.
- b. Attendees
 - i. Members Present –LaPointe, Baker, Campbell, Knowlton, Skier
 - ii. Members Absent-
 - iii. Alternates Present-
 - iv. Staff – Scott Mitchell, Director of Neighborhood Services
Karla Wright, Secretary
Drew Larkin, City Attorney

2. ROLL CALL AND DETERMINATION OF A QUORUM

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

3. APPROVAL OF THE MARCH 10, 2014 REGULAR MEETING MINUTES

A motion was made by Member Skier, and seconded by Member Baker to approve the March 10, 2014, regular meeting minutes with Scott Mitchell's title changed from Planning & Zoning to read Neighborhood Services.

Motion carried by a vote of 5-0.

4. EXECUTIVE SESSION

A motion was made by Member Knowlton to convene into Executive Session, and seconded by Chairman Campbell at 6:48 p.m.

Chairman Campbell reconvened Regular Session at 6:53 p.m.

5. **Z10 -14 7410 Blvd. 26 – public hearing to discuss and consider making a recommendation to the City Council to amend the Planned Unit Development District Development Plan of Lots 9, 10 and 11, Block 2 of the Willman Addition to allow a Mini-Warehouse Facility within the PUD. The property is zoned Planned Unit Development District (PUD), and is located at 7410 Blvd. 26 and Willman Ave.**



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Erica Craycraft with Freese and Nichols gave a staff report recommended denial of this application. She stated the City's zoning ordinance only allows for a Mini-Warehouse Facility to be located in the I-1 and I-2 Districts. The lots in question were zoned C-2 prior to the PUD rezoning, and the neighboring lots are currently zoned C-2; therefore, we do not think it is in the City's best interest to rezone Lot 9, Lot 10, and Lot 11 to allow for the Mini-Warehouse Facility use.

Rhett Dollins, Engineer with Pogue Engineering spoke on behalf of Blvd 26 Storage Center. He stated that on all the original documents that the use for a Mini-Warehouse was allowed and it just did not get on the final documentation. He presented a larger site plan to the Commissioners along with pictures of what they would like to build. Mr. Dollins stated if he needed to provide enhanced architecture/landscaping plans to get approval he would.

A motion was made by Member Baker and seconded by Member Skier to deny the request to amend the Planned Unit Development District Plan of Lots 9, 10 and 11, Block 2, of the Willman Addition to allow a Mini-Warehouse facility within the PUD.

The motion was denied by a vote of 3 – 2.

Athena Campbell – No
Lisa Skier – No
Doug Knowlton – No
David Baker – Yes
Kyle LaPointe - Yes

6. SET THE DATE AND TIME OF THE NEXT COMMISSION MEETING FOR MAY 12, 2014 AT 6:30 P.M.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourn at 7:00 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Athena Campbell, Chairman