



# CITY OF RICHLAND HILLS, TEXAS

DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 • (817) 616-3770  
NEIGHBORHOOD SERVICES

## RICHLAND HILLS PLANNING AND ZONING COMMISSION REGULAR MEETING November 9, 2015 MINUTES

### Roll Call:

#### Members present:

Athena Campbell, Chairman  
Doug Knowlton, Place 2

Kyle LaPointe, Vice Chairman  
Lisa Skier, Place 5

#### Members Absent:

David Baker, Place 3

#### Staff

Kelley Ledesma, Administrative Assistant  
Don Dixon, Chief Building Official  
Drew Larkin, City Attorney

### 1. CALL TO ORDER

Chairman Campbell called the meeting to order at 6:32 pm.

### 2. ROLL CALL AND DETERMINATION OF A QUORUM

Chairman Campbell, constituting a quorum, at which time the follow business was conducted:

### 3. APPROVAL OF THE OCTOBER 12, 2015 MEETING MINUTES

**Motion:** Motion was made by member Doug Knowlton, and seconded by member Lisa Skier to approve.

Motion carried by a vote of 4-0. Member David Baker was absent.

### PUBLIC HEARING

4A. SUP 15-32 3200 Handley Ederville Rd. – Consider making recommendation to the city council to consider a specific use permit (Smith Lawn and Tree) to permit operation of a landscaping business with outside storage. The property, zoned Light Commercial (L-C), is located 3200 Handley Ederville Rd.



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Chief Building Official, Mr. Don Dixon, presented the SUP 15-32 3200 Handley Ederville case with staffs' recommendation, to remain neutral on the proposal.

Judd Smith and Russell Simple spoke on behalf of Smith Lawn and Tree in favor of proposed SUP.

Public hearing was opened at 6:39pm.

Allen Hodges, 306 W. 7<sup>th</sup> St., Ft. Worth, TX 76102 – spoke in favor of proposed changes.

Ricky Head, 3208 Kingsbury Ave., Richland Hills, TX 76118 – spoke in favor of proposed changes.

Public Hearing was closed at 6:53pm.

**Motion:** Motion was made by member Lisa Skier and seconded by member Kyle LaPoint to approve contingent on Planning Analysis/Recommendation items 1-3 stating:

1. The SUP process requires a survey plat with the metes and bounds description and the legal description be submitted for review.
2. The SUP process requires that a site plan be drawn to scale and submitted for review by city staff and the Planning and Zoning Commission. It is a good idea to show any additional landscaping on the plan.
3. Approval with contingencies of add site lighting to storage areas, provide an emergency access gate with Knox lock at north property line, masonry or vinyl screening wall is required.

Planning and Zoning stated wood fence would be appropriate as screening fence.

Motion carried by a vote of 3-1. Member Doug Knowlton was against. Member David Baker was absent.

- 4B. Consider making a recommendation to the City Council to amend the City's Zoning Ordinance by amending Section 4.02 to allow for larger carports in non-residential districts; adding carport regulations for multiple family districts; amending Section 8 by amending the definition of "Carport"; amending Section 4.02 and Section 6.13 to create a special exception to**



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**allow the Zoning Board of Adjustment to approve a larger carport under certain circumstances.**

Chief Building Official, Mr. Don Dixon, presented proposal to amend carport code regulations with staffs' recommendation to deny any changes.

Michael O'Brien, 6822 Hardisty, Richland Hills, TX 76118 – spoke on behalf of Messiah Baptist in favor of changing ordinance.

Public hearing was opened at 7:09pm.

Alex Little, 6062 Blvd 26, Richland Hills, TX 76118 – spoke in favor of changes. Mr. Little also filed for a commercial carport exceeding size limitations in code.

Ricky Head, 3208 Kingsbury Ave., Richland Hills, TX 76118 – spoke in favor of changing carport requirements for commercial properties.

Public Hearing was closed at 7:17pm.

**Motion:** Motion was made by member Doug Knowlton and seconded by member Lisa Skier to table the discussion. Date set for a work session to discuss options. (November 17, 2015 at 6:30pm)

Motion carried by a vote of 4-0.

#### **4. PUBLIC COMMENTS:**

None at this time.

#### **5. EXECUTIVE SESSION:**

None at this time.

#### **6. SET DATE AND TIME OF THE NEXT COMMISSION MEETING:**

December 14, 2015 at 6:30pm.

#### **8. ADJOURN**

**Motion:** Motion was made by member Doug Knowlton and seconded by member Lisa Skier to adjourn.

Motion carried by a vote of 4-0.



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There being no further business to come before the Commission, the meeting was adjourned at 7:22 pm.

**ATTEST**

**APPROVED**

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Kelley Ledesma, Admin. Assistant

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Athena Campbell, Chairman