

**RICHLAND HILLS CITY COUNCIL  
REGULAR MEETING  
OCTOBER 8, 2018  
MINUTES**

Roll Call:

Council present:

Edward Lopez, Mayor  
Travis Malone, Place 1  
Allison Barger, Mayor Pro Tem  
Curtis A Bergthold, Place 3  
Roland Goveas, Place 4  
Athena Campbell, Place 5

Council Absent:

Staff

Eric Strong, City Manager  
Cathy Bourg, City Secretary  
Betsy Elam, City Attorney

**WORK SESSION – Mayor Lopez Called to Order – Time 6:00 p.m.**

- 1. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).**

None at this time.

- 2. Discussion of items and presentations listed on tonight's City Council Agenda**

Kay Duffy, Development Manager gave a presentation on items 3B and 3C, a potential zoning change for the properties south of Hwy 121 in order to facilitate the best economic use of the properties. The recommendation resulting from these discussions is to create a zoning district called Business Park (BP). The new designation allows most of the building uses from both the Industrial (I) and Heavy Commercial (HC) zoning districts – a change that is particularly important to the properties on Burns Street, which are currently zoned Mixed Use (MX). The goal for this new zoning classification is to make the properties more marketable to the types of businesses that will keep this area thriving as an economic engine for the city. The Planning & Zoning Commission considered this item at a public hearing on September 25, 2018 and recommended approval 4-0.

Kay Duffy, Development Manager gave a presentation on item 7A, Supplemental Ordinances for Business Park Zoning. As part of the creation of the Business Park

District, the supplemental ordinances in Chapter 91 of the City's Code of Ordinances need to be amended to create standards for the new zoning district. Proposed amendments for the Business Park will include the following sections:

- Section 91-100 – Screening and Fencing
- Section 91-200 – Landscaping
- Section 91-300 – Parking
- Section 91-400 – Non-residential Development

Eric Strong, City Manager presented the following agenda items:

- 7B. Stormwater Management Required Report. As an annual requirement to the City of Richland Hills Stormwater Management Program/NPDES MS4 Permit, elected officials are to be provided with information on the city Stormwater Management Program.
- 2E. Approval of Emergency Wastewater Line repair in the 6800 block of John Drive in the amount of \$17,934.80.
- 2F. Approval of Emergency Wastewater Line repair in the 2700 block of Ash Park Drive in the amount of \$102,817.34.

Mayor Lopez called for a break. Time: 6:35 p.m.

### **REGULAR SESSION – Mayor Lopez Called to Order – Time 7:00 p.m.**

**Invocation** – Mayor Lopez

### **Pledge of Allegiance**

- 1A. **Citizen Appearances/Public Comments**  
(Citizens who have signed a card to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Public comment will not be taken on items that the Council has previously considered in a public hearing.)

Mark Thomas and Katie Bowman with the Birdville Independent School District presented information regarding the Birdville 2018 Bond Election.

### **CONSENT AGENDA**

***\*Item 2D removed from the consent agenda for separate discussion.***

**Motion:** Motion was made by Councilmember Campbell, and seconded by Councilmember Goveas to remove item 2D from the consent agenda for separate discussion.

Motion carried by a vote of 5-0.

**2D. Approval of updated compensation policies.**

Councilmember Campbell feels it would be beneficial to go back and make sure everything has a definition.

**Motion:** Motion was made by Councilmember Campbell, and seconded by Councilmember Goveas to table for further review.

Motion carried by a vote of 5-0.

**2A. Approval of minutes from the September 24<sup>th</sup>, 2018 City Council Meeting.**

**2B. Approval of Ordinance 1366-18, amending Ordinance 1362-18, which ordered a Special Election for November 6<sup>th</sup>, 2018 to allocate ½ cent sales tax , by amending section 5(A) to provide for early voting sites.**

**2C. Approval of the Joint Election Agreement and Contract for Election Services with Tarrant County Elections for the November 6<sup>th</sup>, 2018 Special Election.**

**2E. Approval of Emergency Wastewater Line repair in the 6800 block of John Drive in the amount of \$17,934.80.**

**2F. Approval of Emergency Wastewater Line repair in the 2700 block of Ash Park Drive in the amount of \$102,817.34.**

**Motion:** Motion was made by Councilmember Bergthold, and seconded by Councilmember Malone to approve the consent agenda.

Motion carried by a vote of 5-0.

**PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**

**3A. Public Hearing and Consideration of a Zoning Map Amendment to expand the Planned Unit Development (PD) Zoning of the property located at 7409 Baker Blvd to include the property located at 7451 Baker Blvd which is currently zoned Light Commercial (LC).**

Kay Duffy, Development Manager gave a presentation of a Zoning Map Amendment to expand the Planned Unit Development (PD) Zoning of the property located at 7409 Baker Blvd to include the property located at 7451 Baker Blvd which is currently zoned Light Commercial (LC). Buyer's Barricades at 7409 Baker Boulevard recently purchased vacant land adjacent to their business with the intent of expanding their parking lot. The new property at 7451 Baker Boulevard is currently zoned Light Commercial (LC) but will need to be incorporated into the Planned Development (PD) zoning of the current business.

Mayor Lopez opened the Public Hearing. Time: 7:32 p.m.

Mr. Buyer's answered question regarding the fencing around the parking lot and agreed to construct a sidewalk along Baker Blvd., an eight foot masonry wall will be constructed along the northern property line of the new property and the existing wood fence will be replaced with an eight (8) foot masonry wall whenever the current fence is in need of replacement.

Mayor Lopez closed the Public Hearing. Time: 7:37 p.m.

**Motion:** Motion was made by Councilmember Malone, and seconded by Councilmember Goveas to approve with added changes.

- A sidewalk will be constructed along Baker Blvd., connecting the side walk to the east of the property to the sidewalk that runs north/south to the west of the property at the corner of Baker Blvd. and Norton Dr.
- An eight foot masonry wall will be constructed along the northern property line of Lot 2R1, Block 86 of the Richland Hills Addition.
- The wood fence currently situated along the northern property line of Lots 3R1, 3R2, 3R3, and 3R4 of Block 86 of the Richland Hills Addition, will be replaced with an eight (8) foot masonry wall whenever the current fence is in need of replacement.

Motion carried by a vote of 5-0.

**3B. Public Hearing and Consideration of a zoning text amendment to add a Business Park zoning district to the City's Ordinances called Business Park (BP).**

Item was discussed during the work session under item #2.

Mayor Lopez opened the Public Hearing. Time: 7:40 p.m.

No speakers

Mayor Lopez closed the Public Hearing. Time: 7:40 p.m.

**Motion:** Motion was made by Councilmember Goveas, and seconded by Councilmember Campbell to approve.

Motion carried by a vote of 5-0.

**3C. Public Hearing and Consideration of a zoning map amendment for the following properties to be rezoned to the Business Park (BP) Classification:**

- **7100 Burns, 7101 Burns, 7112 Burns, 7119 Burns, 7130 Burns, 7204 Burns, 7205 Burns, 7216 Burns, 7224 Burns, 2613 Handley Ederville, 2617 Handley Ederville, 2621 Handley Ederville, 2625 Handley Ederville, and all adjoining unaddressed properties currently zoned Mixed Use (MX)**
- **7110 Belton, 7111 Belton, 7113 Belton, 7114 Belton, 7115 Belton, 7125 Belton, 7132 Belton, 2501 Handley Ederville, 2525 Handley Ederville, 7009 Midway, 7104 Midway, and all adjoining unaddressed properties currently zoned Heavy Commercial (HC)**
- **7059 Midway currently zoned Planned Development (PD) 7.**

The discussion was continued from the work session.

Mayor Lopez opened the Public Hearing. Time: 7:32 p.m.

Chris Baker spoke in favor of the rezone.

Mayor Lopez closed the Public Hearing. Time: 7:37 p.m.

Item will be brought back at a future meeting for action.

#### **ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS**

**4A. None at this time.**

#### **CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS**

**5A. None at this time.**

#### **OTHER ITEMS FOR CONSIDERATION**

**6A. None at this time.**

#### **REPORTS & DISCUSSIONS**

**7A. Supplemental Ordinances for Business Park Zoning.**

The discussion was continued from the work session.

**7B. Stormwater Management Required Report.**

Item was discussed during the work session under item #2.

**8. COMMUNITY INTEREST ITEMS**

- Senior Lunch Bunch & Games – October 11<sup>th</sup> noon to 2:00 p.m.
- Bulk Waste Collection – October 22<sup>nd</sup>
- Tricky Treat Trail & Haunted Stacks – October 26<sup>th</sup> 6:30 p.m. to 8:30 p.m.
- Painted Pumpkin & Carving Contest – October 26<sup>th</sup> 6:30 p.m. to 8:30 p.m.
- Senior Craft Fair – November 3<sup>rd</sup> 9:00 a.m. to 1:00 p.m.
- Veterans Day Ceremony – November 10<sup>th</sup> 11:00 a.m. to 12:30 p.m.
- Youth Basketball League Ages 5-12 registration open through Nov. 1<sup>st</sup>
- Thank you - Animal Shelter Splash & Dash was a success
- Richland Hills Connect meeting – October 11<sup>th</sup> at 6:30 p.m. at The Link
- Last day to register to vote is October 9<sup>th</sup>
- BISD November 6<sup>th</sup> Bond Election
- City of Richland Hills November 6<sup>th</sup> Special Election
- Thank you – Public Works and Police Department for getting the word out on social media regarding things happening in the City.

**9. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).**

None at this time.

**10. A motion was made by Councilmember Bergthold, and seconded by Councilmember Malone to adjourn. Motion passed 5-0.**

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 7:55 p.m.

**ATTEST**

**APPROVED**

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Cathy Bourg, City Secretary

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Edward Lopez, Mayor