

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
MARCH 9, 2020
MINUTES**

Roll Call:

Council present:

Edward Lopez, Mayor
Douglas Knowlton, Place 1
Allison Barger, Mayor Pro Tem
Curtis A Bergthold, Place 3

Council Absent:

Roland Goveas, Place 4

Athena Campbell, Place 5

Staff

Candice Edmondson, 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).**

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Campbell to convene into executive session. Time: 6:01 p.m.

Motion carried by a vote of 4-0. Councilmember Goveas absent.

Mayor Lopez reconvened into open session. Time 6:37 p.m.

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

Candice Edmondson, City Manager presented the following item:

- 3A. Consider Ordinance No. 1404-20 amending Chapter 90 Zoning, of the Code of Ordinances of the City of Richland Hills, by rezoning 1.1469 acres located at 2625 Handley Ederville Road from Entertainment District Overlay (EDO) to Planned Development District (PD)

The property at 2625 Handley Ederville Road is a 1.1409-acre vacant parcel that sits between the TRE parking lot and Burns Street. This parcel was zoned Mixed Use (MX) in the 2014 Comprehensive Plan and rezoned to Entertainment District Overlay (EDO) on August 13, 2018. The development under consideration is a convenience store and gas station. The building is designed at 4,088 square feet with 16 gas pumps. A long-term lease has been negotiated with a prominent convenience store chain. The store will be open 24 hours a day and feature a “beer cave”. Chris Baker is the property owner and developer and Verdad Construction will handle design and construction.

The owner is proposing a Planned Development (PD) with Business Park (BP) as the underlying zoning district. In addition to requesting the convenience store use of the property, the applicant is requesting an increase in maximum pole sign height to 35 feet, the ability to put signage on the fuel pump canopy and a reduction in the parking requirements to one space per 300 square feet of building (14 spaces).

Chris Baker, property owner answered questions regarding parking and Handley Ederville Road right in/right out driveway

David Burkett, City Engineer answered questions regarding the Handley Ederville Road right in/right out driveway

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.)

Travis Malone, 2641 Mimosa Park spoke regarding complaints about the Richland Hills location for the Primary Elections held by Tarrant County.

CONSENT AGENDA

2A. Approval of minutes from the February 24, 2020 City Council Meeting

2B. Approve revised Purchasing Policy

2C. Approve Infectious Disease Control and Emergency Closing Policies

2D. Approve purchase of replacement wastewater service truck

Motion: Motion was made by Councilmember Campbell and seconded by Councilmember Bergthold to approve the consent agenda.

Motion carried by a vote of 4-0. Councilmember Goveas absent.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Consider Ordinance No. 1404-20 amending Chapter 90 Zoning, of the Code of Ordinances of the City of Richland Hills, by rezoning 1.1469 acres located at 2625 Handley Ederville Road from Entertainment District Overlay (EDO) to Planned Development District (PD) (PUBLIC HEARING)

Candice Edmondson, City Manager presented Ordinance 1404-20 amending Chapter 90 Zoning, of the Code of Ordinances of the City of Richland Hills, by rezoning 1.1469 acres located at 2625 Handley Ederville Road from Entertainment District Overlay (EDO) to Planned Development District (PD).

Mayor Lopez opened the Public Hearing. Time 7:15 p.m.

Travis Malone, 2641 Mimosa Park asked questions regarding incentives and the negative impact to the McDonalds.

Stephen Barrette, 3812 Ruth Road spoke in favor of the rezone.

Mayor Lopez closed the Public Hearing. Time 7:17 p.m.

Motion: Motion was made by Councilmember Bergthold and seconded by Councilmember Barger to approve utilizing exhibit #2 site plan and conditional upon the approval by the City Engineer based on markings of the driveway that's along Handley Ederville Road and signage as well marking internally showing the flow of traffic.

Motion carried by a vote of 4-0. Councilmember Goveas absent.

Moises Castro representative of Seven Eleven stated they are planning to move the water line north and south in the drive path down to the southside.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. None

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. None

OTHER ITEMS FOR CONSIDERATION

6A. None

REPORTS & DISCUSSIONS

7A. 2019 Richland Hills Police Department Racial Profiling Report

Kim Sylvester, Chief of Police gave a presented the 2019 Richland Hills Police Department Profiling Report.

7B. Fire Station Project Update

Russell Shelley, Fire Chief gave an update on the Fire Station Project. Since the last update, the floor plan and site plan for the new fire station have been finalized. RPGA Architects completed the design documents for the building on March 2, 2020 and submitted them to city staff, the city engineer, and Steele & Freeman for comment and review. Once all parties have submitted their comments, work will begin on the building's construction documents.

8. 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

COMMUNITY INTEREST ITEMS

- Senior Lunch Bunch & Bingo – Thursday, March 12th 12 noon – 2:00 p.m.
- Upcoming Senior Trips – Dallas Blooms on Wednesday, March 11th 12 noon to 2:00 p.m. and Poston Gardens on Thursday, March 19th
- Easter Celebration – Saturday, April 4th 10:00 a.m. – 12 noon at Rosebud Park
- The Chills, Thrills and Rockin' Wheels - City's 70th Anniversary Celebration – Saturday, April 25th 3:00 p.m. – 7:00 p.m.
- Tarrant County Food Pantry – March 12th at 6:30 p.m. The Link parking lot
- Spay Neuter Clinic
- Vax Shack – 3rd Thursday of the month 10:00 a.m. - 1:00 p.m.

9. A motion was made by Councilmember Bergthold and seconded by Councilmember Campbell to adjourn. Motion passed 4-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 7:39 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Edward Lopez, Mayor