

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Linda Cantu, City Secretary
Date: Dec. 31, 2013
Subject: Minutes 12-19-2013

City Council Action Requested:

Consider approval of December 19, 2013 City Council Minutes

Background Information:

Attachment - Minutes

Board/Citizen Input:

N/A

Financial Impact:

N/A

Staff Contacts:

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**MINUTES OF
RICHLAND HILLS CITY COUNCIL
WORK SESSION
REGULAR MEETING
AND
SPECIAL JOINT MEETING WITH
PLANNING AND ZONING COMMISSION
DECEMBER 19, 2013**

Council Present

Bill Agan, Mayor

Roland Goveas, Place 1
Toya Norton, Place 2
Robert DeSoto, Place 3
Beverly Williams, Place 4
Edward Lopez, Place 5

Planning & Zoning Commission

Stacy Norton
David Baker
Athena Campbell
Doug Knowlton
Lisa Skier

Staff

Curtis E. Hawk, City Manager
Linda Cantu, City Secretary
Betsy Elam, City Attorney

WORK SESSION – 6:30 P.M.

Mayor Agan opened the meeting at 6:32 p.m.

City Manager Hawk announced an Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, executive session may be held under one or more of Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 413.183(f) and 418.106(d) & (e).

MOTION: A motion was made by Councilmember DeSoto, and seconded by Councilmember Williams to go into Executive Session.

Mayor Agan reconvened the meeting at 6:59 p.m.

No action taken.

MOTION: A motion was made by Councilmember DeSoto, and seconded by Councilmember Goveas to adjourn the Work Session.

JOINT PUBLIC HEARING CITY COUNCIL AND PLANNING AND ZONING- 7:00 PM

Mayor Agan called the Joint Public Hearing to order at 7:01 P.M.

Stacy Norton, Chair, Planning and Zoning Commission called the Joint Public Hearing to order at 7:02 P.M.

Invocation – Mayor Agan

Pledge of Allegiance, United States and Texas flags- Councilmember Lopez

City Manager Hawk briefed Councilmember's on the history of a developer acquiring the property at the corner of Rufe Snow and Blvd. 26 in order to develop a grocery store at this location.

1. PUBLIC HEARINGS AND OTHER RELATED ITEMS

- A. The City Council and Planning and Zoning Commission to conduct a joint public hearing relative to the application for a proposed amendment to the Richland Hills Zoning Ordinance, Chapter 90 of the City Code, amending Ordinance 951-03, to change the Planned Unit Development District Development Plan Standards of certain property located on Grapevine Highway and Rufe Snow Drive in Richland Hills, which application seeks to change the requirements set out in 1.10 of said PUD Planned Unit Development District Development Plan Standards to allow for tractor-trailer truck access to the site from Grapevine Highway, Rufe Snow, and Hovenkamp with no limitations.

Mayor Agan and Chair Stacy Norton, Planning and Zoning Commission, opened the public hearings.

Those speaking in support and opposition of the proposed amendment:

OPPOSITION:

Forest Clark, 6608 Hovenkamp
Connie Vestal, 6632 Hovenkamp
Renee Clark, 6608 Hovenkamp

SUPPORT:

Dr. Phillip Abbott, 3700 Rufe Snow
Tom Hingst, 6632 Jerald
Ray Hines, 6632 Hovenkamp
Melvin Perdue, 6517 Reeves St.

The following individuals sent letters of support for the proposed amendment:

David and Melinda Duffy, 6716 Hovenkamp
Bill Martin, 6700 Grapevine Hwy., and owns property at Rufe Snow/Hardisty
Sharon Beane Martin, 6700 Hardisty

Jeff Whitaker, representative for Kimley-Horn and Doug Plummer, representative with RHA Architect, Dallas, were present and spoke in regard to the elevations and layout for the proposed Neighborhood Grocery Store.

There being no one else to speak, Mayor Agan closed the public hearing.

Stacy Norton, Chair, Planning and Zoning, read the following item for consideration:

DISCUSS AND CONSIDER MAKING RECOMMENDATION TO CITY COUNCIL ON AMENDMENT TO RICHLAND HILLS ZONING ORDINANCE. Proposed Amendments to requirements set out in 1.10 of PUD Planned Unit Development District Development Plan Standards contained in Ord. 951-03 for certain property located on Grapevine Highway and Rufe Snow Drive in Richland Hills, to allow for tractor-trailer truck access to the site from Grapevine Highway, Rufe Snow, and Hovenkamp with no limitations, and approving a revised site plan.

MOTION: A motion was made by Planning and Zoning Commissioner David Baker, and seconded by Commissioner Athena Campbell to approve. Motion unanimously approved.

- B. Approve Ordinance 1260-13, Amending Ordinance 951-03, by changing the requirements set out in 1.10 of said PUD, Planned Unit Development District Development Plan Standards, to allow for tractor-trailer truck access to the site from Grapevine Highway, Rufe Snow, and Hovenkamp with no limitations, and approving a site plan.

MOTION: A motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to approve Planned Unit Development District Development Plan Standards, to allow for tractor-trailer truck access to the site from Grapevine Highway, Rufe Snow, and Hovenkamp with no limitations, and approving a site plan. Motion carried by a vote of 5-0.

2. OTHER ITEMS FOR CONSIDERATION

- A. Consider Chapter 380 Economic Development Incentive Agreement with Wal-Mart.

City Manager Hawk briefed on some of the 380 Economic Development Agreement.

Wal-Mart estimated the capital investment is eight million dollars (\$8,000,000.00);

The facility will generate approximately \$100,000.00 in yearly sales tax revenue;

The Program Grant or Program Grant Payment means the economic development grants paid by the City to Company in accordance with Section 7 of this Agreement which shall not exceed Five Hundred Thousand Dollars (\$500,000.00) to offset the increased property acquisition costs incurred by the Company due to the nature of the project, and to compensate the Company for some of the costs of construction of the Grocery Improvements;

A program grant payment of twenty thousand dollars (\$20,000.00) shall be made within thirty (30) days following the opening date, and for a period of five (5) years thereafter providing the Grocery Store is open for sales, a like Program Grant Payment amount of Twenty Thousand Dollars (\$20,000.00) each year on the anniversary of the date of the Opening Date, for a total in annual Program Grant Payments of One Hundred Twenty Thousand Dollars (\$120,000.00).

MOTION: A motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to approve. Motion carried by a vote of 5-0.

3. COMMUNITY INTEREST ITEMS-

Councilmember Goveas stated the Christmas Tree Lighting Event was successful, and expressed his thank you to all that attended.

Councilmember Norton stated she attended the Richland Hills Junior High Christmas choir event and that it was excellent.

Mayor Agan stated the employee Christmas luncheon is tomorrow, Friday, and expressed his appreciation to all the employees.

Councilmember Williams commented on the Christmas Lunch Bunch event that was also well attended and a success.

Councilmember DeSoto wished everyone a Merry Christmas.

Stacy Norton, Chair, Planning and Zoning, set the date for their next Planning and Zoning meeting for January 13, 2014.

Motion: A motion was made by Commissioner Doug Knowlton, and seconded by Commissioner Athena Campbell to approve. Motion unanimously approved.

Chair Norton adjourned the Planning and Zoning meeting at 8:15 P.M.

4. EXECUTIVE SESSION

No executive session at this time.

MOTION: Motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to adjourn the meeting.

5. ADJOURNMENT

There being no further business to come before the City Council, Mayor Bill Agan declared the meeting adjourned at 8:16 P.M.

ATTEST

APPROVED

Linda Cantu
City Secretary

Bill Agan
Mayor