

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
OCTOBER 23, 2023
MINUTES**

Roll Call:

Council present

Edward Lopez, Mayor
G.W. Estep, Mayor Pro Tem
Douglas Knowlton, Place 1
Travis Malone, Place 2
Theresa Bledsoe, Place 3
Javier Alvarez, Place 4
Roland Goveas, Place 6

Council absent

Staff present

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
James Donovan, City Attorney

CITY COUNCIL WORK SESSION – 6:30 PM

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

None.

2. **Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.**

7A. *Street Improvement Update*

Director of Public Works and Capital Projects Kip Dernovich presented the street improvement update and advised that work on Dover Lan was substantially completed by September 28, 2023. He provided an update on road projects on Magnolia Park and the intersection of Handley Ederville Road and Burns.

7B. *Tricky Treat Trails & Haunted Stacks*

Library Director Chantele Hancock provided an update on the upcoming Haunted Stacks event being held Friday, October 27, 2023, from 6:30 to 8:30 p.m. at The Link Plaza, the Fire Station, and the Library.

7C. 4th Quarter Investment Report

Director of Finance and Administrative Services Lupe Rios provided the 4th Quarter Investment Report for FY2023.

7D. September Department Reports

Director of Finance and Administrative Services Lupe Rios presented the Finance Department update and advised that the City is in a healthy financial position.

Library Director Chantele Hancock provided the Library update and advised of events including Fiesta de Herencia and Richland Middle School's Hispanic Heritage Festival.

Police Chief Kimberly Sylvester presented the Police Department update and advised of issues related to the Animal Shelter.

Mayor Lopez adjourned the work session at 7:03 p.m.

REGULAR SESSION – Mayor Lopez Called to Order – Time 7:04 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Lopez

PRESENTATIONS

1A. Employee Service Award

Mayor Lopez announced the employee service awards and expressed congratulations to the following employee on reaching an employment milestone with the City of Richland Hills:

5 Years of Service

Library Assistant Sarah Patrick

1B. Red Ribbon Week Proclamation

Mayor Lopez read a proclamation declaring October 23-29, 2023 as “Red Ribbon Week” in Richland Hills.

1C. Municipal Court Week Proclamation

Mayor Lopez read a proclamation declaring November 6-10, 2023 as “Municipal Court Week” in Richland Hills and presented it to Director of Finance and Administrative Services Lupe Rios.

1C. Citizen Appearances/Public Comments

None.

CONSENT AGENDA

2A. Approved minutes from the October 9, 2023 City Council Regular Meeting

Motion: Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Malone to approve the consent agenda.

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Approved Ordinance 1486-23, a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3 to allow for certain alcohol related uses to be an authorized use by right or by specific use permit within specified zoning districts, and to establish conditional development standards for certain alcohol related uses, and to amend Article 8 to add definitions for certain alcohol related uses PUBLIC HEARING

Development Services Manager Logan Thatcher presented the item to the City Council and advised that this item was initially considered at the October 9, 2023 City Council meeting where it was tabled for further consideration. He stated that in December 2000, Richland Hills voters approved two local option elections to allow “the legal sale of beer and wine for off-premises consumption only” and “the legal sale of mixed beverages in restaurants by food and beverage certificate holders only”. In October 2000, the Planning and Zoning Commission discussed adding alcohol uses including definitions of brewery, brewpub, tap room, wine bar, and winery to the Comprehensive Zoning Ordinance in correlation with the local options but the uses were never formally approved and codified by the Planning and Zoning Commission and City Council.

Additionally, on November 7, 2023, a local option election will be held to allow “the legal sale of all alcoholic beverages for off-premise consumption only.” The proposed ordinance adds definitions and zoning specifications to the previously approved alcohol uses as well as the definition of a package liquor store.

Discussion ensued regarding the differences between wine bars and traditional bars and Mr. Thatcher advised that traditional bars would not be allowed in Richland Hills as the voters have not approved that alcohol use. The election that will be held on November 7, 2023 will not change that.

Mayor Lopez opened the public hearing at 7:32 p.m. and asked to hear from any proponents followed by opponents.

Mayor Lopez read an email from Shannon Bledsoe, 2716 Spruce Park Drive, Richland Hills, expressing her concern regarding traditional bars and liquor stores along Baker Boulevard.

Joyce Fiaccone, 3800 Labadie, Richland Hills, expressed her opposition to allowing liquor stores along Baker Boulevard.

Mayor Lopez closed the public hearing at 7:34 p.m.

Further discussion ensued regarding allowing different types of alcohol establishments along Baker Boulevard and not limiting a potential tax revenue source.

Motion: Motion was made by Councilmember Goveas and seconded by Mayor Pro Tem Estep to approve Ordinance 1486-23 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3 to allow for certain alcohol related uses to be an authorized use by right or by specific use permit within specified zoning districts, and to establish conditional development standards for certain alcohol related uses, and to amend Article 8 to add definitions for certain alcohol related uses.

Motion carried by a vote of 7-0.

3B. Approved Ordinance 1488-23, a zoning change from Single Family-10 to Mixed Use at the property described as Block 29 Lot 24 N 150' of Lot 24, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard, Richland Hills, Texas 76118 and the property described as Block 29 Lot 24A, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard PUBLIC HEARING

Development Services Manager Logan Thatcher presented the item to the City Council and advised that applicant Kairi Gardner with LE Engineering is seeking to rezone the property at 6831 Baker Boulevard. The property is one lot but has two separate Tarrant Appraisal District (TAD) accounts that are addressed as 6831 Baker Boulevard. The southern portion off Baker Boulevard is zoned Mixed Use, while the property just north is zoned Single Family-10. The applicant has purchased the property which includes both portions of the lot and is requesting that the zoning be congruent by rezoning the back portion to Mixed Use. The Future land use plan references Mixed Use for the south side of the lot and Single Family-10 for the north portion. Additionally, the Planning and Zoning Commission considered the item at their September 26, 2023 meeting and recommended approval of the zoning change by a vote of 3-0.

Mr. Thatcher advised that the property had needed a lot of remediation and the applicant has done significant work already such as removing mold.

Mayor Lopez opened the public hearing at 7:47 p.m. and asked to hear from any proponents followed by opponents.

Hearing none, Mayor Lopez closed the public hearing at 7:47 p.m.

Motion: Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Knowlton to approve Ordinance 1488-23, a zoning change from Single Family-10 to Mixed Use at the property described as Block 29 Lot 24 N 150' of Lot 24, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard, Richland Hills, Texas 76118 and the property described as Block 29 Lot 24A, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard.

Motion carried by a vote of 7-0.

3C. Approved Ordinance 1489-23, a Specific Use Permit to permit the use "Outside Storage, Incidental Use" at the property described as Block 29 Lot 24 N 150' of Lot 24, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard, Richland Hills, Texas 76118 and the property described as Block 29 Lot 24A, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard PUBLIC HEARING

Development Services Manager Logan Thatcher presented the item to the City Council and advised that applicant Kairi Gardner with LE Engineering is seeking a Specific Use Permit (SUP) for his property at 6831 Baker Boulevard for "Outside Storage and Display, incidental use." The applicant will be storing vehicles, and occasionally some equipment. They plan to screen the entire back portion for the outside storage with an eight-foot masonry wall. Additionally, the Planning and Zoning Commission considered the item at their September 26, 2023 meeting and recommended approval of the specific use permit by a vote of 3-0.

Mayor Lopez opened the public hearing at 7:54 p.m. and asked to hear from any proponents of the case followed by opponents.

Hearing none, Mayor Lopez closed the public hearing at 7:55 p.m.

Motion: Motion was made by Councilmember Goveas and seconded by Councilmember Malone approve Ordinance 1489-23, a Specific Use Permit to permit the use "Outside Storage, Incidental Use" at the property described as Block 29 Lot 24 N 150' of Lot 24, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard, Richland Hills, Texas 76118 and the property described as Block 29 Lot 24A, Richland Hills addition, Richland Hills, Texas, otherwise known as 6831 Baker Boulevard

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS**4. None****CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS****5A. Approved Professional Engineering/Planning Services Agreement with Halff Associates, Inc. for Richland Hills Comprehensive Plan Update**

City Manager Candice Edmondson advised that the City of Richland Hills adopted the current comprehensive plan in May 2014. As market, population and environmental trends change, comprehensive plans should be reviewed and updated. Best practice standards recommend updating comprehensive plans every ten years.

On July 19, 2023, the City issued a Request for Qualifications (RFQ) for a Comprehensive Plan Update. Four firms submitted responses: Dunaway, Freese and Nichols, Halff Associates, Inc. and Olsson Studio. Based on their proposal and staff interview, staff recommends that City Council enter into an agreement with Halff Associates for the comprehensive plan update. Halff provided a proposal that combines a character-based land use plan with a dedicated economic development strategy that aligns with the City's strategic goals. The comprehensive plan update is anticipated to take fourteen months from commencement to adoption.

Director of Planning Brennan Kane, Halff Associates, spoke about the Company's vision for the Comprehensive Plan and the plan to include the citizens in the process by possibly creating an advisory board and requesting citizen input. Additionally, he advised of his experience in helping a city that is built out and a possible zoning ordinance update.

Motion: Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Estep to approve Professional Engineering/Planning Services Agreement with Halff Associates, Inc. for Richland Hills Comprehensive Plan Update in an amount not to exceed \$225,000.

Motion carried by a vote of 7-0.

OTHER ITEMS FOR CONSIDERATION**6A. Approved canceling the November 27th and December 25th City Council meetings and rescheduling the December 11th City Council meeting**

City Manager Candice Edmondson advised that due to upcoming holiday schedules, staff recommends canceling the November 27th and December 25th City Council meetings. In addition, the Richland Hills City Council was invited to the Tarrant County Mayor's Council Annual Banquet on December 11, 2023, which is a regular City Council meeting date. Staff recommends rescheduling the December 11th City Council meeting to December 18th so that Council Members can attend the Mayor's Council Annual Banquet.

Motion: Motion was made by Councilmember Goveas and seconded by Councilmember Knowlton to cancel the November 27th and December 25th City Council meetings and reschedule the December 11th City Council meeting to December 18th.

Motion carried by a vote of 7-0.

REPORTS & DISCUSSIONS

7A. Street Improvement Update

This item was discussed during the worksession.

7B. Tricky Treat Trails & Haunted Stacks

This item was discussed during the worksession.

Director of Parks and Recreation Jason Brown provided an update on the upcoming Tricky Treat Trail & Haunted Stacks event being held Friday, October 27, 2023, from 6:30 to 8:30 p.m. at The Link Plaza, the Fire Station, and the Library.

7C. 4th Quarter Investment Report

This item was discussed during the worksession.

7D. September Department Reports

This item was discussed during the worksession.

COMMUNITY INTEREST ITEMS

8. Mayor Pro Tem Estep advised of several upcoming events:

- Monday, October 23, 2023 through Friday, November 3, 2023, Early Voting for the Local Option Liquor Election;
- Friday, October 27, 2023, Tricky Treat Trail & Haunted Stack, The Link Plaza, 6:30 to 8:30 p.m.;
- November 1 through 30, Veterans Wall of Honor, The Link;
- Saturday, November 4, 2023, Citywide Clean-up & Green-Up, 9:00 to 11:00 a.m.;
- Tuesday, November 7, 2023, Election Day, The Link, 7:00 a.m. to 7:00 p.m.;
- Thursday, November 9, 2023,
 - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - Tarrant County Food Pantry, The Link parking lot, 5:30 to 7:00 p.m.;
- Tuesday, November 14, 2023,
 - State of the City meeting, The Link, 6:00 p.m.;

- Richland Hills Literary Club, Public Library, 6:30 p.m.; and
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.;

Councilmember Malone advised that Birdville Independent School District schools will be closed for a teacher in-service day on Wednesday, November 1, 2023.

EXECUTIVE SESSION

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.

ADJOURNMENT

10. A motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Estep to adjourn.

Motion carried by a vote of 7-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 8:29 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Mayor