

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JULY 22, 2024
MINUTES**

Roll Call:

Council present

Curtis Bergthold, Mayor
Douglas Knowlton, Mayor Pro Tem
Travis Malone, Place 2
John Skier, Place 4
G.W. Estep, Place 5
Roland Goveas, Place 6

Council absent

Theresa Bledsoe, Place 3

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 Projects*

Director of Public Works and Capital Projects Kip Dernovich presented the Street Improvement Projects update and provided details regarding Magnolia Park, Tarrant County CDBG project, and illuminated street signs.

7B. *3rd Quarter Investment Report*

Interim Finance Director Terry Leake provided the 3rd Quarter Investment Report for FY2024 and advised that the City is in a strong financial position.

7C. June Department Reports

Interim Finance Director Terry Leake provided the Finance Department update and advised that 100 percent of the American Rescue Plan Act (ARPA) funds have been dedicated and allocated for the approved projects.

Director of Planning and Development Services JP Ducay provided the Development update and advised on the status of current projects such as Baker Landing and Richland Crossing. Additionally, he provided a status update regarding a Building Board of Appeals case at 3224 Mimosa Park Drive.

City Manager Candice Edmondson presented the Parks Department update and advised of issues including inspections and the removal of a playground at Rosebud Park.

Mayor Bergthold adjourned the work session at 7:00 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:00 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Bergthold

PRESENTATIONS

1A. Citizen Appearances/Public Comments

Ingrid Ward, 3605 Landy Lane, Richland Hills, expressed concern regarding the City's recent street sweeping event and issues with garbage pickup along her street.

Daniel Bennett, 408 Pemberton Street, White Settlement, encouraged citizens to serve on the Tarrant Appraisal Review Board.

CONSENT AGENDA

2A. Approved minutes from the July 8, 2024 City Council Regular Meeting

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Skier to approve the consent agenda.

Motion carried by a vote of 6-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**3A. Tabled Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 PUBLIC HEARING**

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that this item and public hearing is a continuation from the July 8, 2024 City Council meeting. On March 11, 2024, an application was submitted by Nathan Parrott with Pape Dawson Engineers (applicant) on behalf of Megma LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of MF-2. The subject 4.67-acre property addressed as 7212 Baker Boulevard is currently zoned LC, Light Commercial. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of MF-2 to allow for the construction of either a townhome or single-family housing product with approximately 57 reduced square-footage homes. The proposed name of the development is Richland Hills Square.

Additionally, the Planning and Zoning Commission recommended approval with two conditions by a vote of 5-0 at their June 25, 2024 meeting. The conditions were as follows:

1. Fiber-reinforced cementitious board shall be limited to 75 percent per building façade.
2. Screening along the western and southern boundaries shall be six feet in height and consist of masonry material in lieu of wood.

The Council Development Committee held a follow up meeting with the applicant on July 17, 2024. The Committee was satisfied with the parking improvements but maintained concerns surrounding the possibility of a townhome product.

Discussion ensued regarding parking requirements and building materials.

Aaron Hunsaker, representing the applicant, provided a presentation with additional information such as proposed fencing and screening, overall highlights, parking, and tax benefits to the City.

Discussion ensued regarding potentially making the detention area smaller to allow for additional parking, preserving trees, and relocating sidewalks.

Mayor Bergthold formally opened the public hearing at 7:47 p.m. as a continuation from July 8, 2024, and asked to hear from any proponents followed by opponents of the case.

Gordon Slagle, 7186 Baker Boulevard, Richland Hills, expressed concern regarding the entity responsible for maintaining the easement, the property owner or the Homeowners Association.

Jen Clark, 6973 Hardisty Street, Richland Hills, requested additional information regarding the deceleration lane from Baker Boulevard and if the dog park will be open to the public.

Joyce Fiaccone, 3800 Labadie, Richland Hills, expressed concern regarding the absence of driveways and the garage size in the proposed plan.

Bill Garretson, 3616 Landy Lane, Richland Hills, inquired if this development would increase flooding issues and if a parking garage was an option for alleviating parking concerns.

Mayor Bergthold closed the public hearing at 7:55 p.m.

Discussion ensued regarding the ability of the City to impose deed restrictions.

City Attorney James Donovan advised that a Development Agreement would be necessary for the City to have a say in deed restrictions.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to table consideration of Ordinance 1503-24 for a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 until Monday, August 12, 2024.

Motion carried by a vote of 6-0.

Mayor Bergthold advised that the public hearing has been reopened and will remain open until the next scheduled City Council meeting to be held Monday, August 12, 2024.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Resolution 598-24 Supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

City Secretary Lindsay Rawlinson presented the item to the City Council and advised that Terracon Consultants, Inc., on behalf of the applicant, Kelli Court, LLC, is seeking approval of a Municipal Setting Designation (MSD) from the Texas Commission on Environmental Quality (TCEQ) for the Fort Worth Gear and Axle Site located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas. The applicant filed an application with the City of Fort Worth seeking support for an MSD on April 15, 2024, and a public hearing was held May 21, 2024, with no comments or concerns received. The Fort Worth City Council approved Ordinance No. 26965-06-2024 and Resolution No. 5969-06-2024 for the designated property on June 11, 2024.

As part of the application to TCEQ for an MSD for a site, the applicant is required to provide documentation that the application is supported by: (1) the city council of the municipality in which the Site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the Site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the Site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the Site.

The MSD Site is located approximately 4.62 miles from the nearest water well operated by the City of Richland Hills, Texas.

Motion: Motion was made by Councilmember Estep and seconded by Councilmember Malone to approve Resolution 598-24 supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

Motion carried by a vote of 6-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

4. None.

OTHER ITEMS FOR CONSIDERATION

5. None.

REPORTS & DISCUSSIONS

7A. Street Improvement Projects

This item was discussed during the work session.

7B. 3rd Quarter Investment Report

This item was discussed during the work session.

7C. June Department Reports

This item was discussed during the work session.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now – July 31, 2024, City wide Park Scavenger Hunt, The Link;
- Now – August 13, 2024, After School Program Registration, The Link;
- Friday, July 26, 2024, Summer Reading Finale!, The Link Plaza, 5:00 p.m.;
- Thursday, August 8, 2024,
 - 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.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.

Additionally, Councilmember Malone advised that the first day of school in Birdville Independent School District schools will be Wednesday, August 14, 2024.

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. There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 8:17 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor