

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JANUARY 13, 2025
MINUTES**

Roll Call:

Council present

Curtis Bergthold, Mayor
Douglas Knowlton, Mayor Pro Tem
Travis Malone, Place 2
Theresa Bledsoe, Place 3
John Skier, Place 4
G.W. Estep, Place 5
Roland Goveas, Place 6

Council absent

Staff present

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
Elizabeth Yelverton, City Attorney

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

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Curtis Bergthold

PRESENTATIONS

1A. Honor former Mayor David Ragan

Mayor Bergthold announced that former Mayor David Ragan passed away on Wednesday, November 27, 2024. Mayor Bergthold issued and read a proclamation in honor of Mayor Ragan's life and service to the community and invited the City Council and those in attendance an opportunity to speak about Mayor Ragan.

Several members of the City Council spoke fondly about serving with Mayor Ragan and their memories of him.

1B. Citizen Appearances/Public Comments

Bunnie Barefoot, 3237 Scruggs Park Drive, Richland Hills, expressed her preference for the City to operate its own ambulance service. Additionally, she mentioned a house on Mimosa Drive in need of attention by the Community Compliance Department.

CONSENT AGENDA

- 2A. Approved minutes from the December 9, 2024 City Council Regular Meeting**
- 2B. Approved Ordinance 1520-25 amending the FY 2025 Municipal Fee Schedule effective January 1, 2025**

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

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

- 3A. Approved Ordinance 1518-25 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3, Section 3.02 "Use Chart", to allow for the use of "Hall, Reception/Banquet/Meeting" by specific use permit in the P, Professional Office zoning district. PUBLIC HEARING**

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on November 4, 2024, City staff was made aware of a private event venue operating at 7272 Glenview Drive. After further review, it was determined that the private event business was operating in the same building and as an extension of an existing bridal shop business. The bridal shop received its Certificate of Occupancy in March 2022. According to the certificate of occupancy, the business was designated as "Retail, store and shop" which is allowed by right in the Professional Office zoning district. The Certificate of Occupancy did not permit private events to operate at this location. According to the zoning ordinance, a private event business, such as the one operating at 7272 Glenview Drive, would be categorized as a "Hall, Reception/ Banquet/ Meeting" use. This use is not permitted in the subject Professional Office zoning district.

The owner was informed that the private event business would not be allowed to operate at this location unless changes to the zoning ordinance were made. After detailed discussions with City staff, the owner submitted a zoning text amendment requesting to amend the use chart to permit the use of "Hall, Reception/Banquet/Meeting" by Specific Use Permit (SUP) in the P, Professional Office zoning district.

The recently adopted Glenview Corridor Plan established a vision for this area to function as a key entrance to Richland Hills that hosts a broad array of restaurants, shops, and housing options. This corridor can serve as a destination with higher-quality mixed-uses and place making elements that attract people to live, work, and play. The proposed zoning text amendment is in general compliance with goals and visions set forth by the Glenview Corridor Plan.

Additionally, the Planning and Zoning Commission considered the item at their December 17, 2024 meeting and recommended approval by a vote of 5-0.

Discussion ensued regarding overall parking requirements for this use.

Mayor Bergthold opened the public hearing at 7:26 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Bergthold closed the public hearing at 7:26 p.m.

Motion: Motion was made by Councilmember Estep and seconded by Councilmember Skier to approve Ordinance 1518-25 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3, Section 3.02 "Use Chart", to allow for the use of "Hall, Reception/Banquet/Meeting" by specific use permit in the P, Professional Office zoning district

The vote was as follows:

For: Mayor Bergthold, Councilmembers Malone, Bledsoe, Skier, Estep and Goveas

Against: Mayor Pro Tem Knowlton

Motion carried by a vote of 6-1.

3B. Approved Ordinance 1519-25 a conditional Specific Use Permit (2024-1050) to permit a "Hall, Reception/Banquet/Meeting" use for the property described as Lot 1, Block 20, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7272 Glenview Dr, Richland Hills, Texas 76118. PUBLIC HEARING

Consideration of Agenda Item 3B was contingent upon City Council approval of Agenda Item 3A.

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on November 20, 2024, an application was submitted by owner Angela Campbell Zier requesting a conditional Specific Use Permit (SUP) allowing for the use of "Hall, Reception/Banquet/Meeting" in the P, Professional Office Zoning District for 7272 Glenview Drive. The subject property is approximately 0.39 acres and contains a 1,400 square-foot bridal shop known as Swoon Worthy Bridal.

On November 4, 2024, City staff was made aware of a private event venue operating at 7272 Glenview Drive. After further review, it was determined that the private event business was operating on the same property and as an extension of the bridal shop Swoon Worthy Bridal. Swoon Worthy Bridal received its Certificate of Occupancy in March 2022. According to the Certificate of Occupancy, the business was designated as "Retail, store and shop" which is allowed by right in the Professional Office zoning district.

The Certificate of Occupancy did not permit private events to operate at this location. According to the zoning ordinance, a private event business such as the one operating at 7272 Glenview Drive would be categorized as a “Hall, Reception/Banquet/Meeting” use. This use is not permitted in the subject Professional Office zoning district.

After detailed discussions with City staff, the owner submitted a zoning text amendment requesting to amend the use chart to permit the use of “Hall, Reception/Banquet/Meeting” by SUP in the P, Professional Office zoning district. Contingent upon City Council approval of Agenda Item 3A, the owner is requesting the subject SUP to allow for the use of “Hall, Reception/Banquet/Meeting” with conditions in the P, Professional Office Zoning District for 7272 Glenview Drive.

Additionally, the Planning and Zoning Commission considered the item at their December 17, 2024 meeting and recommended approval by a vote of 5-0.

The proposed conditions are as follows:

1. Valet parking shall be provided for all private events held at the subject location.
 - a. Permitted private event parking areas shall be limited to 7272 and 7255 Glenview Drive.
 - b. Vehicles shall be parked on-site and on an approved surface.

Angela Campbell Zier, 7272 Glenview Drive, expressed her appreciation to the City Council for their consideration. She provided a brief presentation regarding the event space and the background for requesting this use. She clarified that events will be small and held outside in the garden area and the building has two bathroom facilities for event use.

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

Hearing none, Mayor Bergthold closed the public hearing at 7:54 p.m.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Skier to approve Ordinance 1519-25 a conditional Specific Use Permit (2024-1050) to permit a “Hall, Reception/Banquet/Meeting” use for the property described as Lot 1, Block 20, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7272 Glenview Dr, Richland Hills, Texas 76118.

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS**4A. Approved Resolution 608-25 calling the May 3, 2025 General Election for Council Member Place 1 and Place 6**

City Secretary Lindsay Rawlinson presented the item to the City Council and advised that filing for a place on the ballot for Council Member Place 1 and Place 6 begins at 8:00 a.m. on Wednesday, January 15, 2025, through 5:00 p.m. on Friday, February 14, 2025.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Estep to approve Resolution 608-25 calling the May 3, 2025 General Election for Council Member Place 1 and Place 6.

Motion carried by a vote of 7-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5. None.

OTHER ITEMS FOR CONSIDERATION**6A. Approved Letter of Support for the TxDOT State Highway 26 Raised Medians Project (CSJ 0363-01-144)**

Director of Public Works and Capital Projects Kip Dernovich presented the item to the City Council and advised that in 2024, TxDOT began Phase I of a multi-year improvement project along State Highway (SH) 26. SH 26 (also known as Boulevard 26) is a TxDOT roadway that is part of the boundary line between the City of North Richland Hills and the City of Richland Hills. Phase I of the improvement project included design and the overlay of the roadway (Big Fossil Creek to 820) followed by the striping of lane markings within the roadway.

The proposed Phase II of the project will include installation of raised medians (Rufe Snow Drive to Willman Avenue in the City of Richland Hills) with turning bays / inlets at specific points throughout the corridor. This phase of the project is proposed to begin in calendar year 2028. As proposed, the project will provide both aesthetic and safety improvements throughout the corridor.

TxDOT has requested a statement of support/letter of concurrence for the project from all impacted municipalities.

City Engineer David Burkett addressed concerns including the need for medians along SH 26, a preference for a more aesthetic style of bricks, and a request for additional median cuts to Richland Hills roads.

Mr. Burkett advised that installing the medians is a safety issue for drivers and federal funding from the Highway Safety Improvement Program (HSIP) is being utilized for these improvements with no cost to the City.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to approve letter of support for the TxDOT State Highway 26 Raised Medians Project (CSJ 0363-01-144).

Motion carried by a vote of 7-0.

REPORTS & DISCUSSIONS

7. None.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now through Wednesday, January 15, 2025, The Link Membership sale, The Link;
- Tuesday, January 14, 2025, Richland Hills Literary Club, Public Library, 6:30 p.m.;
- Thursday, January 16, 2025, Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
- Thursday, January 30, 2025, Tarrant County Food Pantry, Richland Hills Baptist Church, 5:30 to 7:00 p.m.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.

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 8:20 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor