

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
FEBRUARY 10, 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

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.

1. Section 551.071: Consultation with Attorney

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to adjourn into Executive Session at 6:31 p.m.

Motion carried by a vote of 7-0.

Mayor Bergthold reconvened into open session at 6:48 p.m.

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.**

None.

Mayor Bergthold adjourned the work session at 6:48 p.m.

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

INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember Travis Malone

PRESENTATIONS

1A. Employee Service Award

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

5 Years of Service

Public Works Crew Leader Pedro Rodriguez

1B. Citizen Appearances/Public Comments

None.

CONSENT AGENDA

2A. Approved minutes from the January 27, 2025 City Council Regular Meeting

2B. Acknowledged receipt of 2024 Racial Profiling Report

2C. Tabled consideration of an Interlocal Agreement between the City of Richland Hills and City of Watauga for fleet maintenance services

Motion: Motion was made by Councilmember Goveas 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 1521-25 a Specific Use Permit (2024-1084) to permit a “Live/Work Unit” for the property described as Hayworth Sol Survey, Abstract 710, Tract 2A04K, otherwise known as 3917 Booth Calloway, Richland Hills, Texas 76118. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on December 16, 2024, an application was submitted by Jing Yi Tsing (owner/applicant) requesting a SUP, Specific Use Permit, allowing for the use of “Live/Work Unit” in the MX, Mixed Use Zoning District for 3917 Booth Calloway Rd. The subject 0.8-acre property contains a 2,400 square-foot building operating as A Chinese Wellness Center and as the primary residence of the business owner.

In August 2024, the Development Services department received an anonymous complaint that the wellness center business was performing services without proper licensing. The City investigated this claim and determined that services were being provided without the proper or active licenses. Subsequently, the Certificate of Occupancy was pulled and cease and desist business operation tags were placed on the business. The owner was informed that the proper licenses and supplemental documentation would need to be submitted in order to update the Certificate of Occupancy and bring the business into compliance with state and city regulations.

During the investigation, staff was also made aware that a separate portion of the building was being utilized as the primary residence of the owner and her family. City records, including the Certificate of Occupancy, did not indicate a residential component to the subject building. Therefore, the residential portion shall also be brought into compliance with the current Mixed Use (MX) zoning standards and acknowledged on the Certificate of Occupancy. In attempt to bring the residential portion into compliance, the owner is requesting a SUP to allow for the use of "Live/Work Unit" at 3917 Booth Calloway.

According to the owner, the building was purchased in 1998 as a single-family home. The owner and her family moved into the home shortly after purchasing. In 1999, the owner submitted several permits to expand the structure, pour a parking lot, and install signage. These permits were an effort to construct the necessary commercial elements that would allow for the eventual operation of the wellness center business. The original single-family portion of the building was never converted and has remained the primary residence of the owner and her family since 1998.

City records indicate that these permits were submitted and approved in 1999; however, the permits do not indicate a dual commercial/residential use of the building. This SUP request is an attempt to allow for the continued residential use of the building.

According to the zoning ordinance, the use of "Live/Work Unit" is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

Additionally, the Planning and Zoning Commission considered the item at their January 28, 2025 meeting and recommended approval by a vote of 3-0.

Discussion ensued regarding the lack of City records related to this property, Council desire for the building to be in compliance with the City's ordinances, and clarifying that the issue is not related to the business but the overall zoning.

Mayor Bergthold opened the public hearing at 7:17 p.m. and asked to hear from any proponents followed by opponents of the case.

Merjan Kareem, 3917 Booth Calloway Road, Richland Hills, introduced herself as the applicant's daughter and expressed her appreciation to the City Council for their consideration. She stated that the family has been devastated by the thought of the either the business or the residence being taken away.

Randee Sullivan, PO Box 685, Granbury, advised that she is a patient of the applicant and spoke in favor of both Dr. Tsing and the property as well.

Wanda Williams, 604 Hasten Court, Fort Worth, expressed her support for Dr. Tsing and her business.

Glenda Tyner, Grapevine, expressed her support for Dr. Tsing and hoped the Council would make a quick decision in favor.

Stephanie Ng, 3727 Sailing View Boulevard, Arlington, advised that she is a long time patient of Dr. Tsing and expressed her support for the applicant.

Hadi Kareem, 4300 Booth Calloway Road, North Richland Hills, introduced himself as Dr. Tsing's ex-husband and previously owned and lived at the property with his family. He provided a brief history of the house and business and expressed his support.

Joe Ann May, 2329 Fox Glenn Circle, Bedford, expressed her support for the applicant.

Michael Gaston, 6028 Brentwood Stair Road #126, Fort Worth, expressed his support for the applicant.

The following people wished to register their support but chose not to speak:

Dennis Aguilar, 5301 Morris Avenue, Fort Worth
Enedina Aguilar, 5301 Morris Avenue, Fort Worth
Terry Barker, 3812 Cagle Drive, Richland Hills
Ann Blomeyer, 420 Cherokee Lake Court, Granbury
William Bloymeyer, 420 Cherokee Lake Court, Granbury
Damon Brown, 3917 Booth Calloway Road, Richland Hills
Mohamad Elchehimi
Sheila Horsley, 787 East FM 1187C, Crowley
Adam Khan, 10834 Merlin Drive, Sanger
Mafiza Khan, 10834 Merlin Drive, Sanger
Pam Lea, 2604 Sylvanglen, Burleson
Cherie Lyle
Kathleen Payne, 11312 County Road, Mansfield
Bobby Lyle Roberson
Elvira Rosas, 3721 Labadie Drive, Richland Hills
Hector Rosas, 3721 Labadie Drive, Richland Hills
Lydia Sexton, 1724 Woodhill Court, Bedford
Tyrell Strickland, 1767 Kings Canyon Circle, Fort Worth

Jason Tsing, 6228 Devonstair Terrace, Fort Worth
Don Tyner, Grapevine
Ana Valle, 3140 Meadow Oaks Drive, Haltom City
Samuel Valle, 3140 Meadow Oaks Drive, Haltom City
Michael Weidman
Jessie Womack, 1722 Rangeway Drive, Joshua

Mayor Bergthold closed the public hearing at 7:32 p.m.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Estep to approve Ordinance 1521-25 a Specific Use Permit (2024-1084) to permit a "Live/Work Unit" for the property described as Hayworth Sol Survey, Abstract 710, Tract 2A04K, otherwise known as 3917 Booth Calloway, Richland Hills, Texas 76118.

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Resolution 609-25 adopting a policy establishing the City's social media accounts and City website as the official pages for communicating City business and providing guidance to elected and appointed officials regarding the proper and effective use of social media

City Manager Candice Edmondson presented the item to the City Council and advised that, during the January 27, 2025 City Council meeting, staff presented a draft policy for social media use by elected and appointed officials. The policy had been requested by Council Members who wanted to establish guidelines for the proper and effective use of social media accounts.

Following discussion during the January 27, 2025 City Council meeting, staff made updates to the policy including a definition of "Public Official," added a suggested statement to be including on an official's posts or account indicating opinions and statements are his/her own, and added guidelines for social media use.

Discussion ensued regarding the differences between "must" and "should" throughout the policy and ensuring that all councilmembers and board members receive a copy.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Goveas to approve Resolution 609-25 adopting a policy establishing the City's social media accounts and City website as the official pages for communicating City business and providing guidance to elected and appointed officials regarding the proper and effective use of social media.

Motion carried by a vote of 7-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5. None.

OTHER ITEMS FOR CONSIDERATION

6. None.

REPORTS & DISCUSSIONS

7. None.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now through Friday, March 14, 2025, Spring Break Camp registration, The Link;
- Every Wednesday through April 9, 2025, AARP Tax-Aide, Public Library;
- Tuesday, February 11, 2025,
 - Senior Sweetheart Social, The Link, 11:00 a.m. to 1:00 p.m.
 - Richland Hills Literary Club, Public Library, 6:30 p.m.;
- Thursday, February 13, 2025,
 - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - Tarrant County Food Pantry, Richland Hills Baptist Church, 5:30 to 7:00 p.m.;
- Friday, February 14, 2025, Parent's Night Out, The Link, 5:30 to 9:00 p.m.;
- Saturday, March 15, 2025, Mayor's Bike Ride;
- Monday, February 17, 2025, City offices closed in observance of Presidents Day;
- Thursday, February 20, 2025, State of the City, The Link, 6:00 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 8:01 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor