

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
JUNE 14, 2021**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 14th day of June at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6

Absent:	Kelvin Deupree	Place 7
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Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 6:00 p.m.

**1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

City Council had no questions for staff.

**2. DISCUSS WINTER STORM URI'S IMPACT ON ELECTRIC COSTS RELATED TO ANCILLARY SERVICES CHARGES BILLED TO THE CITY OF NORTH RICHLAND HILLS.**

Assistant City Manager Karen Manila provided City Council with an overview of the energy and ancillary costs (\$484,359.17) associated with Winter Storm Uri. The city received a small credit that makes the total amount owed \$481,029.97.

**EXECUTIVE SESSION**

- 1. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 6609, 6617, 6701, 6725 DAVIS BOULEVARD AND 6612 SNIDER STREET**
- 2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 6609, 6617, 6701, 6725 DAVIS BOULEVARD AND 6612 SNIDER STREET**

Mayor Trevino announced at 6:12 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 6609, 6617, 6701, 6725 Davis Boulevard and 6612 Snider Street and Section 551.087: Deliberation regarding economic development negotiations - 6609, 6617, 6701, 6725 Davis Boulevard and 6612 Snider Street. Executive Session began at 6:15 p.m. and concluded at 6:47 p.m.

Mayor Trevino announced at 6:47 p.m. that City Council would convene to the regular City Council meeting.

**REGULAR MEETING**

**A. CALL TO ORDER**

Mayor Trevino called the meeting to order June 14, 2021 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Mayor Pro Tem, Place 6
	Kelvin Deupree	Place 7

Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**A.1 INVOCATION**

Associate Mayor Pro Tem Wright Oujesky gave the invocation.

**A.2 PLEDGE**

Associate Mayor Pro Tem Wright Oujesky led the pledge of allegiance to the United States and Texas flags.

**A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)**

**A.3.1 2021 NORTHEAST TARRANT TEEN COURT SCHOLARSHIP PRESENTATION**

Teen Court Advisory Board Chair Karen Russell presented scholarships to Lauryn Birkes in the amount of \$1,350 and Aden Medina in the amount of \$1,000.

**A.4 CITIZENS PRESENTATION**

There were no requests to speak from the public.

**A.5 PUBLIC COMMENTS**

There were no requests to speak from the public.

**A.6 REMOVAL OF ITEM(S) FROM CONSENT AGENDA**

No items were removed from the consent agenda.

**B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

**APPROVED**

**A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 6-0.**

**B.1 APPROVE MINUTES OF THE MAY 24, 2021 REGULAR CITY COUNCIL MEETING.**

**B.2 RP 2021-03 CONSIDERATION OF A REQUEST FROM SPOONER & ASSOCIATES FOR A REPLAT OF LOTS 2R1 AND 2R2, BLOCK 1, WATERMERE ON THE PRESERVE, BEING 2.52 ACRES LOCATED AT 8605 DAVIS BOULEVARD.**

**B.3 RP 2021-04 CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING INC. FOR A REPLAT OF LOT 8R, BLOCK 33, RICHLAND TERRACE ADDITION, BEING 0.42 ACRES LOCATED AT 4904 MARILYN LANE.**

- B.4 CONSIDER A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING SERVICES WITH BIRKHOFF, HENDRICKS & CARTER, LLP IN AN AMOUNT NOT TO EXCEED \$69,000 FOR DESIGN OF THE COLLEGE HILLS GROUND STORAGE TANK REHABILITATION PROJECT (UT2106).**
- B.5 AUTHORIZE THE CITY MANAGER TO EXECUTE A THREE YEAR AGREEMENT WITH SOCCOUR SOLUTIONS, LLC, AUTHORIZED RESELLER OF EC AMERICA, INC. A SUBSIDIARY OF IMMIXGROUP, INC AND LICENSED VENDOR OF DE LAGE LANDEN PUBLIC FINANCE, LLC, FOR THE RENEWAL OF COMMVAULT BACKUP AND RECOVERY SOFTWARE LICENSES FOR A TOTAL AMOUNT OF \$63,750 WITH THE FIRST YEAR PAYMENT IN THE AMOUNT OF \$21,250, USING A GENERAL SERVICES ADMINISTRATION COOPERATIVE CONTRACT.**
- C. PUBLIC HEARINGS**
- C.1 ZC 2021-01, ORDINANCE NO. 3698, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE JOHN R. MCADAMS COMPANY FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 8337 DAVIS BOULEVARD, BEING 3.459 ACRES DESCRIBED AS A PORTION OF TRACT 5, THOMAS PECK SURVEY, ABSTRACT 1209.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 3.459 acres located at 8337 Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is AG agricultural. Mr. Comstock provided site photos of the property.

Applicant representative Shane Wright, 1400 Corporate Center Curve, Egan, Minnesota presented request and was available to answer questions. Mr. Wright informed City Council he met with 30-45 neighbors to understand their concerns. The proposal for their consideration is a long term development plan that includes 55 homes and 30,000 square feet of underground parking. Mr. Wright said that he worked with the property owner to include commercial on the front end of the property. Mr. Wright informed City Council he will work with staff to determine landscape for the site. Mr. Wright indicated they do not prefer to match up their driveway lane off Davis Boulevard with the location of Alamo Drafthouse's driveway. In response to conversations with the neighbors, they changed the height of the masonry wall from 6' to 8' and will add a berm in the landscape buffer

area as requested by the Planning and Zoning Commission. In response to comments from staff, Mr. Wright stated that they will provide a paved vehicle connection to the north property line, sidewalk connectivity to Davis and connect to commercial to the north and a gate at Clara Boulevard.

City Council had no questions for the applicant.

Mr. Comstock presented staff's report. The request is a 55-unit independent senior living multi-family complex. The development includes six one-bedroom units and 49 two-bedroom units with an overall height of 45 feet. The development includes 83 parking spaces (26 surface and 57 underground garage). Mr. Comstock reviewed the landscape plan. Mr. Wright mentioned the addition of a berm in the landscape buffer. This item was added today and any motion will need to include the additional berm. Staff has worked with the applicant on landscaping material. The north property line will preserve two main trees and the remaining trees will be removed. Mr. Comstock informed City Council the driveway connection to the north has been moved to the west to better align with the driveway on the commercial side. This information was not included in the agenda packet provided to City Council. The proposed plan includes an emergency access connection to Clara Drive and pedestrian access with a 5' sidewalk loop around the building. The Development Review Committee discussed the remaining areas to develop in North Richland Hills and the concern of City Council with piecemealing undeveloped property. The remaining land along Davis Boulevard would not be appropriate for larger uses or drive-through restaurants. The pad sites along Davis Boulevard would require landscaping and screening adjacent to residential use. The Planning and Zoning Commission, at their May 20, 2021 meeting, recommended approval with a vote of 6-0.

City Council and staff discussed development of the remaining 8.3 acres and only having one access point off Davis Boulevard. Mr. Comstock commented that most likely development will be more difficult to locate users for the property.

Mayor Trevino asked staff if the Texas Department of Transportation (TxDOT) is moving forward with medians on Davis Boulevard. Public Works Director Caroline Waggoner informed City Council the project has not been funded, but TxDOT is still talking about medians on Davis Boulevard with a timeline of 2025.

Mr. Comstock informed City Council the ordinance includes language prohibiting the use of Clara Drive or Saddlebrook Drive for construction activity. The ordinance also requires the emergency gate to be installed prior to the inspection of the foundation to ensure the gate is operational before commencement of the remainder of the project. Lastly, the applicant, during his presentation, mentioned the balconies were oriented to the north and south. Mr. Comstock informed City Council this is not a requirement or

included in the planned development regulations. If agreeable, City Council could include the language in their motion.

City Council and staff discussed the emergency access gate, parking garage, and land use.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. The following people spoke in support: Ms. Susan Imke, 7513 Dana Lane; Ms. Jill Gentry, 1108 Shady Lane North, Keller; Mr. James Harris, 1432 Cat Mountain Trail, Keller; Mr. Paul Gordon, 8109 Hallmark Drive; and Ms. Mary Michaels, 8401 Revenue Way.

City Secretary Alicia Richardson read into record those who completed a public meeting appearance card in support of the request, but did not wish to speak. Ms. Kathleen O. Harris, 1432 Cat Mountain Trail, Keller; Terry and Virginia Carroll, 3321 Manchester Circle, Bedford; Bill and Helen Wishard, P.O. Box 820643, North Richland Hills; and Michael and Lynne Hipp, 8612 Amhurst Court.

Mr. Angelo Puma, 8624 Clara Drive, commented that he is not opposed to the senior-independent living, but is opposed to the third floor building.

Mr. Alex Segreti, 8349 Saddlebrook Drive, commented that he is concerned his neighborhood will become the overflow of parking for the development. The development is a great idea, but he is concerned with privacy.

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

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ZC 2021-01, ORDINANCE NO. 3698 AS PRESENTED, TO INCLUDE BERMS JUST INSIDE THE WEST SIDE SCREENING WALL AND NO BALCONIES ON THE WEST WALL OF THE BUILDING BE ORIENTED TO THE WEST.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.2 ZC 2021-06, ORDINANCE NO. 3699, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JUAN CARLOS AVELAR FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8400 FRANKLIN COURT, BEING 0.32 ACRES DESCRIBED AS LOT 11, THOMAS PECK SUBDIVISION.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 0.32 acres located at 8400 Franklin Court. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is AG agricultural. Mr. Comstock provided site photos of the property.

Applicant representative Maria Avelar, 7305 Frances Court, presented request and was available to answer questions.

Mr. Comstock presented staff's report. The applicant is requesting a zoning change to construct a new residence on the property. The Planning and Zoning Commission, at their June 3, 2021 meeting, recommended approval with a vote of 4-0.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor Trevino asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3699, ZC 2021-06.**

**MOTION TO APPROVE CARRIED 6-0.**

**C.3 ZC 2021-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 8.506 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150. (THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.)**

Mayor Trevino announced that the applicant withdrew their request and no action is needed by City Council. This item will be readvertised in the future.

**C.4 ZC 2021-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7201 AND 7501 PRECINCT LINE ROAD, BEING 0.767 ACRES DESCRIBED AS PORTIONS OF TRACT 1B, OZIAH RUMFIELD SURVEY, ABSTRACT 1365; AND TRACT 1, DAVID MOSES SURVEY, ABSTRACT 1150. (THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE FROM CONSIDERATION. THE ITEM WILL BE READVERTISED FOR PUBLIC HEARING PRIOR TO ANY FUTURE ACTION.)**

Mayor Trevino announced that the applicant withdrew their request and no action is needed by City Council. This item will be readvertised in the future.

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

**F.1 CONSIDER RESOLUTION NO. 2021-026, ACCEPTING AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS; DESIGNATING AN AUTHORIZED REPRESENTATIVE; AND PROVIDING AN EFFECTIVE DATE.**

**APPROVED**

Director of Finance Mark Mills presented item and was available to answer questions.

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2021-026, ACCEPTING AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS; DESIGNATING AN AUTHORIZED REPRESENTATIVE; AND PROVIDING AN EFFECTIVE DATE.**

**MOTION TO APPROVE CARRIED 6-0.**

**G. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA**

Mayor Trevino announced there was no action necessary as the result of Executive Session.

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Mayor Pro Tem Orr made the following announcements.

The NRH Library is taking the Mayor's Summer Reading Club on the road with Library in the Park events each Tuesday in June. Attendees will enjoy stories and crafts. They can also check out books and sign up for the Mayor's Summer Reading Club. Visit the library's website to view the schedule for Library in the Park and other Summer Reading Club activities.

Learn about native and adapted plants that are well suited for North Texas in a free online workshop this Thursday, June 17. The hour-long class will begin at 6:00 p.m. and will be taught by a Tarrant County Master Gardener. Visit the city's website to register and get more information.

Kudos Korner - David Webb and Staff at Richland Tennis Center - The volunteer director for the U.S. Tennis Association emailed her appreciation for the staff who assisted with their recent playoff tournaments. "I wanted to let you know that your staff goes above and beyond every time I am there. From being on time, to helping me unload my car, to opening doors and having everything ready," she wrote. She added that all of the staff are very professional, polite, knowledgeable and helpful and she really enjoys working playoffs at this site.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:59 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson  
City Secretary/Chief Governance Officer