

**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
MARCH 4, 2019**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 4th day of March 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
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Absent:	Brent Barrow	Council, Place 4
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Bostic	Assistant City Manager
	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.

Council had no questions for staff.

2. DISCUSS ALCOHOL-RELATED USES AND RELATED ZONING STANDARDS.

Director of Planning Clayton Comstock informed City Council staff seeks their direction regarding text amendments related to establishments that produce and/or serve alcoholic beverages. Currently the City's Code of Ordinances has inconsistent language, lack of definitions for individual land uses, conflicting language in the land use tables and general standards and land uses do not align with the state alcoholic beverage code. Staff proposes the following land uses.

Bar - 75% or more in gross sales;

Brewpub, taproom or wine bar - less than 75% in gross sales in on-premise consumption of alcohol; and

Brewery, winery or distillery - manufactures, bottles and packages; may include a taproom.

Staff also recommends moving the reporting standards outlined in the zoning ordinance (Section 118-711) to Chapter 6 of the City's Code of Ordinances. Mr. Comstock outlined how the proposed land uses would be incorporated into the zoning districts, which would require a special use permit. Staff seeks direction from City Council regarding permitted uses within the Transit Oriented Development (TOD) zoning districts.

The consensus of City Council is to require a special use permit for the proposed land uses in the TOD zoning districts.

3. DISCUSS 2019 FEDERAL LEGISLATIVE PROGRAM

Assistant City Manager Karen Bostic provided an overview of the City's 2019 Federal Legislative Program. The guiding principles remain the same as previous years:

- local control;
- predictable/sufficient level of revenue;
- unfunded mandates; and
- quality of life

EXECUTIVE SESSION

1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - (1) 9000 HAWK, (2) 9111 HAWK AND (3) 6020 WALKER BOULEVARD

Mayor Trevino announced at 6:23 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - (1) 9000 Hawk, (2) 9111 Hawk and (3) 6020 Walker Boulevard. Executive Session began at 6:27 p.m. and concluded at 6:32 p.m.

Mayor Trevino announced at 6:32 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

March 04, 2019

City Council Meeting Minutes

Page 2 of 8

Mayor Trevino called the meeting to order March 4, 2019 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Absent:	Brent Barrow	Council, Place 4
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Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

A.1 INVOCATION

Council member Rodriguez gave the invocation.

A.2 PLEDGE

Council member Rodriguez led the pledge to the United States and Texas flags.

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

There were no items for this category.

A.4 CITIZENS PRESENTATION

There were no requests to speak from the public.

A.5 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 COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

- B.1 APPROVE MINUTES OF THE FEBRUARY 25, 2019 REGULAR CITY COUNCIL MEETING.**
- B.2 AP 2019-01 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR AN AMENDED PLAT OF LOT 3R, BLOCK 3, MOLLIE B. COLLINS ADDITION, BEING 1.225 ACRES LOCATED AT 6812 HEWITT STREET.**
- B.3 CONSIDER ORDINANCE NO. 3570, AMENDING SECTION 110 OF THE CODE OF ORDINANCES TO CORRECT A SERVICE UNIT EQUIVALENT IN THE CURRENT IMPACT FEE STUDY AND WASTEWATER IMPACT FEE IN THE CITY'S FEE SCHEDULE.**
- B.4 APPROVE ORDINANCE NO. 3572, ABANDONING A WATER LINE EASEMENT IN THE MEADOW CREST ADDITION AND AUTHORIZE THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND HOLD HARMLESS AGREEMENT WITH LENNAR HOMES OF TEXAS LAND AND CONST. LTD.**
- C. PUBLIC HEARINGS**
- C.1 ZC 2019-01, ORDINANCE NO. 3571, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING, INC. FOR A ZONING CHANGE FROM AG AGRICULTURAL TO O-1 OFFICE AT 8161 PRECINCT LINE ROAD, BEING 1.37 ACRES DESCRIBED AS A PORTION OF TRACTS 5 AND 5M, WC NEWTON SURVEY, ABSTRACT 1182; TRACTS 8, 8D, AND 8H, S RICHARDSON SURVEY, ABSTRACT 1266; AND TRACTS 8 AND 8E, T 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 Council the applicant is requesting a zoning change for 1.37 acres located at 8161 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is agricultural. He shared with City Council the Strategic Plan Committee would be forwarding their recommendation, which includes rezoning the area off Precinct Line Road to office. On July 9, 2018, the City Council approved a zoning change to rezone property located to the north as office. Mr. Comstock provided site photos of the property.

Applicant representative Clay Cristy with Claymore Engineering, located at 1903 Central Drive, Bedford presented request. The first zoning change has gone well and they are coming before City Council this evening to expand the site. In attendance with him this

evening is Dr. Amir Aboutalebi to discuss the request.

Dr. Amir Aboutalebi with Northstar Dermatology, located at 5320 North Tarrant Parkway, Suite 200, Fort Worth, Texas informed City Council he desires to expand his practice.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their February 21, 2019 meeting, recommended approval with a vote of 4-0-1, with Commissioner Welborn abstaining.

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 on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3571.

MOTION TO APPROVE CARRIED 6-0.

C.2 CONDUCT PUBLIC HEARING AND CONSIDER RESOLUTION NO. 2019-016, ADOPTING THE 45TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

APPROVED

Mayor Trevino opened the public hearing and called on Director of Public Works Caroline Waggoner to introduce the item.

Ms. Waggoner informed Council the purpose of the request is to receive public comment regarding the 45th Program Year Community Development Block Grant Program (CDBG). The City of North Richland Hills has been designated by the United States Department of Housing and Urban Development (HUD) to receive direct entitlement of CDBG funds. In 1996, the City Council accepted the designation and entered into an agreement with Tarrant County for the administration of the CDBG program. Each year the city is awarded an annual grant to assist with community development activities (revitalization of neighborhoods, economic development, and provide public facilities for low to moderate income persons). Projects may include construction or rehabilitation of homes or basic infrastructure (water/sewer facilities and streets). Staff was informed that the city will be awarded approximately \$295,000. It is the recommendation of staff that funds be applied to the reconstruction of approximately 1,180 linear feet of sanitary sewer line along Garwood Drive and 300 linear feet of sanitary sewer line along Circular Drive. The existing sewer lines (6" clay tile) are experiencing ongoing issues due to pipe

March 04, 2019

City Council Meeting Minutes

Page 5 of 8

settlement in some areas. The proposed lines will be 8" pvc lines. Staff recommends City Council approve Resolution No. 2019-016, adopting the 45th Year Community Development Block Grant Program.

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 on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER WRIGHT OUESKY TO APPROVE RESOLUTION NO. 2019-016.

MOTION TO APPROVE CARRIED 6-0.

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 RECEIVE THE FISCAL YEAR 2018 AUDITED FINANCIAL REPORT AND FISCAL YEAR 2018 SINGLE AUDIT

RECEIVED

Director of Finance Mark Mills presented item and Lupe Garcia with Whitley Penn, LLP presented the auditor opinion.

A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER TURNAGE TO RECEIVE THE FISCAL YEAR 2018 AUDITED FINANCIAL REPORT AND FISCAL YEAR 2018 SINGLE AUDIT AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

F.2 AUTHORIZE THE CITY MANAGER TO SIGN A THREE-YEAR RENEWAL AGREEMENT WITH CENTURY LINK FOR PHONE, INTERNET AND A DISASTER RECOVERY LINE IN AN AMOUNT NOT TO EXCEED \$148,000 ANNUALLY, USING A COOPERATIVE PURCHASING AGREEMENT.

APPROVED

Director of Information Technology Kyle Spooner presented item.

Council had no questions for staff.

A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER WRIGHT OUESKY TO APPROVE ITEM F.2.

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

APPROVED

Mayor Trevino announced that action is necessary as the result of Executive Session.

City Manager Mark Hindman informed City Council the city owns property (4.3 acres) located west of the NRH Centre and library. The property was planned to be the location of the Tarrant County College performing arts center. City staff has been made aware that Tarrant County College prefers to have the facility on their property. After evaluating various options, staff proposes a land swap purchase with Arcadia. The agreement is for a direct exchange acre per acre, plus appraised value of the property based on square footage. The proposed property is 2.8 acres and is located east of Stormy Plaza, adjacent to the library and Kroger. The property currently owned by the city was recently rezoned to allow a combination of apartments and townhomes, not to exceed the number of apartments allowed in the Town Center zoning district. The property currently owned by Arcadia has been rezoned to allow various types of commercial development, including a hotel. Staff proposes exchanging these two properties on a square foot per square foot basis, plus a cash payment from Arcadia to the city to compensate for the difference of 1.5 acres.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN EARNEST MONEY AND LAND EXCHANGE AGREEMENT WITH ARCADIA LAND PARTNERS 25 LTD FOR 4.311 ACRES LOCATED AT 9000 HAWK AVENUE FOR A COMBINED LAND EXCHANGE AND CASH PAYMENT TOTAL VALUE OF \$1,125,000, AND TO EXECUTE ANY ASSOCIATED DOCUMENTS NECESSARY TO EFFECT THE SALE.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS - COUNCIL MEMBER WRIGHT OUJESKY

H.1 ANNOUNCEMENTS

Council member Wright Oujesky made the following announcements.

Mark your calendar for the Mayor's 5K Run & Walk on Saturday, April 6 starting at 9:00 a.m. at the NRH Centre. The cost is \$10.00 per person, which includes a t-shirt. Please visit our website to sign up and get more information.

The annual bunny & bear drive benefiting Cook Children's Medical Center will be held March 18 through April 10. Help us bring joy to children who are in the hospital by donating a new stuffed animal. Donations will be accepted in the lobby of City Hall, the NRH Centre, NRH Library and Richland Tennis Center.

Kudos Korner - Amy Teets in the Police Department - Amy noticed a vehicle broken down on the Loop 820 access road and stopped to offer assistance. After learning that the radiator hose was broken, she went out of her way to take the driver to a few auto parts stores until they located one that was open. Amy purchased the hose and assisted the driver in getting the vehicle operational again. Amy exemplifies the city's core value of service and is to be commended for going above and beyond in assisting this motorist.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:28 p.m.

Oscar Trevino, Mayor

Alicia Richardson, City Secretary