

**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
JANUARY 13, 2020**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 13th day of January 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
	Rita Wright Oujesky	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Suzy Compton	Council, Place 3
	Mason Orr	Council, Place 4
	Mike Benton	Council, Place 5
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Mike Curtis	Managing Director
	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 ON REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

Mayor Trevino announced that staff recommends item B.3 be removed from the consent agenda. City Manager Mark Hindman informed City Council the bid tabulation has increased \$20.00 per police vehicle for a total increased amount of \$120.00. This amount is different than what was provided in the agenda packet. Staff recommends the item be pulled off the consent agenda and considered separately.

Mayor Trevino announced that if there is no objection, he will move the planning and development items before the public hearing items. There was no objection from City

Council.

2. DISCUSS 2019 CITIZENS SURVEY RESULTS.

Public Information Officer Mary Peters informed City Council that since 2005, the city has conducted a comprehensive citizen survey every two years. The city collaborates with National Service Research in Fort Worth to conduct the citizen survey. Ms. Andrea Thomas with National Service Research will review the results of the survey.

Ms. Thomas informed Council the objectives included: identifying key measures of quality of life; satisfaction with city services (quality vs. importance); assess experience with city communication tools; identify and prioritize city resource allocation, budgeting and policy decisions; and identify where to maintain and improve city services. The survey was mailed to 8,000 residents, and they had the option to complete the survey online or return the form. The city received 530 responses through the mail and 1,100 responses through the online survey. The survey was communicated with the residents through press release, social media, utility bills, email, e-newsletters and the city's website. Ms. Thomas informed City Council that response numbers are more than the last survey, which were a little over 1,000 responses. Ms. Thomas reviewed the demographics of the respondents.

Quality of Life - a majority of respondents rated the overall quality of life in North Richland Hills as excellent or good. Respondents rated the following: overall quality of life in North Richland Hills (94%), place to raise children (94%); feeling of safety in your neighborhood (86%); place to retire (79%); overall appearance of city (78%); place to work (70%); sense of community (70%); and overall quality of services versus taxes paid (65%).

City Employees and Service - almost half of the respondents (45%) contacted the city within the past 12 months. Of those who contacted the city, the most frequently called departments included: code compliance (25%); public works (24%); police (21%); utility billing (14%); inspections/permits (12%) and animal control (12%). Of those respondents that contacted a department 89% said the person or department was very or somewhat courteous and helpful.

City Service Priorities - respondents were asked to rank the importance and quality of certain city services. The following services have the largest gaps between high importance and lower quality.

* Maintenance of residential streets ranked 99% important and 53% were pleased with the quality of this service.

* Management of traffic flow ranked 98% important and 58% were pleased with the quality of this service.

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- * Traffic signal timing ranked 96% important and 57% were pleased with the quality of this service.
- * Code enforcement ranked 92% important and 61% were pleased with the quality of this service.
- * Maintenance of major streets ranked 99% important and 69% were pleased with the quality of this service.
- * Animal control ranked 93% important and 81% were pleased with the quality of this service.
- * Water service ranked 98% important and 89% were pleased with the quality of this service.
- * Garbage collection ranked 98% important and 90% were pleased with the quality of this service.
- * Police services ranked 99% important and 92% were pleased with the quality of this service.
- * Maintenance - medians/right of way ranked 86% important and 79% were pleased with the quality of this service.

The following services have the smallest gaps between high importance and high quality.

- * Recycling collection ranked 94% important and 91% were pleased with the quality of service.
- * Ambulance services ranked 98% important and 96% were pleased with the quality of service.
- * Fire Services ranked 100% important and 99% were pleased with the quality of service.

The following services meet or exceed the importance rating by the respondents.

- * Parks, trails and open space ranked 93% important and 93% were pleased with the quality of service.
- * Recreation programs and services ranked 82% important and 88% were pleased with the quality of service.
- * Library services ranked 86% important and 97% were pleased with the quality of the service.
- * Special events ranked 72% important and 90% were pleased with the quality of the service.

Preferred Communication - respondents prefer email/e-newsletters with 42%; water bill inserts with 40%; followed by printed newsletters with 38%; social media with 31% and text message notifications with 22%. The survey indicates that 86% of respondents get enough information about city programs and services. Those who do not get enough information prefer a schedule of events, programs and general city activities/plans.

Streets / Intersections - respondents were asked to identify the top three streets in

need of repair or repaving. The results show Glenview with 12%, Meadow Drive with 7%, Bedford-Eules Road with 7% and Iron Horse Boulevard with 7%.

In response to the survey, respondents identified the intersection of Davis Boulevard and Main Street (11%), Davis Boulevard and Mid-Cities Boulevard (10%) and Davis Boulevard and Highway 26 (9%) where they spend too much time due to traffic congestion or traffic signal timing. Respondents were asked how likely they would be to support or support paying more taxes for improving street and intersections - 7% strongly support, 35% support, 31% oppose and 27% strongly oppose.

Economic Development - respondents were asked to identify type of businesses they would like to see more of in their area of the city. The top three results show full service restaurants with 56%, recreation/entertainment with 26% and grocery stores with 23%.

Ms. Thomas provided an overview of how North Richland Hills compared to other cities (Southlake, Colleyville, Farmers Branch, Flower Mound, Hurst, Lewisville, and Denton) as well as Texas and the United States (where available). The benchmark data shows that North Richland Hills ratings are above peer city ratings for quality of city services with the exception of code enforcement and street maintenance. The data also shows that North Richland Hills ratings are above peer city ratings for quality of life with the exception of overall appearance and overall quality of services versus taxes paid.

Ms. Thomas mentioned that the top candidates for improvement include maintaining residential streets (gap 46%), management of traffic flow (gap 40%), traffic signal timing (gap 39%), code enforcement (gap 31%) and maintaining major city streets (gap 30%).

3. DISCUSS MOUNTAIN BIKE AND HIKING TRAILS AT FOSSIL CREEK PARK.

Managing Director of Community Services Vickie Loftice informed City Council this item is to discuss a possible partnership with Fort Worth Mountain Bike Association (FWMBA) to develop and maintain hike and mountain bike trails at Fossil Creek Park. Currently, the park contains three girls softball fields. The park is primarily within the floodway with portions in the floodplain. As such, limited improvements are allowed. Staff has talked extensively with FWMBA for the development and sustainability of hike and mountain bike trails. The FWMBA has agreements with the City of Fort Worth for maintaining Gateway Park and Samson Park mountain bike trails. Staff has also visited with Baird, Hampton & Brown to provide professional services for the project. Their scope would include a ground survey, a base map to include topography and preliminary and final trail alignment with recommended locations for parking, trailhead kiosk and trail heads. The scope of services would also include design user maps, informational signs and wayfinding signs along the trails. Staff anticipates the cost for professional services is approximately \$15,000 and approximately \$100,000 for construction costs. Funding for the project is available in park impact fee reserves. The construction will include a

20-space parking lot, informational kiosk, park sign, route signage and approximately five miles of dirt trails. Staff is seeking City Council's direction on the proposed use for the park, funding source and partnership with FWMBA.

City Council directed staff to move forward with the project as presented and to begin project this budget year.

4. DISCUSS AND REVIEW THE FY 2020/2021 BUDGET CALENDAR.

Mayor Trevino announced that he neglected to state that Council member Welch will abstain from discussion and voting on item D.1.

Director of Budget and Research Robert Myers informed City Council that staff is seeking consensus on dates to conduct the budget work session, budget retreat and special meetings to set public hearings and conduct public hearings related to the city budget. The implementation of Senate Bill 2 has condensed the budget calendar and most major activities will take place in July and August. Mr. Myers asked City Council if they prefer to have the budget work session and budget retreat on July 13 and July 24 or June 22 and July 10.

Consensus of City Council is to schedule the budget work session and budget retreat on July 13 and July 24, respectively.

Mr. Myers informed City Council the following dates are associated with the 2020-2021 budget. The three dates in August will be a special called meeting of the City Council.

- * July 27, 2020 - set date for budget public hearing and vote
- * August 3, 2020 - set date for tax rate public hearing and vote
- * August 13, 2020 - tax rate and budget public hearings
- * August 17, 2020 - tax rate and budget adoption

5. DISCUSS 2020 CITY COUNCIL MEETING SCHEDULE.

City Secretary Alicia Richardson reviewed the 2020 City Council schedule. Staff is seeking direction from City Council regarding the March 9 and May 25 meetings, which conflict with spring break and the National League of Cities conference, respectively. City Council directed staff to reschedule the March 9 meeting to March 2 and the May 25 meeting to May 18. City Council also directed staff to cancel the November 23 and December 28 meetings.

Ms. Richardson informed City Council an item would be placed on the January 27, 2020 agenda to take formal action on the 2020 City Council schedule. Ms. Richardson commented that the 2020 meeting schedule would also include the dates outlined by Mr.

Myers during his budget calendar presentation.

EXECUTIVE SESSION

1. SECTION 551.071: CONSULTATION WITH CITY ATTORNEY - CONSTRUCTION CONTRACT WITH KODIAK TRENCHING AND BORING LLC FOR PAVING IMPROVEMENTS ON RUFÉ SNOW DRIVE.

Mayor Trevino announced at 6:46 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney - Construction Contract with Kodiak Trenching and Boring LLC for paving improvements on Rufe Snow Drive. Executive Session began at 6:49 p.m. and concluded at 7:04 p.m.

Mayor Trevino announced at 7:04 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 January 13, 2020 at 7:10 p.m.

Present:	Oscar Trevino	Mayor
	Rita Wright Oujesky	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Suzy Compton	Council, Place 3
	Mason Orr	Council, Place 4
	Mike Benton	Council, Place 5
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

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 of Allegiance to the United States and Texas flags.

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

A.3.1 PRESENTATION OF KEEP NRH BEAUTIFUL'S 2019 CHRISTMAS LIGHTING CONTEST AWARDS.

Keep NRH Beautiful Commission Chair Kathy Luppy recognized the following 2019 winners: Steve and Deonah Tate, 6217 Windsor Court; Jeremy Dane, 4713 Holiday Lane West; Tom and Tammy Schlierf, 4916 Lake Side Circle; Ryan, Libby, Austin and Cooper Carroll, 5420 Greenwood Way; Terry and Kena Gilpin, 8620 Bridge Street; Michael Larson, 7133 King Ranch Road; Phil and Susan Sorrells, 8920 Martin; Jason Rawlings, 7601 Greenleaf Court and Calvin Enright, 8117 Long Trail Drive.

A.4 CITIZENS PRESENTATION

Mr. Frank Trazzera, 8851 Ice House Drive, requested that staff inform him of upcoming events that would require road closures on Mid Cities Boulevard. It will allow him to communicate those road closures to patrons who attend NYTEX Sports.

A.5 PUBLIC COMMENTS

There were no requests to speak from the public.

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

Mayor Trevino removed item B.3 from the consent agenda. He announced that City Council would take action on the item following the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER ORR TO APPROVE CONSENT AGENDA ITEMS B.1, B.2, B.4 AND B.5.

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE MINUTES OF THE DECEMBER 9, 2019 CITY COUNCIL MEETING

B.2 CONSIDER AWARD OF BID NO. 20-004 TO TIME MANNER CONSTRUCTION LLC FOR PUBLIC WORKS RESTROOM RENOVATION PROJECT (FC1904) AT 7200A DICK FISHER DR. SOUTH, IN THE AMOUNT OF \$68,397.00.

B.4 CONSIDER RESOLUTION NO. 2020-001, 2020 SUPPLEMENTAL GRANT AWARD IN THE AMOUNT OF \$19,990.00 FROM THE OFFICE OF THE GOVERNOR TO INCREASE THE NORTH TEXAS ANTI-GANG CENTER'S FY20 OPERATIONS BUDGET.

B.5 AUTHORIZE THE CITY MANAGER TO EXECUTE A COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF ROYSE CITY FOR FIRE FIGHTING CLOTHES / BUNKER GEAR.

Mayor Trevino moved to item B.3 that was removed from the consent agenda.

B.3 APPROVE PURCHASE OF POLICE VEHICLES FROM SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$241,920.00 THROUGH TARRANT COUNTY COOPERATIVE CONTRACT #2019-014.

APPROVED

Mayor Trevino announced the item was removed from the consent agenda, because the total amount changed and is different from what was provided in the agenda packet.

City Manager Mark Hindman informed City Council the total amount for the purchase is \$242,040.00. The difference in the amount is \$120.00.

Mayor Trevino announced that he would move to the planning and development items.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE PURCHASE OF POLICE VEHICLES FROM SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$242,040.00 THROUGH TARRANT COUNTY COOPERATIVE CONTRACT #2019-014.

MOTION TO APPROVE CARRIED 7-0.

D.1 FP 2018-07 CONSIDERATION OF A REQUEST FROM KAREN AND FRANK TRAZZERA FOR A FINAL PLAT OF LOTS 10-12, BLOCK 6, WOODLAND OAKS ADDITION, BEING 1.89 ACRES LOCATED AT 6713 BRAZOS BEND DRIVE.

APPROVED

Mayor Trevino announced that Council member Welch has a conflict of interest and would abstain from discussion and voting on the item. Council member Welch filed an affidavit of disqualification with the City Secretary stating that he is engineer of record.

Council member Welch left the room at 7:31 p.m.

Principal Planner Clayton Husband informed City Council the applicant is requesting a final plat for 1.89 acres located at 6713 Brazos Bend Drive. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-2 single family residential. Mr. Husband provided site photos of the property.

Applicant Frank Trazzera, 804 Meandering Woods Drive, Keller, Texas presented request. Mr. Trazzera commented that he would build on Lot 11 and the remaining lots would be developed at a later time.

In response to Mayor Trevino's question, Mr. Trazzera confirmed the three lots will have access to/from the private driveway.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their December 19, 2019 meeting, recommended approval with a vote of 6-0. The final plat illustrates a common access easement/driveway entrance that provides access to all three lots from Brazos Bend Drive.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE FP 2018-07.

MOTION TO APPROVE CARRIED 6-0-1, WITH COUNCIL MEMBER WELCH ABSTAINING.

D.2 FP 2019-14 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC. FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT PHASE 6, BEING 15.393 ACRES LOCATED AT THE SOUTHEAST CORNER OF BRIDGE STREET AND PARKER BOULEVARD.

APPROVED

Council member Welch returned to the meeting at 7:33 p.m.

Director of Planning Clayton Comstock informed City Council the applicant is requesting a final plat for 15.393 acres located at southeast corner of Bridge Street and Parker Boulevard. The area is designated on the Comprehensive Land Use Plan as urban village and the current zoning is town center. Mr. Comstock provided site photos of the property.

Applicant representative Joshua Luke with JBI Partners, Inc. located at 2121 Midway Road, Addison, Texas presented request. The final plat includes 129 single family residential lots. Mr. Luke informed City Council the plat complies with Hometown

standards and architectural plans.

Mr. Comstock presented staff's report. The 129 single family residential lots is comprised of 24 garden homes, 49 cottage homes and 56 townhomes. The special use permit that authorized a maximum of 55 cottage home lots was approved by City Council at their December 6, 2018 meeting. The Planning and Zoning Commission, at their December 19, 2019 meeting, recommended approval with a vote of 6-0 with the conditions outlined in the Development Review Committee comments. Mr. Comstock informed City Council there are a few items that are still outstanding, and as such, staff recommends that City Council approve the final plat subject to conditions outlined by the Development Review Committee comments.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE FP 2019-14 WITH THE CONDITIONS OUTLINED IN DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D.3 PP 2019-07 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A PRELIMINARY PLAT OF CITY POINT ADDITION PHASE 2, BEING 21.55 ACRES LOCATED AT 4401 CITY POINT DRIVE.

APPROVED

Mr. Comstock informed City Council the applicant has submitted a written request for a 30-day extension to the plat. Due to the potential revisions to the layout of the subdivision, the applicant is requesting a 30-day extension for consideration of the plat. Mr. Comstock commented that Section 212.009(b-2) of the Texas Local Government Code allows the City Council to approve a 30-day extension of the approval period for a plat. The extension will allow the plat to be considered at the January 27, 2020 or February 10, 2020 City Council meeting.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER ORR TO APPROVE THE 30-DAY EXTENSION FOR CONSIDERATION OF THE PLAT.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC 2019-13, ORDINANCE NO. 3629, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KEITH HAMILTON FOR A ZONING CHANGE FROM LR LOCAL RETAIL TO RD-PD REDEVELOPMENT PLANNED DEVELOPMENT AT 4170 WILLMAN AVENUE, BEING 0.649 ACRES DESCRIBED AS LOT 10, EDGLEY ADDITION. (APPLICANT REQUESTS TO POSTPONE REQUEST TO JANUARY 27, 2020)

CONTINUED

Mayor Trevino opened the public hearing and announced that the applicant requests the City Council postpone action on this item to the January 27, 2020 meeting. Mayor Trevino asked if there was anyone in the audience present to speak during the public hearing. There was no one present wishing to speak during the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY MAYOR PRO TEM WRIGHT OUJESKY TO CONTINUE THE HEARING TO THE JANUARY 27, 2020, CITY COUNCIL MEETING.

MOTION TO CONTINUE THE PUBLIC HEARING CARRIED 7-0.

C.2 ZC 2019-19, ORDINANCE NO. 3631, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A ZONING CHANGE FROM R-3 SINGLE-FAMILY RESIDENTIAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 8309 SAYERS LANE, BEING 0.46 ACRES DESCRIBED AS LOT 17, BLOCK 2, WOODBERT ADDITION. (POSTPONE PUBLIC HEARING TO JANUARY 27, 2020)

CONTINUED

Mayor Trevino opened the public hearing and announced that the Planning and Zoning Commission has not taken action on the item. The Planning and Zoning Commission was scheduled to consider this item at their December 19, 2019 meeting. At this meeting, the applicant requested the Planning and Zoning Commission postpone consideration to their January 16, 2020 meeting. Mayor Trevino announced that the City Council would not take any public comments for this item since the Planning and Zoning Commission have not considered it. Mayor Trevino asked for a motion to continue the public hearing to the January 27, 2020 City Council meeting.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO CONTINUE THE PUBLIC HEARING TO THE JANUARY 27, 2020, CITY COUNCIL MEETING.

MOTION TO CONTINUE THE PUBLIC HEARING CARRIED 7-0.

C.3 ZC 2019-03, ORDINANCE NO. 3633, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FARRUKH AZIM FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND TOD TRANSIT ORIENTED DEVELOPMENT TO R-PD RESIDENTIAL PLANNED DEVELOPMENT AT 6900-7100 DAVIS BOULEVARD AND 8205-8219 ODELL STREET, BEING 18.965 ACRES DESCRIBED AS TRACTS 3, 3D, AND 3D1, WILLIAM COX SURVEY, ABSTRACT 321; TRACTS 1 AND 1B, ELIZA ANN CROSS SURVEY, ABSTRACT 281; AND LOTS 28-32, WE ODELL ADDITION.

DENIED

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 18.965 acres located at 6900-7100 Davis Boulevard and 8205-8219 Odell Street. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is C-1, commercial with a small portion zoned transit oriented development at the northeast corner of Odell Street and Davis Boulevard. Mr. Comstock provided site photos of the property.

Applicant Derick Morway, 151 Players Circle, Suite 200, Southlake, Texas presented request. Mr. Morway commented that the development team has been working with city staff for more than 18 months and the plan has been revised multiple times based on comments. The undeveloped property is now under the private ownership of a single owner. If approved, the development will be based on planned development standards and an approved regulating plan. The proposed subzones will include cottage homes, townhomes, garden homes and a professional/medical office space. The proposed townhomes will have porches and landscaping. Mr. Morway reviewed the conceptual fence plan. Mr. Morway commented that a market study was conducted in March 2019 for the property. Mr. Morway believes the request for the proposed development is the best use for the property. Mr. Morway commented that the concerns expressed at the Planning and Zoning Commission pertained to drainage and preservation of trees. A drainage study will be prepared and a storm drain system will be designed to release the runoff from the development at existing conditions or at the capacity of the existing outfalls. Mr. Morway commented that the development will make every effort to preserve as many of the existing trees. A detailed landscape plans includes planting of new trees throughout the development. A tree preservation plan will be prepared in accordance with Chapter 114 of the City's Code of Ordinances. Mr. Morway referred to a tree survey that indicated there are 655 trees with an average size of eight (8) inches and only two trees above eighteen (18) inches. Mr. Morway reviewed the proposed tree summary for the development that includes 297 shade trees and 154 ornamental trees.

Mr. Morway responded to questions from City Council regarding the number of stories for the homes that will back up to existing residential property; number of existing trees that are larger than four (4) inch caliper; clear cutting of trees to construct the storm drain system; type of fence that will separate the new development from the adjacent development; and screening wall between Street C and homes that back up to Stephanie.

Mr. Comstock presented staff's report. Mr. Comstock clarified the area identified on the tree survey included in the applicant's presentation is the tree area from the Chesapeake pad site (approximately 6 acres). The tree survey is not for the entire area. Mr. Comstock commented that a tree survey for the full acreage would be helpful to know the number of trees, quality of trees and size of trees. Mr. Comstock informed City Council that staff does not require a tree survey during the zoning entitlement process. A tree survey is generally part of the platting process. The zoning request is for 18.965 acres for 94 single family residential lots (27 attached townhome units, 45 cottage home lots and 22 garden home lots), two commercial lots on the far southwest portion of the property and 3.04 acres of open space. There is a requirement for all lots on Street C that back up to Stephanie are required to be 1.5 stories, with the second floor not being anymore than 60% of the floor area of the first floor. Mr. Comstock reviewed the neighborhood site development standards. Mr. Comstock commented that the drainage channel would be required to comply with the City's Image Study. Mr. Comstock informed City Council that they do not have a tree survey and it would be helpful to assist with tree mitigation. The Planning and Zoning Commission, at their December 19, 2019 meeting, recommended approval with a vote of 6-0.

Council and staff discussed the requirements outlined in Chapter 114 with regard to tree mitigation and removal of trees in order to properly grade and drain the property; the draft traffic analysis received the week prior to the meeting tonight; elevated streets; approval of the Texas Department of Transportation; necessity for acceleration and deceleration lanes; proposed alleys and ability for public safety vehicles and Republic Waste vehicles to turn around and maneuver; street parking for visitors; and connection on Brookview.

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 during the public hearing. Ms. Julia Bauman, 7012 Stephanie Court, spoke in opposition as a *group representative for ten or more people; Ms. Susanne Lafitte, 7009 Crabtree Lane, spoke in opposition; Ms. Debra Epperson, 7105 Stephanie Court, spoke in opposition; Mr. Tim White, 7301 Luther Court, spoke in support of the request; Ms. Jennifer Wzuk, 6996 Stonybrooke Drive, spoke in opposition; Ms. Kaylen Pizzini, 6700 Greendale Court, spoke in support of the request; Ms. Sherami Gerber, 8409 Timberline Court; spoke in opposition; Ms. Jade Darr, 8417 Brookhaven Drive, spoke in opposition.

The following people did not wish to speak, but asked that their opposition be recorded: Sylvia, Isaiah and Noe Guajardo, 8625 Crestview Drive; Hannah Clayton, 7240 Timberidge Drive; Peter and Sandra Pacholick, 8605 Hightower Drive; Donna Hurt, 6924 Crystal Lane; *Diana Licon, 5625 Galway Lane; *John and Paula Thompson, 8709 Irongate Drive; *Carol Warriner, 6109 Roaring Springs; *Haley Hansen 7309 Coventry Circle; *Greg and Mary Moody, 7117 Timerlane Drive; *Annette Huffaker, 7309 Coventry Circle; Kevin Waters, 8528 Brookview Drive; and *Mary Brejot, 8044 Mimosa.

Ms. Amy Steele, 7655 Moss Court, did not wish to speak, but asked that her conditional support be recorded.

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

In response to Council member Turnage's question, Mr. Comstock reviewed the types of uses allowed by right for the property. The property is currently zoned C-1, which allows retail, restaurant, offices, neighborhood services, pad sites or strip center. Mr. Comstock also reviewed development standards for C-1 use.

In response to Council member Compton's question, Mr. Comstock informed City Council the percentage of trees that survive construction activity depend on the species.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER TURNAGE TO CONTINUE ZC 2019-09 FOR APPLICANT TO PROVIDE BUILDING ELEVATIONS OF THE TOWNHOME UNITS AND ASSOCIATED UNITS; CITY STAFF TO REVIEW TRAFFIC STUDY; CITY STAFF AND DEVELOPER TO COORDINATE WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR NECESSARY SPACING ON DAVIS BOULEVARD; DEVELOPER TO PROVIDE A NECESSARY TREE SURVEY BASED ON ENTIRE 19 ACRES OF LAND, A PRELIMINARY GRADING PLAN AND DRAINAGE STUDY; AND TO CONTINUE COORDINATION WITH CITY STAFF FOR BROOKVIEW CONNECTION.

City Council discussed current zoning and allowed uses, use outlined in the Vision2030 Plan, existing construction activity in the city, concept plan, tree survey for the entire tract, marketability of product, acceleration and deceleration lanes, topography and best use for the property.

Council member Turnage commented that he wants to make sure the neighboring residents understand what type of use, by right, can be constructed on the property.

Council member Welch stated that the request is a decent project. The applicant should

have done their homework and provided a complete application for City Council's consideration. His motion provides the applicant an opportunity to address concerns.

THE MOTION TO APPROVE, FAILED WITH A VOTE OF 2-5; COUNCIL MEMBERS WELCH AND TURNAGE VOTING FOR AND MAYOR PRO TEM WRIGHT OUJESKY AND COUNCIL MEMBERS BENTON, ORR, COMPTON AND RODRIGUEZ VOTING AGAINST THE MOTION.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO DENY ORDINANCE NO. 3633.

MOTION TO DENY CARRIED 6-1, WITH COUNCIL MEMBER WELCH VOTING AGAINST THE MOTION.

C.4 ZC 2019-18, ORDINANCE NO. 3630, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAM DEDUSEVIC FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8413 FRANKLIN COURT, BEING 0.23 ACRES DESCRIBED AS LOT 7, THOMAS PECK SUBDIVISION.

APPROVED

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting zoning change for 0.23 acres located at 8413 Franklin Court. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is agricultural. Mr. Husband provided site photos of the property.

Applicant Sam Dedusevic, 6737 Ridgetop Road, presented request and was available to answer questions.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their December 5, 2019 meeting, recommended approval with a vote of 5-0.

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 COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ZC 2019-18.

MOTION TO APPROVE CARRIED 7-0.

C.5 ZC 2019-20, ORDINANCE NO. 3632, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROB WETLI FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7805 ODELL STREET, BEING 0.435 ACRES DESCRIBED AS LOTS 1 AND 2, BLOCK 1, MOLLIE B. COLLINS ADDITION.

APPROVED

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting a zoning change for 0.435 acres located at 7805 Odell Street. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is low density residential. Mr. Husband commented that these two lots are the last ones in the area that are zoned agricultural. Mr. Husband provided site photos of the property.

Applicant Rob Wetli 309 Fanning Drive, Hurst, Texas presented request and was available to answer questions. Mr. Wetli advised that he plans to demolish the existing structure and construct a new home.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their December 19, 2019 meeting, recommended approval with a vote of 6-0. Mr. Husband commented that the Planning and Zoning Commission will consider at plat for this property, which will come before the City Council at a meeting in February.

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 COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3632, ZC 2019-20.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

- D.1 FP 2018-07 CONSIDERATION OF A REQUEST FROM KAREN AND FRANK TRAZZERA FOR A FINAL PLAT OF LOTS 10-12, BLOCK 6, WOODLAND OAKS ADDITION, BEING 1.89 ACRES LOCATED AT 6713 BRAZOS BEND DRIVE.**

City Council considered and took action on this item earlier in the meeting.

- D.2 FP 2019-14 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC. FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT PHASE 6, BEING 15.393 ACRES LOCATED AT THE SOUTHEAST CORNER OF BRIDGE STREET AND PARKER BOULEVARD.**

City Council considered and took action on this item earlier in the meeting.

- D.3 PP 2019-07 CONSIDERATION OF A REQUEST FROM MM CITY POINT 53 LLC FOR A PRELIMINARY PLAT OF CITY POINT ADDITION PHASE 2, BEING 21.55 ACRES LOCATED AT 4401 CITY POINT DRIVE.**

City Council considered and took action on this item earlier in the meeting.

E. PUBLIC WORKS

- E.1 CONSIDER ORDINANCE NO. 3634, ABANDONING A PORTION OF PUBLIC RIGHT-OF-WAY ALONG GRAND AVENUE IN HOMETOWN.**

APPROVED

Director of Public Works Caroline Waggoner presented item.

Council member Welch left the meeting at 10:17 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER ORR TO APPROVE ORDINANCE NO. 3634.

MOTION TO APPROVE CARRIED 6-0. COUNCIL MEMBER WELCH ABSENT WHEN VOTE WAS TAKEN.

- E.2 CONSIDER ORDINANCE NO. 3635, ABANDONING A PORTION OF PUBLIC RIGHT-OF-WAY ALONG BRIDGE STREET IN HOMETOWN.**

APPROVED

Director of Public Works Caroline Waggoner presented item.

Council member Welch returned to the dais at 10:20 p.m.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE ORDINANCE NO. 3635, ABANDONING A PORTION OF PUBLIC RIGHT-OF-WAY ALONG BRIDGE STREET IN HOMETOWN.

MOTION TO APPROVE CARRIED 7-0.

E.3 CONSIDER ORDINANCE NO. 3636, AMENDING SECTION 54-121 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES; ESTABLISHING A COMBINED SCHOOL SPEED ZONE ON HAWK AVENUE AND ICE HOUSE DRIVE FOR BIRDVILLE HIGH SCHOOL AND WALKER CREEK ELEMENTARY.

APPROVED

Director of Public Works Caroline Waggoner presented item.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3636.

MOTION TO APPROVE CARRIED 7-0.

F. GENERAL ITEMS

There were no items for this category.

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

APPROVED

City Manager Mark Hindman informed City Council the item before them this evening is to consider a settlement agreement with Kodiak Trenching and Boring, LLC. The City of North Richland Hills was threatened with a lawsuit, which resulted in mediation with City Attorney Maleshia McGinnis, Deputy City Manager Paulette Hartman and Director of Public Works Caroline Waggoner representing the City of North Richland Hills. The settlement agreement favors the City of North Richland Hills and avoids additional expense to take the lawsuit to trial. Staff recommends City Council approve the settlement agreement and associated change order in the amount of \$259,032.00.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE THE SETTLEMENT AGREEMENT WITH KODIAK TRENCHING AND BORING, LLC, AND ASSOCIATED CHANGE ORDER FOR THE RUFÉ SNOW DRIVE ROADWAY IMPROVEMENT PROJECT IN THE AMOUNT OF \$259,032.00 AND ASSESSING LIQUIDATED DAMAGES OF \$276,275.

MOTION TO APPROVE CARRIED 7-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Mayor Pro Tem Wright Oujesky made the following announcements.

NRH Centre is holding an open house this Friday, January 17, 2020. Stop by between 6:00 p.m. and 9:00 p.m. to tour the fitness center, aquatic center, gymnasium, senior center and Grand Hall. For more information, please go online or call the center at 817-427-6600.

City Hall and other non-emergency city offices will be closed for staff training on Martin Luther King, Jr. Day, Monday, January 20, 2020. The Library, Animal Adoption & Rescue Center and Senior Center will also be closed. The NRH Centre and Iron Horse Golf Course will be open. Garbage and recycling will be collected as normally scheduled.

Sign up for one of our upcoming public safety citizen academies. The Citizens Police Academy begins on January 30, 2020 and the Citizens Fire Academy starts on February 13, 2020. Please visit the city's website to get more information and sign up.

Kudos Korner - Officer Matt Boyd with the Police Department - Officer Boyd was recently commended for his response to a disturbance call involving a 12-year-old child. Officer Boyd quickly calmed the child and spent a considerable amount of time listening to the child and talking to him about his feelings and concerns. Officer Boyd took the time and extra steps to ensure that he made a lasting impression. The parents were grateful for Officer Boyd's compassionate approach with their son. His actions are a reflection of the city's core values of respect and service.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 10:29 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary