



CITY OF NORTH RICHLAND HILLS
CITY COUNCIL AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, OCTOBER 13, 2025

WORK SESSION: 5:00 PM

Held in the Council Workroom

CALL TO ORDER

1. [Discuss items from regular City Council meeting.](#)
2. [Discuss Advisory Committee on Senior Affairs.](#)
3. [Presentation of 2025 Citizen Survey Schedule.](#)
4. [Review and discuss updates to short-term rental ordinances.](#)

FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and Council members an opportunity to bring forward items they wish to discuss at a future work session. In accordance with the Texas Open Meetings Act, any discussion shall be limited to a proposal to place the item on a future agenda. The Council shall not vote, or take any action on the items during this meeting.

EXECUTIVE SESSION

The City Council may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the City Council to seek advice from the city attorney (551.071) as to the posted subject matter of this City Council meeting.

The City Council may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the

attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

1. [Section 551.071: Consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act - \(1\) City of North Richland Hills v. Manuel Financial No. 2, LLC et al, Case No. CC240015, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; \(2\) City of North Richland Hills v. Manuel Oldsmobile, Inc., Case No. CC240019, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; \(3\) Jessie Goodfellow vs. City of North Richland Hills, et al, Cause No. 352-366545-25; and \(4\) short term rental regulations.](#)
2. [Section 551.087: Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the governmental body is conducting economic development negotiations or regarding the offer of a financial or other incentive to such a business prospect - 4401 City Point Drive and 8800 Mid Cities Boulevard.](#)

REGULAR MEETING: Immediately following executive session (but no earlier than 7:00 p.m.)

Held in the City Hall Council Chambers

A. CALL TO ORDER

A.1 INVOCATION - COUNCIL MEMBER BLAKE

A.2 PLEDGE - COUNCIL MEMBER BLAKE

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

A.3.1 [Recognition of Don Buehrer, Police Department VIP Program](#)

A.3.2 [Presentation of Traditional Finances and Debt Obligation Transparency Stars Awards, Acting Texas Comptroller Kelly Hancock](#)

A.4 PUBLIC COMMENTS

An opportunity for citizens to address the City Council on matters which are scheduled on this agenda for consideration by the City Council, but not

scheduled as a public hearing. In order to address the City Council during public comments, a Public Meeting Appearance Form must be completed and presented to the City Secretary prior to the start of the City Council meeting.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

- B.1 [Approve the minutes of the September 22, 2025 City Council meeting.](#)
- B.2 [Consider awarding RFP 25-028, a one-year contract with four additional one-year renewal options, to Casco Industries, Inc., for the purchase of firefighting clothes/bunker gear in an annual amount not exceed \\$77,302.](#)
- B.3 [Consider Resolution No. 2025-043, finding that Oncor Electric Delivery Company LLC's application to change rates within the city should be denied, finding that the City's reasonable rate case expenses shall be reimbursed, and all matters related thereto.](#)

C. PUBLIC HEARINGS

- C.1 [ZC23-0064, Ordinance No. 3928, Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.](#)
- C.2 [ZC25-0140, Ordinance No. 3929, Public hearing and consideration of a request from Avid Roofing & Waterproofing for a special use permit for a contractor's office with shop and garage at 5105 Commercial Drive, being 0.621 acres described Lot J, Block 14, Richland Terrace Addition.](#)
- C.3 [ZC25-0143, Ordinance No. 3930, Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.](#)
- C.4 [TR25-05, Ordinance No. 3922, Public hearing and consideration of city-initiated text amendments to Sections 118-1, 118-631, and 118-633 for the purpose of considering the addition of the short-term rental housing use and additional short-term rental regulations. CONTINUED FROM THE SEPTEMBER 8, 2025 CITY COUNCIL MEETING.](#)
- C.5 [TR25-06, Ordinance No. 3922-A, or consolidated Ordinance No. 3922-B, Public hearing and consideration of city-initiated text](#)

amendments to Sections 118-563 and 118-565 in Chapter 118, "Zoning," in Division 15, "Transit Oriented Development," for the purpose of considering the addition of short-term rental housing as an authorized use and additional regulations for short-term rental housing.

D. PLANNING AND DEVELOPMENT

D.1 Consider Ordinance No. 3925, amending Chapter 18, Article XII, "Rental Housing," to adopt short-term rental regulations.

D.2 Consider Ordinance No. 3926, amending the master fee schedule to include short-term rental annual registration fees.

E. PUBLIC WORKS

F. CITIZENS PRESENTATION

An opportunity for citizens to address the City Council on matters which are not scheduled for consideration by the City Council or another City Board or Commission at a later date. In order to address the City Council during citizens presentation, a Public Meeting Appearance Form must be completed and presented to the City Secretary prior to the start of the City Council meeting.

G. GENERAL ITEMS

G.1 Consider Resolution No. 2025-042, nominating candidate(s) to the Tarrant County Appraisal District Board of Directors.

G.2 Consider a Professional Services Agreement for the Open Rewards Shop Local Program to Bludot Technologies, Inc. in an amount not to exceed \$104,740.

G.3 Consider Award of Bid 25-034 to Relief Services for Veterinary Practitioners (RSVP) for Veterinarian Services authorize the City Manager to execute the one-year contract for an annual amount not to exceed \$76,000, with four additional one-year renewal options.

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

I. INFORMATION AND REPORTS - COUNCIL MEMBER PARKS

I.1 Announcements

J. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills City Council was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Tuesday, October 7, 2025 by 5:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.