

**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 24, 2025**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 24th day of March at 5:30 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Deputy Mayor Pro Tem, Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 5:30 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Associate Mayor Pro Tem Rodriguez asked if item B.3, purchase for two police motorcycles, is funded by a grant. City Manager Paulette Hartman said the purchase is not funded by a grant. The city is purchasing the motorcycles through the BuyBoard Contract.

2. REVIEW AND DISCUSS RESULTS OF THE FLASHVOTE SURVEY REGARDING CARPORTS AND RECEIVE DIRECTION FROM CITY COUNCIL RELATED TO CARPORT REGULATIONS.

Ms. Hartman shared that the carport survey was conducted between March 3 - 5, 2025, by Flashvote. The number of participants who responded was 556. Ms. Hartman reviewed the survey questions and responses and the city's current carport regulations. The

majority of those surveyed do not support carports in the front yard; if carports were allowed in the front yard, a majority of those surveyed support design guidelines for carports to match the house. Ms. Hartman shared that the city, from 2022 to the present, received 24 carport applications; of those, 13 were approved, 14 were withdrawn, and seven were denied (encroachment into required setback, exceeded allowable size and proposed over easements).

City Council and staff discussed the survey questions and results; process to apply for a carport; number of responses (statistical sample) and confidence level with survey; city's current regulations regarding carports; FlashVote survey panel being open to residents and ability to sign up on the city's website; the number of requests to date received by the city for carports; and opportunity to improve online process and communication regarding carports and ability to seek a variance.

Deputy Mayor Pro Tem Vaughn left the meeting at 5:49 p.m.

Mayor Pro Tem Deupree recommended the City Council terminate conversation about carports. The consensus of the City Council is to continue with the current regulations and process to seek approval for carports.

3. DISCUSS CITIZENS PRESENTATIONS RULES, POLICIES, AND GUIDELINES RELATED TO THE ALLOWANCE OF VIDEOS, SLIDE DECKS OR OTHER DIGITAL MEDIA FOR SUCH PRESENTATIONS.

Assistant City Manager Trudy Lewis provided an overview of Citizens Presentations including the city's current procedure and what would be involved if the city transitions to allow electronic presentations. Ms. Lewis presented primary considerations, cyber security strategies, content review, cost of change, and policy analysis - reviewing positive and negative aspects.

City Council and staff discussed cyber security concerns, potential legal challenges, resources, and communication with citizens. The consensus of the City Council was to continue with the city's current process.

4. REVIEW, DISCUSS AND RECEIVE DIRECTION REGARDING CITY COUNCIL'S REQUEST FOR A FUTURE AGENDA ITEM RELATED TO SPECIAL USE PERMITS (SUPS).

City Manager Paulette Hartman stated that this item was requested at the last work session to review and discuss Special Use Permits (SUP). The SUP classification is assigned to allow a property owner to engage in a use that would not otherwise be allowed in the existing zoning regulation. In the commercial districts, there are currently

208 uses that require a SUP. The process to request a SUP begins with a zoning change. Pursuant to state law, a zoning change triggers required notification to property owners within 200 feet of subject property, publication of public hearing notice(s), and conducting public hearings at the Planning and Zoning Commission and City Council meetings. The city utilizes the future land use plan when considering requests for zoning changes. The future land use plan establishes desired land uses, while the city's zoning map is more detailed. If a proposed zoning change with a SUP is approved, the use ("S") is listed in the use table. Typically, a SUP is granted with the land as opposed to the owner. The City Council, at its July 2024 strategic planning session, identified updating the comprehensive plan and future land use plan as a primary objective. Ms. Hartman said that the city is prepared to begin the process this summer or fall. The city will review current zoning definitions and update the zoning ordinance to reflect any changes. This will be followed with a review of the use table to determine which specific uses align or are misaligned with the revised future land use map. Uses that are not aligned with the zoning district or definitions, but deemed okay, could be designated as a SUP. Ms. Hartman reviewed effects to the city and property owners when changes to the city's use table begin with the use table compared to the comprehensive land use plan. City statistics for SUP cases since January 2022 show that 63.04% were approved, 32.61% were withdrawn/expired, and 4.35% were denied.

City Council discussed their preference to prioritize the bond committee and engagement for the next bond election, short term rentals, legislation in Austin regarding minimum lot sizes, high density and multi-family, and consensus that no changes are necessary regarding Special Use Permits.

Ms. Hartman clarified the direction received from City Council is to maintain the current Special Use Permits process and to update the city's strategic plan/future land use plan when resources are available.

FUTURE AGENDA ITEM(S)

There were no requests from City Council for future agenda items.

CITY MANAGER REPORT PROVIDING AN UPDATE ON THE EFFICIENCY AUDIT RFP AND CAPITAL PROJECT ADVISORY COMMITTEE APPOINTMENTS.

Ms. Hartman provided an update on the Efficiency Study RFPs. The award of contracts for the Fleet Department and Permit Department Efficiency Audits will be on the April 14 agenda. The award of bid for the IT Department Efficiency Audit will be placed on the April 28 agenda.

Ms. Hartman informed City Council the appointments for the Capital Project Advisory

Committee will be considered in April. There are a few names that she is waiting on before placing an item on the agenda.

EXECUTIVE SESSION

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; AND (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.**

2. **SECTION 551.074: PERSONNEL MATTERS TO DISCUSS THE EVALUATION, DUTIES, AND/OR TO HEAR A COMPLAINT REGARDING THE CITY MANAGER.**

Mayor McCarty announced at 6:39 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 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; and (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 and Section 551.074: Personnel Matters to discuss the evaluation, duties, and/or to hear a complaint regarding the City Manager. Executive Session began at 6:45 p.m. and concluded at 7:08 p.m.

Mayor McCarty announced at 7:08 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order March 24, 2025 at 7:15 p.m.

Present:	Jack McCarty	Mayor
	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2

Suzy Compton	Place 3
Matt Blake	Place 4
Russ Mitchell	Place 6
Kelvin Deupree	Mayor Pro Tem, Place 7

Absent: Blake Vaughn Deputy Mayor Pro Tem, Place 5

Staff Members: Paulette Hartman City Manager
Alicia Richardson City Secretary/Chief Governance Officer
Bradley A. Anderle 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)

There were no items for this category.

A.4 PUBLIC COMMENTS

Sean Nutt, 6448 Ironhorse Boulevard, Apartment 5L, commented on citizens presentations, the FlashVote survey and the consensus system. He asked City Council to consider alternatives to the consensus system.

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 MITCHELL, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA, AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

- B.1 APPROVE THE MINUTES OF THE FEBRUARY 24, 2025 CITY COUNCIL MEETING.**
- B.2 APPROVE THE MINUTES OF THE MARCH 3, 2025 CITY COUNCIL MEETING.**
- B.3 AUTHORIZE THE PURCHASE OF TWO POLICE EQUIPPED MOTORCYCLES, IN THE COMBINED TOTAL AMOUNT OF \$105,432.94, FROM LONGHORN HARLEY-DAVIDSON, UTILIZING BUYBOARD CONTRACT #724-23.**
- C. PUBLIC HEARINGS**
 - C.1 CONDUCT A PUBLIC HEARING AND APPROVE ORDINANCE NO. 3900, AMENDING THE FISCAL YEAR 2024-2025 ADOPTED CAPITAL BUDGET.**

APPROVED

Mayor McCarty opened the public hearing.

City Council received a presentation from Director of Budget and Research Chase Fosse.

There being no forms submitted, Mayor McCarty 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 McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE ORDINANCE NO. 3900, AMENDING THE FISCAL YEAR BUDGET 2024-25 ADOPTED CAPITAL BUDGET.

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

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

H. CITIZENS PRESENTATION

Olivia Bryant, 6889 Hightower Drive, Apartment 1622, discussed her concern with noise levels at 7120 Rufe Snow.

Bill Finstad, 7701 Terry Drive, stated that he is following up on the stop sign petition he submitted for North College Circle and requested the city conduct a traffic survey or study.

I. NATIONAL LEAGUE OF CITIES (NLC) CONGRESSIONAL CITY CONFERENCE RECAP

Mayor McCarty asked that this item be placed on the agenda to receive comments from the City Council that attended National League of Cities conference. City Council shared highlights of the conference and their feedback.

J. INFORMATION AND REPORTS

J.1 ANNOUNCEMENTS

Mayor Pro Tem Deupree made the following announcements.

Join us Tuesday, March 25 for the first of two Town Hall Meetings. We will share about accomplishments during the past year and upcoming projects in 2025. There will also be time for questions. Tomorrow's Town Hall begins at 6:00 p.m. in the Grand Hall at the NRH Centre. The second Town Hall will be at 6:00 p.m. on April 22 at Iron Horse Golf Course. Both will cover the same information.

The monthly NRH Bike & Hike series returns on Tuesday, April 1 at Northfield Park. The NRH Parks & Recreation team will lead the community in a nine to 12-mile bicycle ride and a one to two-mile hike. Everyone is welcome to bike or hike. Please visit the city's website or contact the Parks Department for more details.

The NRH Library invites the community to their Gatsby's Gala for ages 18 and up on Tuesday, April 8. Dress in your best 1920s-inspired attire and enjoy an evening of jazz, mocktails and community connection with the flair of the Roaring Twenties. Visit the Library's website for more details.

Kudos Korner - Chris Lewis and Jeff Reid in Public Works - A resident was so impressed by Chris and Jeff that she called the department and shared, "They were extremely professional, beyond outstanding and taught me a few things about water leaks." Way to go. Keep up the great work!

K. ADJOURNMENT

Mayor McCarty adjourned the meeting at 7:41 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer