

**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  
OCTOBER 10, 2022**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 10th day of October at 6:00 p.m. in the City Council Chamber prior to the 7:00 p.m. regular Council meeting.

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

Vacant: Place 5

|                |                      |   |
|----------------|----------------------|---|
| Staff Members: | Mark Hindman         | City Manager                            |
|                | Paulette Hartman     | Deputy City Manager                     |
|                | Karen Manila         | Assistant City Manager                  |
|                | Alicia Richardson    | City Secretary/Chief Governance Officer |
|                | 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.

**EXECUTIVE SESSION**

- 1. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 8800 MID CITIES BOULEVARD.**
- 2. SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - CITY ATTORNEY, CITY MANAGER, AND CITY SECRETARY.**

Mayor Trevino announced at 6:00 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.087: Deliberation regarding Economic Development negotiations - 8800 Mid Cities Boulevard and Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - City Attorney, City Manager, and City Secretary. Executive Session began at 6:03 p.m. and concluded at 7:08 p.m.

Mayor Trevino announced at 7:08 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 October 10, 2022 at 7:15 p.m.

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

Vacant: Place 5

|                |                      |   |
|----------------|----------------------|---|
| Staff Members: | Mark Hindman         | City Manager                            |
|                | Alicia Richardson    | City Secretary/Chief Governance Officer |
|                | Maleshia B. McGinnis | City Attorney                           |

### **A.1 INVOCATION**

Council member Compton gave the invocation.

### **A.2 PLEDGE**

Council member Compton 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 CITIZENS PRESENTATION**

Ms. Gayle Stinson, 6125 East Belknap, Haltom City, Texas spoke in favor of the Birdville Independent School District Bond Election.

Mr. Mark Thomas 6125 East Belknap, Haltom City, Texas spoke in favor of the Birdville Independent School District Bond Election.

Ms. Katie Bowman 6125 East Belknap, Haltom City, Texas spoke in favor of the Birdville Independent School District Bond Election.

Mr. Kelvin Dilks, 6125 East Belknap, Haltom City, Texas spoke in favor of the Birdville Independent School District Bond Election.

Mr. Chris McDonald, 3733 Gene Lane, Haltom City, Texas spoke in favor of the Birdville Independent School District Bond Election.

#### **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 COUNCIL MEMBER ORR, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

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

**B.1 APPROVE MINUTES OF THE SEPTEMBER 26, 2022 REGULAR CITY COUNCIL MEETING.**

**B.2 PLAT22-0027 CONSIDERATION OF A REQUEST FROM THE CITY OF NORTH RICHLAND HILLS FOR AN AMENDED PLAT OF LOTS 1R AND 4, BLOCK 2, AND LOT 1, BLOCK 3, SMITHFIELD ADDITION, BEING 23.239 ACRES LOCATED AT 8001 NORTHEAST PARKWAY AND 6701-6801 DAVIS BOULEVARD.**

**B.3 CONSIDER RESOLUTION NO. 2022-044 APPROVING THE APPLICATION FOR THE FY 2023 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM - IMPAIRED DRIVING MOBILIZATION PROGRAM GRANT.**

**C. PUBLIC HEARINGS**

**C.1 ZC22-0029, ORDINANCE NO. 3758, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAIRITAGE FAMILY SALON FOR A ZONING CHANGE FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 5405 DAVIS BOULEVARD, BEING 0.207 ACRES DESCRIBED AS LOT 6, BLOCK 33, NOR'EAST 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 0.207 acres located at 5405 Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is R-2 single family residential. Mr. Husband provided site photos of the property.

Applicant representative Fidelina Ramirez, 1245 Southridge Court, Suite 102, Hurst, Texas presented request and was available to answer questions.

Mayor Trevino recommended the applicant visit with an arborist to determine how to save the existing tree that is located in the front of the property.

Mr. Husband presented staff's report and reviewed the development summary. The Planning and Zoning Commission, at their September 15, 2022 meeting, recommended approval with a vote of 4-0.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER ORR TO APPROVE ORDINANCE NO. 3758, TO INCLUDE THAT THE APPLICANT VISIT WITH AN ARBORIST TO PRESERVE THE TREE.**

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

**C.2 ZC22-0032, ORDINANCE NO. 3759, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT IN THE 9000 BLOCK OF MID-CITIES BOULEVARD, BEING 0.707 ACRES DESCRIBED AS A PORTION OF TRACT 12G, TANDY K MARTIN SURVEY, ABSTRACT 1055.**

**APPROVED**

Mayor Trevino opened the public hearing for items C.2, Ordinance No. 3759 and C.3, Ordinance No. 3760 and called on Director of Planning Clayton Comstock to introduce the items. Mayor Trevino advised that items C.2, C.3 and D.1 would be presented together.

Mr. Comstock informed City Council the applicant is requesting a special use permit for 0.707 acres located in the 9000 block of Mid-Cities Boulevard for a quick service restaurant. The applicant is also requesting a special use permit for 0.659 acres located in the 9000 block of Mid-Cities Boulevard for a veterinary clinic with boarding facilities. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is C-1 commercial. Mr. Comstock stated the applicant has submitted a request for a preliminary plat of Berry Creek Village for 8.443 acres. Mr. Comstock provided site photos of the property.

Applicant Rhonda Berry, 1214 Powder River Trail, Southlake, Texas presented the request. The new site plan (item D.1) for Berry Creek Village is designed to attract restaurants. Ms. Berry mentioned that Lots 5, 6 and 10 are proposed for restaurant use. Convergence Capital seeks two special use permits for the use of a quick service restaurant for HTeaO (item C.2) and a veterinary clinic (item C.3). The site has access to Mid-Cities Boulevard through a common access easement identified in item D.1, PLAT22-0025.

Mayor Trevino informed Council that he has a business relationship with Rhonda Berry and Convergence Capital. Ms. Berry built a facility for him, but he does not have a current contract with Convergence Capital. He asked Council if they have an objection with him facilitating the meeting for Ms. Berry's items. There was no objection from Council.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their September 15 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 on the items 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 DEUPREE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3759.**

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

**C.3 ZC22-0033, ORDINANCE NO. 3760, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A SPECIAL USE PERMIT FOR A VETERINARY CLINIC WITH BOARDING FACILITIES IN THE 9000 BLOCK OF MID-CITIES BOULEVARD, BEING 0.659 ACRES DESCRIBED AS A PORTION OF TRACT 12G, TANDY K MARTIN SURVEY, ABSTRACT 1055.**

**APPROVED**

This item was presented in conjunction with items C.2 and D.1.

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3760.**

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

**D. PLANNING AND DEVELOPMENT**

**D.1 PLAT22-0025 CONSIDERATION OF A REQUEST FROM CONVERGENCE CAPITAL FOR A PRELIMINARY PLAT OF BERRY CREEK VILLAGE, BEING 8.443 ACRES LOCATED IN THE 9000 BLOCK OF MID-CITIES BOULEVARD.**

**APPROVED**

This item was presented in conjunction with items C.2 and C.3.

**A MOTION WAS MADE BY MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER ORR TO APPROVE PLAT22-0025.**

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

**D.2 PLAT22-0024 CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A REPLAT OF LOTS 1R1, 1R2, 2R1, 2R2, 2R3, 3A2R AND 3A3R, BLOCK 1, NORTHEAST CROSSING ADDITION, BEING 20.244 ACRES LOCATED AT 9139 BOULEVARD 26 AND 6039 PRECINCT LINE ROAD.**

**APPROVED**

Principal Planner Clayton Husband informed City Council the applicant is requesting a replat for 20.244 acres located at 9139 Boulevard 26 and 6039 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-2 commercial. Mr. Husband provided site photos of the property.

Applicant representative John Ainsworth with Kimley- Horn, 801 Cherry Street, Fort Worth, Texas presented request and was available to answer questions.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their September 15, meeting, recommended approval with a vote of 4-0.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE PLAT22-0024.**

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

**D.3 PLAT22-0026 CONSIDERATION OF A REQUEST FROM HAT CREEK DEVELOPMENT FOR A PRELIMINARY PLAT OF SHADY GROVE ADDITION, BEING 18.733 ACRES LOCATED AT 8340 SHADY GROVE ROAD.**

**APPROVED**

Director of Planning Clayton Comstock informed City Council the applicant is requesting a preliminary plat for 18.733 acres located at 8340 Shady Grove Road. 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. Comstock provided site photos of the property.

Applicant representative Kosse Maykus, 604 East Northwest Highway, #102, Grapevine, Texas presented request and was available to answer questions. He informed City Council the property was purchased six weeks ago and the development includes 47 lots.

Mr. Comstock presented staff's report. The applicant is working diligently to address comments from the Development Review Committee. The Planning and Zoning Commission, at their September 15 meeting, recommended approval with a vote of 4-0 with the conditions outlined in the Development Review Committee comments.

**A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE PLAT22-0026, WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**E. PUBLIC WORKS**

**E.1 CONSIDER ORDINANCE NO. 3761, CREATING A TEMPORARY CONSTRUCTION SPEED ZONE ALONG BEDFORD EULESS ROAD FROM BOOTH CALLOWAY DRIVE TO STRUMMER DRIVE.**

**APPROVED**

City Engineer Nathan Frohman presented the item. The City Council is being asked to approve an ordinance creating a 30 miles per hour temporary construction speed zone along Bedford Euless Road to accommodate the roadway construction from Booth Calloway Drive to Strummer Drive. The construction began July 2022 and staff anticipates the project will be complete in October 2023.

**A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3761.**

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

**E.2 AWARD RFB #22-025 APPROVING A CONSTRUCTION CONTRACT WITH J.R. STELZER CO. FOR REHABILITATION OF THE COLLEGE HILLS GROUND STORAGE RESERVOIR IN THE AMOUNT OF \$1,292,360.**

**APPROVED**

City Engineer Nathan Frohman presented the item. Staff recommends City Council award a construction contract to J.R. Stelzer Co. for the rehabilitation of College Hills Ground Storage Reservoir.

**A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY MAYOR PRO TEM RODRIGUEZ TO AWARD RFB #22-025 A CONSTRUCTION CONTRACT WITH J.R. STELZER CO. FOR REHABILITATION OF THE COLLEGE HILLS GROUND STORAGE RESERVOIR IN THE AMOUNT OF \$1,292,360.**

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

**F. GENERAL ITEMS**

**F.1 CONSIDER RESOLUTION NO. 2022-043, TO DENY ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO INCREASE RATES WITHIN THE CITY OF NORTH RICHLAND HILLS.**

**APPROVED**



Assistant City Manager Karen Manila presented the item. In June, staff asked City Council to approve a resolution suspending the increased rates proposed by Oncor for 90 days. The Steering Committee of Cities served by Oncor have determined the proposed rate increase is unreasonable and recommend municipalities approve a resolution denying the rate change application proposed by Oncor. The item for City Council's consideration is Resolution No. 2022-043, denying Oncor Electric Delivery Company LLC's application to increase rates within the City of North Richland Hills.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE RESOLUTION NO. 2022-043.**

**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**

Council member Wright Oujesky made the following announcements.

Join us on Tuesday, October 11, for our final 'Round the Town bicycle ride of the year. The ride will begin at 6:00 p.m. at Cross Timbers Park. Please visit the city's website or contact the Parks Department for more information.

The NRH Library is hosting the Mid-Cities Teen Book Fest on Saturday, October 15. Area teens are invited to meet nationally recognized authors, participate in creative workshops, and learn more about the latest Young Adult book releases. Admission is free. You can view the schedule and information on the library's website.

The NRH Fire Department is holding an open house from 10:00 a.m. to 2:00 p.m. on Saturday, October 15 at Fire Station No. 5 located off of Mid Cities Boulevard. Meet first responders and learn about the many services they provide to our community.

Kudos Korner-Jennifer Brantley and Sarah Potts in the Police Department - Jennifer and Sarah served as fill-in receptionists for City Administration for the past three months. They did a fantastic job greeting visitors, answering the phones and directing callers, while still managing their workload for the Police Records Division. We appreciate their

positive attitudes and willingness to take on extra assignments.

**I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:58 p.m.

---

Oscar Trevino, Mayor

ATTEST:

---

Alicia Richardson  
City Secretary/Chief Governance Officer