

**MINUTES OF THE CITY COUNCIL OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
JUNE 9, 2025**

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order June 9, 2025 at 7:53 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3
	Matt Blake	Place 4
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Council member Roberts gave the invocation.

A.2 PLEDGE

Council member Roberts 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

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

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE THE MINUTES OF THE MAY 27, 2025 CITY COUNCIL MEETING.

B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF NORTH RICHLAND HILLS AND KAUFMAN COUNTY DISTRICT ATTORNEY'S OFFICE FOR REIMBURSEMENT OF OVERTIME SALARY COSTS ASSOCIATED WITH THE NORTH TEXAS ANTI-GANG CENTER TASK FORCE WITH TAG GRANT #2848910 FUNDS.

B.3 AUTHORIZE PAYMENT TO THE NORTHEAST FIRE DEPARTMENT ASSOCIATION FOR THE ANNUAL MEMBERSHIP DUES AND CAPITAL REPLACEMENT DUES IN THE AMOUNT OF \$59,166.44.

C. PUBLIC HEARINGS

C.1 ZC25-0132, ORDINANCE NO. 3905, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TROY VALENTINE AND CURTIS WEST FOR A ZONING CHANGE FROM AG (AGRICULTURAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7816 AND 7900 DOUGLAS LANE, BEING 3.04 ACRES DESCRIBED AS LOT 1, BLOCK 4, LONDONDERRY ADDITION, AND TRACT 1A1A, JOHN CONDRA SURVEY, ABSTRACT 310.

APPROVED

Mayor McCarty opened the public hearing for ZC25-0132, Ordinance No. 3905.

Director of Planning Cori Reaume informed City Council the applicant is requesting a zoning change for 3.04 acres located at 7816 and 7900 Douglas Lane. The area is designated on the Comprehensive Land Use Plan as low density residential, and the current zoning is AG, agricultural and R-3, single-family residential. Ms. Reaume provided site photos of the property.

Applicant Troy Valentine, 7816 Douglas Lane, presented request and was available to answer questions.

Ms. Reaume presented staff's report. The applicant requests a zoning change from AG (Agricultural) and R-3 (Single Family Residential) to R-2 (Single Family Residential) at 7816 and 7900 Douglas Lane. The Planning and Zoning Commission, at their May 15, 2025 meeting, recommended approval with a vote of 7-0.

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 RODRIGUEZ, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3905.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC25-0134, ORDINANCE NO. 3906, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JONATHAN HOLLAND FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 6900 HEWITT STREET, BEING 0.4026 ACRES DESCRIBED AS TRACT 2D1, JOHN MCCOMAS SURVEY, ABSTRACT 1040.

APPROVED

Mayor McCarty opened the public hearing for ZC25-0134, Ordinance No. 3906.

Director of Planning Cori Reaume informed City Council the applicant is requesting a zoning change for 0.4026 acres located at 6900 Hewitt Street. The area is designated on the Comprehensive Land Use Plan as low density residential, and the current zoning is AG, agricultural. Ms. Reaume provided site photos of the property.

Applicant Jonathan Holland, 7609 April Court, presented request and was available to answer questions.

Ms. Reaume presented staff's report. The applicant requests to rezone with the intent to plat the property for the construction of a new residence. The Planning and Zoning Commission, at their May 15, 2025 meeting, recommended approval with a vote of 7-0.

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 PARKS, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3906.

MOTION TO APPROVE CARRIED 7-0.

C.3 TR25-02, ORDINANCE NO. 3907, PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-1, 118-631, 118-633, AND 118-833 REGARDING DATA CENTER FACILITIES, PARKING REQUIREMENTS, AND ADDITIONAL REGULATIONS.

Mayor McCarty announced that City Council would consider this item later in the meeting.

C.4 CONDUCT A PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3908, ADOPTING THE FISCAL YEAR 2024/2025 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2024/2025 CAPITAL PROJECTS BUDGET.

APPROVED

Mayor McCarty opened the public hearing for Ordinance No. 3908.

City Council received a presentation from Director of Budget and Research Chase Fosse. The ordinance adopts the revised Operating Budget for Fiscal Year 2024/2025, and amends the Capital Projects budget for Fiscal Year 2024/2025, to include a new project to replace the generator at Fire Station #5 in the amount of \$850,000.

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 BLAKE, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE ORDINANCE NO. 3908, ADOPTING THE FISCAL YEAR 2024/2025 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2024/2025 CAPITAL PROJECTS BUDGET.

MOTION TO APPROVE CARRIED 7-0.

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 YOUTH ADVISORY COMMITTEE END OF YEAR REPORT

APPROVED

City Manager Paulette Hartman introduced Youth Advisory Committee Chair Allie Creecy, Vice Chair Parker Meek, and Hunter Creecy. Miss Creecy and Mr. Meek presented the Youth Advisory Committee end of year report.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO RECEIVE THE YOUTH ADVISORY COMMITTEE END OF YEAR REPORT.

MOTION TO APPROVE CARRIED 7-0.

G. CITIZENS PRESENTATION

There were no requests to speak from the public.

C.3 TR25-02, ORDINANCE NO. 3907, PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-1, 118-631, 118-633, AND 118-833 REGARDING DATA CENTER FACILITIES, PARKING REQUIREMENTS, AND ADDITIONAL REGULATIONS.

APPROVED

Mayor McCarty opened the public hearing for TR25-02, Ordinance No. 3907.

City Council received a presentation from Director of Planning Cori Reaume. The proposed text amendments address data centers (general and small-scale) and provide for their definition, addition to the table of permitted uses and special land use regulations, and general criteria for data centers both general and small-scale to comply with cooling and ventilation for all equipment, to include generators, and equipment to be fully enclosed, unless otherwise determined by the city and provides hours for testing. The proposed ordinance also includes a minimum number of parking spaces for a data center. Staff initiated the text amendments to provide an efficient and proactive approach for future applicants and requests for this type of use. Ms. Reaume provided an overview

of vacant land in North Richland Hills that could be viable for a data center use. Ms. Reaume informed City Council the Planning and Zoning Commission, at their June 5, 2025 meeting, proposed changes to the ordinance. She reviewed the ordinance as proposed by staff and the recommended modifications of the Commission.

City Council and staff discussed the impact on surrounding businesses; generators and testing of generators; concerns; negative impacts; noise and compliance with the city's nuisance ordinance; building distance and setbacks from residential properties; permitted use and special use permit regulations allowed in other cities; and the Commission's modifications.

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.

Sean Nutt, 6852 Greenleaf Drive, spoke in favor of the ordinance.

Mayor McCarty announced at 9:05 that the City Council would convene into Executive Session as authorized by Chapter 551, Texas Government Code, specifically, Section 551.071 to seek advice on this item from the City Attorney.

Mayor McCarty reconvened the meeting to order at 9:26 p.m., with the same members present.

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

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE ORDINANCE NO. 3907, AS ORIGINALLY SUGGESTED BY STAFF.

MOTION TO APPROVE CARRIED 7-0.

H. EXECUTIVE SESSION

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

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT AND EXECUTE ALL NECESSARY AND RELATED DOCUMENTS WITH BGNRHXX, LLC AT 9005 NORTH TARRANT PARKWAY, AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 7-0.

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

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER ROBERTS TO APPROVE A PERFORMANCE BONUS FOR THE CITY MANAGER IN THE AMOUNT DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 7-0.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Parks made the following announcements.

The Mayor's Summer Reading Club has begun! Readers of all ages can join in on the fun at the NRH Library. Track your reading to earn prizes and enjoy numerous special events and activities at the library. Please visit the library's website for more information.

Join us at 10:00 a.m. on Saturday, June 14, for a special Play Today NRH at Fossil Creek Park! Bring your bicycle and helmet and experience the park's new bicycle playground and pump track. There will be demonstrations, games and food for purchase. Visit our online calendar for more information.

Kudos Korner - Randy Wilson in the Fire Department - A city employee expressed her appreciation for Randy and the annual CPR and AED training that he provides to city departments. She said she was grateful for the opportunity to learn these life-saving skills and noted that, thanks to Randy, the training was both easy to follow and fun. Keep up the great work!

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 9:31 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer