

**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 6, 2023**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 6th day of March at 6:45 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City 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
	Blake Vaughn	Place 5
	Scott Turnage	Associate Mayor Pro Tem, Place 6
	Kelvin Deupree	Deputy Mayor Pro Tem, Place 7

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

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

EXECUTIVE SESSION

There being no Executive Session, Mayor Trevino adjourned work session at 6:45 p.m.

REGULAR MEETING

A. CALL TO ORDER

Mayor Trevino called the meeting to order Monday, March 6, 2023 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
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Tito Rodriguez	Mayor Pro Tem, Place 1
Rita Wright Oujesky	Place 2
Suzy Compton	Place 3
Mason Orr	Place 4
Blake Vaughn	Place 5
Scott Turnage	Associate Mayor Pro Tem, Place 6
Kelvin Deupree	Deputy Mayor Pro Tem, Place 7

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

A.1 INVOCATION

Deputy Mayor Pro Tem Deupree gave the invocation.

A.2 PLEDGE

Deputy Mayor Pro Tem Deupree 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

Mr. Adam Urbanczyk, 6713 Marilyn Lane, spoke in favor of having chickens within the city limits. He asked City Council to place an item on the agenda to discuss chickens in North Richland Hills. Mayor Trevino informed Mr. Urbanczyk that the City Council discussed chickens and there was no consensus to bring forward the item.

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 COMPTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

- B.1 AUTHORIZE THE PURCHASE OF A 2023 FORD E-350 CHASSIS WITH KUV VAN BODY FROM SAM PACK'S FIVE STAR FORD USING BUYBOARD CONTRACT NO. 601-19 IN AN AMOUNT NOT TO EXCEED \$52,072.46.**
- B.2 AUTHORIZE THE PURCHASE OF THREE WEATHER STATIONS AND SIX INCLEMENT WEATHER ALERT SYSTEMS FOR INSTALLATION AT VARIOUS CITY PARK SITE LOCATIONS FROM PERRY WEATHER INC., THROUGH BUYBOARD CONTRACT #647-21 USING AMERICAN RESCUE PLAN ACT GRANT FUNDS IN THE AMOUNT OF \$101,689.**
- B.3 APPROVE RESOLUTION NO. 2023-018, AUTHORIZING SUBMISSION OF THE APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE TEXAS GOVERNOR'S OFFICE HOMELAND SECURITY DIVISION FY2024 NORTH TEXAS ANTI-GANG CENTER GRANT #2848909.**
- B.4 APPROVE RESOLUTION NO. 2023-019, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FY2022 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT FOR COST OF SALARY/BENEFITS FOR 3 ADDITIONAL FIREFIGHTER POSITIONS FOR 3 YEARS.**
- C. PUBLIC HEARINGS**
- C.1 ZC22-0046, ORDINANCE NO. 3782, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM STUART THREADGOLD FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7540 BURSEY ROAD SOUTH, BEING 2.0 ACRES DESCRIBED AS TRACT 2B3, ALEXANDER HOOD SURVEY, ABSTRACT 683.**

CONTINUED

Mayor Trevino opened the public hearing for Ordinance No. 3782 and informed City Council that items C.1 and D.1 are related cases and they would receive one presentation from staff.

Director of Planning Clayton Comstock informed City Council that the March 2, 2023 Planning and Zoning Commission meeting was canceled due to inclement weather. Staff recommends that City Council continue the public hearing for ZC22-0046, Ordinance No.

3782 to their April 10, 2023 meeting and to deny companion item D.1, PLAT23-0032. Mr. Comstock stated that both items will come back to City Council at their April 10, 2023 meeting.

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO CONTINUE THE PUBLIC HEARING TO THE APRIL 10, 2023 CITY COUNCIL MEETING.

MOTION TO CONTINUE CARRIED 7-0.

C.2 ZC23-0050, ORDINANCE NO. 3778, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A SPECIAL DEVELOPMENT PLAN FOR A TRANSITIONAL PARKING LOT AT 6412 DAVIS BOULEVARD, BEING 6.93 ACRES DESCRIBED AS TRACTS 2A2, 2A2F, 2C1, 2C1D, AND 2C1D1, JOHN H. BARLOUGH SURVEY, ABSTRACT 130. (CONTINUED FROM THE FEBRUARY 27, 2023, CITY COUNCIL MEETING)

DENIED

Mayor Trevino stated that the public hearing for this item was opened at the February 27 City Council meeting. At the applicant's request, City Council continued the public hearing to their March 6, 2023 meeting. He called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed the City Council the applicant is requesting a special development plan for 6.93 acres located at 6412 Davis Boulevard for a transitional parking lot. The area is designated on the Comprehensive Land Use Plan and is currently zoned as transit oriented development. Mr. Comstock provided site photos of the property.

Applicant and property owner Rick Figueroa, 8800 Kirk Lane, presented the request. He informed City Council that he purchased the property located to the south as an investment to continue his development and to alleviate parking problems for his development located to the north (6428 Davis Boulevard). He shared that the brewery will be opening soon and that will add to the demand for parking. Mr. Figueroa informed City Council that he visited with staff regarding the transitional parking.

Mayor Trevino asked the applicant when he plans to develop the remainder of the property. Mr. Figueroa stated that he plans to develop the property in phases. There is an existing drive on the property and the right portion of the pad will either be leased or sold. If the property is sold it will be come forward as a new project. He informed City Council that he will keep the remainder of the property.

Council member Vaughn asked staff if City Council is being asked to consider approval of the temporary parking on the left while the applicant builds the permanent site to the right.

Mr. Figueroa commented that he is requesting approval for temporary grass parking during construction of the paved area.

Council member Suzy Compton asked Mr. Figueroa how many parking spaces he is requesting. Mr. Figueroa commented that he is requesting approximately 70 parking spaces.

Council member Compton asked how many parking spots he has now and if the parking is full on a daily basis. Mr. Figueroa stated that he has 101 parking spaces and they are filled daily.

Mr. Comstock informed City Council the applicant is before you tonight because a parking lot by itself is not a primary use. Staff identified it as a transitional surface parking lot as defined by the transit oriented development plan. Mr. Comstock reviewed the development history of the area for the subject property and the property located immediately to the north. In 2014, the subject site had a special development plan for a gas drilling site, which was never developed. This master development included a concept plan and provided for street connections for future circulation pursuant to the transit oriented development regulating plan. For the property located immediately to the north, the City Council at their August 11, 2014 meeting, approved an initial special development plan for the renovation of an existing building for a custom metal fabrication business with screened outside storage. The approval of this initial special development plan included a parking ratio of 1:250 (one parking spot per 250 square feet). In March 2018, City Council approved a revised special development plan to allow construction of a warehouse building to be located at the rear of the property. The approval of this revised special development plan included a parking ratio of 1:447. In May 2019, City Council approved a revised special development plan to allow construction of a two-story office/commercial building on the west side of the property. The 2019 special development plan included a brewpub use (Keyworth Brewery) and establishment of a parking ratio of 1:500 based on mixed-use (industrial, office, small restaurant, and small gym) parking criteria. The applicant's request tonight is to provide parking for existing businesses on property to the north and future businesses for subject property. The new parking area will provide 70 spaces, which meets the requirement of the number of spaces needed for the businesses located immediately located to the north. Mr. Comstock stated that the applicant proposes temporary grass parking during construction of the transitional surface parking lot. The Development Review Committee (DRC) recommended denial to the Planning and Zoning Commission. The DRC recommended the applicant apply for an amendment to the most recent special development plan for the

property to the north to incorporate the subject property to accommodate all current and proposed uses and parking. The DRC also provided five recommendations should the Planning and Zoning Commission approve the request that included (1) no temporary grass parking on the property except for equipment and activities related to the parking lot construction; (2) the parking lot must support a minimum total of 149 parking spaces between both properties; (3) a vehicular and pedestrian connection must be made to the property to the north and all plans to span the drainage channel must be approved by the city engineer; (4) the paving improvements must be completed within nine (9) months of the effective date of City Council's approval of the special development plan; and (5) within six (6) months of final inspection of the paving improvements, parking lot lighting, landscaping, and irrigation must be provided. The Planning and Zoning Commission, at their February 2, 2023 meeting, recommended approval with a vote of 5-0, subject to the following conditions: (1) allowing a temporary grass parking area; (2) landscaping to be installed within six months after construction of the permanent parking lot; (3) addition of barriers or other features to direct pedestrians away from Davis Boulevard to the internal sidewalk; and (4) implementation of transit oriented development street and sidewalk standards where possible.

City Council and staff discussed the request not meeting the transit oriented development standards; options for the applicant to address parking concerns with parking management and no conflict hours of operations between lessees; requirement for building frontage along Davis Boulevard if the street on the subject property were to be dedicated as a public street; the Development Review Committee's opposition and approval of the Planning and Zoning Commission; safety concern of patrons walking to the property located to the north; access to the existing easement; and enforcement of a temporary fix for the parking problem.

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 item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER COMPTON TO DENY ORDINANCE NO. 3778, AND REQUIRE THE APPLICANT TO APPLY FOR AN AMENDMENT TO THEIR MOST RECENT SPECIAL DEVELOPMENT PLAN FOR THE PROPERTY TO THE NORTH TO INCORPORATE THE SUBJECT PROPERTY TO ACCOMMODATE ALL CURRENT AND PROPOSED USES AND PARKING.

MOTION TO DENY CARRIED 7-0.

C.3 CONDUCT A PUBLIC HEARING AND CONSIDER RESOLUTION NO. 2023-017, ADOPTING THE 49TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

APPROVED

Mayor Trevino opened the public hearing and called on Assistant Director of Neighborhood Services Kristln James to present the item.

Ms. James presented the item and was available for questions.

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 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 COMPTON TO APPROVE RESOLUTION NO. 2023-017, ADOPTING THE 49TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

MOTION TO APPROVE CARRIED 7-0.

C.4 CONDUCT A PUBLIC HEARING AND APPROVE ORDINANCE NO. 3783, AMENDING THE FISCAL YEAR 2022-2023 ADOPTED OPERATING BUDGET.

APPROVED

Mayor Trevino opened the public hearing and called on Director of Budget and Research Trudy Lewis to present the item.

Ms. Lewis informed City Council the request to conduct a public hearing on the proposed amendment was published in the Fort Worth Star Telegram. The amendment in the amount of \$40,391 is for the addition of a new program to create a Code Enforcement Court. The amount of the amendment is for the remainder of Fiscal Year 2023. If approved, the total cost of the court will be included in the Fiscal Year 2024 budget. The new program creates a full-time case manager, contracting with an associate civil judge and substitute judge, increase in pay for personnel in the City Attorney's Office for additional duties, and establishes a compliance assistance fund.

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 item to come forward. There being no one wishing to speak, Mayor Trevino closed the public

hearing.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3783.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT23-0032 CONSIDERATION OF A REQUEST FROM STUART THREADGOLD FOR A FINAL PLAT OF LOTS 9 AND 10, BLOCK 1, OAKVALE ADDITION, BEING 2.0 ACRES LOCATED AT 7540 BURSEY ROAD SOUTH.

DENIED

This item was presented in conjunction with item C.1.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO DENY PLAT22-0032, WITH THE UNDERSTANDING THAT FEES FOR RESUBMITTING THE REQUEST WILL BE WAIVED.

MOTION TO DENY CARRIED 7-0.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

F.1 CONSIDER ORDINANCE NO. 3784, AMENDING AND RESTATING ARTICLE II, OF CHAPTER 58, MUNICIPAL COURT OF RECORD OF THE CITY'S CODE OF ORDINANCES, TO ESTABLISH A CODE ENFORCEMENT COURT AND ESTABLISH AN ADMINISTRATIVE HEARING PROCESS FOR CODE ENFORCEMENT AND NUISANCE ABATEMENT CASES IN THE NORTH RICHLAND HILLS MUNICIPAL COURT, AND AMEND APPENDIX A, FEE SCHEDULE, TO ADOPT RELATED FEES.

APPROVED

City Attorney Maleshia McGinnis presented the item. The City Council received a presentation from staff at their February 27, 2023 work session meeting. The proposed ordinance creates a second court, referred to as Municipal Court Division No. 2, to hear civil actions and nuisance abatement cases. Upon approval, the ordinance will go into

March 06, 2023

City Council Meeting Minutes

Page 8 of 10

effect 30 days following approval and publication of the ordinance. Municipal Court will work with the Communications Office to create a public education plan to ensure citizens are aware of the new court.

A MOTION WAS MADE BY COUNCIL MEMBER VAUGHN, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3784, AMENDING AND RESTATING ARTICLE II, CHAPTER 58, MUNICIPAL COURT OF RECORD OF THE CITY'S CODE OF ORDINANCES, TO ESTABLISH A CODE ENFORCEMENT COURT AND ESTABLISH AN ADMINISTRATIVE HEARING PROCESS FOR CODE ENFORCEMENT AND NUISANCE ABATEMENT CASES IN THE NORTH RICHLAND HILLS MUNICIPAL COURT, AND AMEND APPENDIX A, FEE SCHEDULE, TO ADOPT RELATED FEES.

MOTION TO APPROVE CARRIED 7-0.

G. EXECUTIVE SESSION ITEMS

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

Mayor Trevino announced that City Council did not convene into Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Associate Mayor Pro Tem Turnage made the following announcements.

Celebrate St. Patrick's Day early with some lively Celtic music by Reel Treble. The group, who specializes in traditional up-tempo Irish, Scottish and Bluegrass tunes will perform at 6:30 p.m. on Monday, March 13 at the NRH Library. Admission is free. This event is part of the Library's Celebrating Culture Series. Please visit the Library's website for more details.

Volunteers are needed to help Keep NRH Beautiful with their Spring Litter Cleanup on Tuesday, March 14. Volunteers will meet at 9:00 a.m. at the corner of Davis Boulevard and Starnes Road. Safety vests, gloves and trash bags will be provided. Pre-registration is not required. Please contact Keep NRH Beautiful with any questions.

Looking for ways to keep the kids busy during Spring Break? The NRH Library is hosting Board Game Afternoons, Library in the Park, a Lego Challenge and more. Please visit the library's website to view their calendar of upcoming events.

Kudos Korner - Spencer Cowley in the Police Department - The department received a note of appreciation from a resident who had noticed Officer Cowley assisting a stranded motorist. The note read: "I wanted to reach out and show appreciation to this amazing NRH Police Officer going ABOVE AND BEYOND to help citizens of the community. I had to take a picture because It made me smile. We see you all and we love you all!"

This comes as no surprise as Officer Cowley was recently honored with the Police Department's "Rookie of the Year" award. Congratulations and keep up the great work!

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:11 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer