



CITY OF NORTH RICHLAND HILLS
CITY COUNCIL AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, OCTOBER 14, 2019

WORK SESSION: 6:00 PM

Held in the Council Workroom

CALL TO ORDER

1. [Discuss items from regular City Council 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 regarding pending litigation: CCI-Richland Hills I, LP v. City of North Richland Hills, Cause No. 141-312165-19, Tarrant County District Court.](#)
2. [Section 551.087: Deliberation regarding economic development negotiations at City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1](#)

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 RODRIGUEZ

A.2 PLEDGE - COUNCIL MEMBER RODRIGUEZ

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

A.4 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 Card must be completed and presented to the City Secretary prior to the start of the City Council meeting.

A.5 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 Card must be completed and presented to the City Secretary prior to the start of the City Council meeting.

A.6 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 [Approve minutes of the regular September 9, 2019 City Council meeting.](#)

B.2 [RP 2019-03 Consideration of a request from Kimley-Horn for a replat of Lots 1R2R1 and 1R2R2, Block 25, Snow Heights Addition, being 3.11 acres located at 6800 NE Loop 820.](#)

B.3 [RP 2019-05 Consideration of a request from KOC Gran Via Richland LLC for a replat of Lots 2R1 and 2R2, Block 4, University Plaza Addition, being 7.294 acres located at 8925 and 9001 Airport Freeway.](#)

- B.4 [RP 2019-07 Consideration of a request from Don D. Phifer for a replat of Lots 2R2R1 and 2R2R2, Block 5, Brentwood Estates Addition, being 2.243 acres located at 8801 North Tarrant Parkway.](#)
- B.5 [RP 2019-09 Consideration of a request from Randall Shiflet for a replat of Lots 2R1 and 2R2, Block A, Reddings Revision, being 0.61 acres located at 7909 Main Street.](#)
- B.6 [Approve purchase of a Frazer ambulance from Mac Haik Dodge Chrysler Jeep in the amount of \\$306,261.80 through a BuyBoard contract.](#)
- B.7 [Approve purchase of vehicles for Citicable, Facilities, Fire, Fleet Services, Neighborhood Services, Parks, Planning, and Public Works from Sam Pack's Five Star Ford in the amount of \\$522,617.48 through a Tarrant County Cooperative Contract.](#)
- B.8 [Consider Resolution No. 2019-044, approving the city's continued receipt of bingo prize fee funds and authorizing the City Manager to submit the Bingo Prize Fee Funds County/Municipality Governing Body Vote Verification Notice.](#)
- B.9 [Authorize payment to Bound Tree Medical, LLC for consumable medical supplies for an amount not to exceed \\$144,080, using an interlocal agreement with the City of Cedar Hill.](#)
- B.10 [Approve Resolution No. 2019-045, expressing support of the Texas Department of Transportation \(TxDOT's\) accelerated expansion of State Highway 170.](#)
- C. PUBLIC HEARINGS
- C.1 [ZC 2019-02, Ordinance No. 3608, Public hearing and consideration of a request from Jerry Jackson for a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential at 6805 Meadow Road, being 0.64 acres described as the south 95 feet of Lot 7, Block 3, Morgan Meadows.](#)

- C.2 [ZC 2018-18, Ordinance No. 3609, Public hearing and consideration of a request from Karen and Frank Trazzera for a zoning change from AG Agricultural to R-2 Single-Family Residential at 6713 Brazos Bend Drive, being 1.89 acres described as Tracts 3D1, 3J, and 3N, Tandy K Martin Survey, Abstract 1055.](#)
- C.3 [SUP 2019-11, Ordinance No. 3610, Public hearing and consideration of a request from Texas Bluebonnet Realty LLC for a special use permit for a detention/retention storage facility at 8161 and 8165 Precinct Line Road, being 3.191 acres described as Tracts 5, 5D, 5F and 5M, W.C. Newton Survey, Abstract 1182; Tracts 8B1, 8C1, 8E1, and 8F, Thomas Peck Survey, Abstract 1209; and Tract 8J, Stephen Richardson Survey, Abstract 1266.](#)
- C.4 [Public hearing on the advisability of the creation of a contiguous geographic area within the city as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Three, City of North Richland Hills, describing the boundaries of the zone, creating a board of directors for the zone, establishing a Tax Increment Fund for the zone, containing findings related to the creation of the zone, and providing a date of termination for the zone.](#)
- D. PLANNING AND DEVELOPMENT
- D.1 [FP 2018-07 Consideration of a request from Karen and Frank Trazzera for a final plat of Lots 10-12, Block 6, Woodland Oaks Addition, being 1.89 acres located at 6713 Brazos Bend Drive.](#)
- D.2 [FP 2019-11 Consideration of a request from Texas Bluebonnet Realty for a final plat of Lot 1, Block A, Northstar Addition, being 3.191 acres located at 8161 and 8165 Precinct Line Road, and associated detention/retention storage facility maintenance agreement.](#)
- D.3 [FP 2019-10 Consideration of a request from Convergence Capital LLC for a final plat of Lots 1-4, Block A, Berry Creek Village, Phase 1, being 3.062 acres located in the 8900-9100 blocks of Mid-Cities Boulevard.](#)
- D.4 [FP 2019-12 Consideration of a request from Jason Haynie for a final plat of Lot 8, Block B, Green Valley Country Estates, being 1.773 acres located at 7409 Bursey Road.](#)

E. PUBLIC WORKS

F. GENERAL ITEMS

- F.1 [Consider Ordinance No. 3617, designating a contiguous geographic area within the city as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Three, City of North Richland Hills; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date of termination for the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.](#)
- F.2 [Approve Resolution No. 2019-042, nominating one or more individuals as a candidate for the Tarrant Appraisal District Board of Directors.](#)
- F.3 [Consider Ordinance No. 3611, amending Chapter 98, Article VI, of the North Richland Hills Code of Ordinances adopting the 2017 National Electrical Code with amendments.](#)
- F.4 [Consider Ordinance No. 3612, amending Chapter 98, Article IX, of the North Richland Hills Code of Ordinances adopting the 2018 International Plumbing Code with amendments.](#)
- F.5 [Consider Ordinance No. 3613, amending Chapter 98, Article IV, Division 2, of the North Richland Hills Code of Ordinances adopting the 2018 International Swimming Pool and Spa Code with amendments.](#)
- F.6 [Consider Ordinance No. 3614, amending Chapter 98, Article VII, of the North Richland Hills Code of Ordinances adopting the 2018 International Fuel Gas Code with amendments.](#)
- F.7 [Consider Ordinance No. 3615, amending Chapter 98, Article IV, Division 2, of the North Richland Hills Code of Ordinances adopting the 2018 International Energy Conservation Code with amendments.](#)
- F.8 [Consider Ordinance No. 3616, amending Chapter 38, Article II, of the North Richland Hills Code of Ordinances adopting the 2018 International Fire Code, with amendments.](#)

- F.9 [Consider Resolution No. 2019-043, determining the costs of certain public improvements to be financed within Improvement Zone A and Improvement Zone B of the City Point Public Improvement District; approving a Preliminary Service and Assessment Plan, including a Proposed Improvement Zone A Assessment Roll and a Proposed Improvement Zone B Assessment Roll; directing the filing of the Proposed Improvement Zone A Assessment Roll and the Proposed Improvement Zone B Assessment Roll with the City Secretary to make available for public inspection; noticing a public hearing for November 12, 2019 to consider ordinances levying Improvement Zone A Assessments and Improvement Zone B Assessments on property located within the City Point Public Improvement District; directing city staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto.](#)
- G. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA
- H. INFORMATION AND REPORTS - COUNCIL MEMBER BENTON
- H.1 [Announcements](#)
- I. 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 Friday, October 11, 2019 by 3:00 PM.

City Secretary

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.