

**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  
DECEMBER 11, 2017**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 11th day of December at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

|                |                      |                           |
|----------------|----------------------|---------------------------|
| Present:       | Oscar Trevino        | Mayor                     |
|                | Scott Turnage        | Mayor Pro Tem             |
|                | Tito Rodriguez       | Council, Place 1          |
|                | Rita Wright Oujesky  | Council, Place 2          |
|                | Tom Lombard          | Council, Place 3          |
|                | Tim Barth            | Council, Place 4          |
|                | Mike Benton          | Council, Place 5          |
| Absent:        | Tim Welch            | Council, Place 7          |
| Staff Members: | Mark Hindman         | City Manager              |
|                | Karen Bostic         | Assistant City Manager    |
|                | Paulette Hartman     | Assistant City Manager    |
|                | Jimmy Perdue         | Director of Public Safety |
|                | Mike Curtis          | Managing Director         |
|                | Alicia Richardson    | City Secretary            |
|                | 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.**

Council had no questions for staff.

Mayor Trevino announced he is abstaining from items C.5, C.7, and D.1.

City Manager Mark Hindman informed Council items A.5.1 and A.5.2 were brought forward on previous City Council meetings. Item A.5.1 has been withdrawn by the applicant. Staff is recommending Council remove item A.5.2 from consideration.

## **2 WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE OR CITIZEN.**

Director of Public Safety Jimmy Perdue introduced Jillian Matthews.

Managing Director of Community Services Vickie Loftice introduced new aquatic coordinator Krista Henry.

City Secretary Alicia Richardson introduced Lisandra Leal who is the records analyst in the City Secretary's Office.

## **3 DISCUSS 2018 CITY COUNCIL MEETING SCHEDULE.**

City Secretary Alicia Richardson informed Council the purpose of this item is to discuss the 2018 City Council meeting schedule. There are two meetings during the year that conflict with the Independent School District spring break and recognized city holiday. In addition, the City Council traditionally cancels the second meeting in November and December.

In light of the conflicts, staff recommends that Council reschedule the March 12 and May 28 meetings to March 5 and May 21, respectively.

Council had no objection to modifying the 2018 meeting schedule as presented by staff and to cancel the November 26 and December 24 meetings.

Ms. Richardson informed Council an item will be brought forward at the next meeting to formally modify the 2018 meeting schedule.

## **4 DISCUSS MASONRY SCREENING WALL OPTIONS FOR THE SNOW HEIGHTS ADDITION.**

City Engineer Caroline Waggoner presented item. Staff is seeking direction from City Council to determine what type of masonry screening wall to install between the Babe's and Sweetie Pies development and adjacent residential properties. The wall options include: fencecrete, verticrete, and thinwall. Ms. Waggoner reviewed and provided examples of each option. Ms. Waggoner also provided approximate costs for each option. Council discussed the options provided by staff. The Council is not in favor of fencecrete. The Council advised they inclined to move forward with the thinwall to include enhancing column spacing every 50 feet.

## **EXECUTIVE SESSION**

Mayor Trevino announced at 6:26 p.m. that the Council would adjourn into Executive

Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - (1) 8851 Bud Jensen Drive, (2) 9000 Hawk Avenue, (3) 9111 Hawk Avenue and (4) 9105 Boulevard 26; Section 551.087: Deliberate regarding economic development negotiations - 4401 City Point Drive; and Section 551.071: Consultation with City Attorney to seek advice regarding North Richland Hills Code of Ordinances Section 106-13(c)(6) temporary signs/political signs. Executive Session began at 6:32 p.m. and concluded at 7:04 p.m.

Mayor Trevino announced at 7:04 p.m. that Council would convene to the regular City Council meeting.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Mayor Trevino called the meeting to order December 11, 2017 at 7:08 p.m.

|          |                     |                  |
|----------|---------------------|------------------|
| Present: | Oscar Trevino       | Mayor            |
|          | Scott Turnage       | Mayor Pro Tem    |
|          | Tito Rodriguez      | Council, Place 1 |
|          | Rita Wright Oujesky | Council, Place 2 |
|          | Tom Lombard         | Council, Place 3 |
|          | Tim Barth           | Council, Place 4 |
|          | Mike Benton         | Council, Place 5 |

|         |           |                  |
|---------|-----------|------------------|
| Absent: | Tim Welch | Council, Place 7 |
|---------|-----------|------------------|

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

### **A.1 INVOCATION**

Council member Benton gave the invocation.

### **A.2 PLEDGE**

Council member Benton 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**

There were no requests to speak from the public.

#### **A.5 ITEM(S) CONTINUED FROM PREVIOUS MEETING**

**A.5.1 SDP 2017-02, ORDINANCE NO. 3486, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM VEENENDAALCAVE, INC. FOR A SPECIAL DEVELOPMENT PLAN AT 8200 NORTHEAST PARKWAY AND 6708 DAVIS BOULEVARD, BEING 9.55 ACRES DESCRIBED AS LOT 4, BLOCK 3, AND LOT 1R2, BLOCK 1, CULP ADDITION (WITHDRAWN BY APPLICANT).**

##### **WITHDRAWN**

Mayor Trevino announced that the two items listed under section A.5 are previous items that were listed on an agenda that were either continued or postponed to this meeting.

Item A.5.1 is SDP 2017-01, Ordinance No. 3486. The applicant has formally withdrawn request, but this item is a public hearing and although the item has been withdrawn, the public hearing was opened at the November 13, 2017 City Council meeting and continued to the December 11, 2017 City Council meeting.

Mayor Trevino asked for anyone wishing to speak on the item to come forward. There being no one wish to speak, Mayor Trevino closed the public hearing. There being no further action, Mayor Trevino moved to the next item.

**THIS SPECIAL DEVELOPMENT PLAN WAS WITHDRAWN.**

**A.5.2 CONSIDER RESOLUTION NO. 2017-043, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH WATCHGUARD, INC., FOR THE BODY AND VEHICLE CAMERA SYSTEMS PROJECT FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$579,393.**

##### **REMOVED ITEM FROM CONSIDERATION**

Mayor Trevino informed Council this item was postponed at the November 13, 2017. Mayor Trevino asked for a motion to remove this item from consideration.

**A MOTION WAS MADE BY MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER LOMBARD TO REMOVE ITEM FROM CONSIDERATION.**

**MOTION TO REMOVE ITEM FROM CONSIDERATION, CARRIED 6-0.**

**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 LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA.**

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

- B.1 APPROVE MINUTES OF THE NOVEMBER 13, 2017 REGULAR CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH PROFESSIONAL TURF PRODUCTS LP TO REPLACE PUMPS, MOTORS AND CONTROLS FOR PUMP HOUSE A AT IRON HORSE GOLF COURSE IN THE AMOUNT OF \$96,684.**
- B.3 AUTHORIZE PAYMENT TO THE CITY OF FORT WORTH FOR THE ANNUAL PUBLIC SAFETY RADIO SYSTEM SERVICES INFRASTRUCTURE IN THE AMOUNT OF \$161,976.00.**
- B.4 CONSIDER PURCHASE OF POLICE AND FIRE DEPARTMENT VEHICLES FROM SAM PACK'S FIVE STAR FORD THROUGH THE TEXAS SMARTBUY COOPERATIVE CONTRACT IN THE AMOUNT OF \$449,773.00**
- B.5 AUTHORIZE THE PURCHASE OF THE SMARTFORCE AGENCY MANAGEMENT SYSTEM FROM ADVENTOS CORPORATION FOR THE TEXAS ANTI-GANG CENTER PROJECT IN THE AMOUNT OF \$60,802.91**
- B.6 CONSIDER RESOLUTION NO. 2017-049, APPROVING THE FUNDING REQUEST FOR THE TARRANT COUNTY 9-1-1 DISTRICT FY2018 PUBLIC SAFETY ANSWERING POINTS ASSISTANCE PROGRAM ALLOCATION IN THE AMOUNT OF \$59,223.**
- B.7 CONSIDER RESOLUTION NO. 2017-050, APPROVING THE FUNDING REQUEST FOR THE TARRANT COUNTY 9-1-1 DISTRICT FY2018 P25 RADIO INTEROPERABILITY ASSISTANCE PROGRAM ALLOCATION IN THE AMOUNT OF \$53,994.**

**C. PUBLIC HEARINGS**

**C.1 RP 2017-12 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SEMPCO SURVEYING FOR A REPLAT OF LOTS 36R1 AND 36R2, BLOCK 1, FOX HOLLOW ADDITION, ON 0.252 ACRES LOCATED AT 6349 MARK COURT.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Principal Planner Clayton Husband informed Council the applicant is requesting approval of a replat of Lot 36R1 and 36R2, Block 1, Fox Hollow Addition, located at 6349 Mark Court. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is R-4-D duplex. Mr. Husband presented site photos of the property.

Applicant representative George Hill with Sempco Surveying, located at 3208 South Main, Fort Worth, presented request and was available to answer questions from Council.

Mr. Husband presented staff's report. The original plat was approved in December 1984. Lot 36R1 proposes a slight modification to the building line. If approved, it will move the building line slightly behind the required 20 feet, which ensures it meets with the standard lot width requirement for duplexes. The modification will not impose any encroachment. The Planning and Zoning Commission, at their December 16, 2017 meeting, recommended approval with a vote of 6-0.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE RP 2017-12.**

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

**C.2 RP 2017-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SEMPCO SURVEYING FOR A REPLAT OF LOTS 5R1 AND 5R2, BLOCK 1, FOX HOLLOW ADDITION, ON 0.198 ACRES LOCATED AT 7512 APRIL LANE.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Principal Planner Clayton Husband informed Council the applicant is requesting approval of a replat of Lots 5R1 and 5R1, Block 1, Fox Hollow Addition, located at 7512 April Lane. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is R-4-D duplex. Mr. Husband presented site photos of the property.

Applicant representative George Hill, 3208 South Main Street, Fort Worth, presented request and was available to answer questions from Council.

Mr. Husband presented staff's report. The original plat was approved in December 1984 as a single duplex residential lot. The proposed replat would divide the property into two lots for the purpose of selling each half of the duplex as a separate unit. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 6-0.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE RP 2017-13.**

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

**C.3 RP 2017-10 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A REPLAT OF LOTS 7R1, 7R2, AND 8R, BLOCK 8, SMITHFIELD ACRES ADDITION, ON 1.059 ACRES LOCATED AT 7900-7904 TURNER DRIVE.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Planning Manager Clayton Comstock informed Council the applicant is requesting approval of a replat of Lots 7R1, 7R2, and 8R, Block 8, Smithfield Acres Addition, located at 7900-7904 Turner Drive. 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 presented site photos of the property.

Applicant Susan Luna with JLP Custom Homes, located at 4105 Parkview Court,

Bedford, presented item. If approved the replat will provide for three lots to construct custom family homes. Ms. Luna informed Council the square footage would be approximately 3,500 - 4,500 square feet with a price range of \$500,000 - \$600,000.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 6-0.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE RP 2017-10.**

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

**C.4 FP 2017-08 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM GOODWIN & MARSHALL, INC., FOR A FINAL PLAT OF IRON HORSE COMMONS PHASE 1 ON 8.305 ACRES LOCATED IN THE 6500-6600 BLOCKS OF IRON HORSE BOULEVARD.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Mr. Comstock informed Council the applicant is requesting a final plat for 8.305 acres located in the 6500-6600 blocks of Iron Horse Boulevard. The area is designated on the Comprehensive Land Use Plan as Transit Oriented Development and the current zoning is Transit Oriented Development. Mr. Comstock presented site photos of the property.

Applicant representative John Pitstick, with Our Country Homes, located at 700 West Harwood Road, Hurst, presented request and was available to answer questions from Council. He informed Council that at the direction of the Planning and Zoning Commission they are in contact with DART to provide a direct connection to the Cottonbelt Trail.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 5-0-1.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

Mayor Trevino announced that he is abstaining from items C.5, C.7, and D.1. Mayor



Pro Tem Turnage will chair the items in his absence. Following discussion and action on the items, he will resume to chair the remainder of the meeting beginning with item C.6.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE FP 2017-08.**

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

**C.5 ZC 2017-12, ORDINANCE NO. 3489, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SKORBURG COMPANY FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND U SCHOOL, CHURCH, AND INSTITUTIONAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 7600 & 7601 MID CITIES BOULEVARD AND A PORTION OF 7445 COLLEGE CIRCLE, BEING 6.842 ACRES DESCRIBED AS LOT A1A, BLOCK 28, COLLEGE HILLS ADDITION, AND TRACTS 10H5, 10, AND 11D, JOHN BARLOUGH SURVEY, ABSTRACT 130.**

**APPROVED**

*Mayor Trevino completed and filed an affidavit of disqualification with the City Secretary stating that his wife owns property adjacent to request.*

*Mayor Trevino left the dais at 7:35 p.m.*

Mayor Pro Tem Turnage opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Mr. Comstock informed Council the applicant is requesting a zoning change for 6.842 acres, located at 7600 and 7601 Mid Cities Boulevard for the purpose of constructing a 37-lot single-family residential development. The area is designated on the Comprehensive Land Use Plan as neighborhood service and the current zoning is C-1 commercial and U school, church, and institutional. Mr. Comstock presented site photos of the property.

Applicant representatives Collier Bailey and Adam Buczek with Skorburg Company, located at 8214 Westchester Drive, Suite 710, Dallas, Texas presented request and was available to answer questions from Council. The request includes 37 single-family detached homes, with the typical lot size of 35' x 115'. The homes will be constructed with high quality and high price points. The development will include 19% open space. They approached staff to incorporate the area into the Transit Oriented Development District. They are currently working with Oncor to bury the overhead lines. He informed Council they received a bid from Oncor, which is within their budget. He further commented that the following have been incorporated as a result of feedback from the

Planning and Zoning Commission:

- \* cluster mailbox locatio is in review with the United States Postal Service;
- \* no more than 20% of homes may be less than 2,000 square feet;
- \* fencing along Holiday Lane shall match the northern entrance (6' tall ornamental steel fencing with masonry columns every 50');
- \* 8' tall board on board cedar fencing along the eastern and southern property boundaries;
- \* committed to preserving trees where possible along contiguous property;
- \* no median turn cut within Mid-Cities Boulevard;

Mr. Comstock presented staff's report and reviewed the planned development standards, site plan, landscape plan, entry signage and masonry wall. Mr. Comstock informed Council the city has received a number of inquiries from developers over the years for this particular property for residential development. The Development Review Committee has been consistent in recommending the applications preserve the hard corners for office or commercial use. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 5-1 with the following conditions:

- (1) not more than twenty percent (20%) of the home be between 1,800 square feet and 2,000 square feet in floor area;
- (2) install ornamental steel fencing along Holiday Lane rather than cedar board fencing;
- (3) no median opening to allow for turning traffic along Mid-Cities Boulevard into the proposed development;
- (4) installation of an eight-foot cedar board fence rather than six-foot fence; and
- (5) underground power lines parallel or approximately parallel to the old Watauga Road easement with Oncor's permission.

Council, staff and applicant discussed the retaining wall and absence of a full engineering report. Mr. Collier confirmed that the development will include a 5' retaining wall with an 8' fence on top of the retaining wall. Mr. Collier informed Council they have been in contact with adjacent property owners.

In response to Council member Wright Oujesky's comment, Council, staff and applicant discussed the placement of windows on the second story homes that abut residences on Abbott Avenue.

In response to Mayor Pro Tem Turnage's question, Mr. Comstock confirmed the retaining wall would be addressed at the platting stage.

In response to Council member Lombard's question, Mr. Comstock responded that the five-foot sidewalk from the intersection of Holiday and Mid Cities Boulevard would go to the eastern boundary of the subdivision.

Mayor Pro Tem Turnage called for anyone wishing to speak for or against the request to come forward.

Ms. Jenni New, 6221 Abbott Avenue, asked Council to consider windows as previously discussed and placement of ballards at the hard curve turning into alley from Mid Cities Boulevard. She is concerned with vehicles running into the fence located behind her home (Lot 1).

Mr. Gary Stevens, 7500 David Drive, did not wish to speak, but asked that his support for the request be noted for the record.

Mr. James Jennings, 6129 Abbott Avenue, commented that he enjoys his privacy and is concerned with the removal of trees.

Mr. Michael McCulloughy, 6217 Abbott Avenue, inquired about the construction hours and noise from the development.

Mr. Comstock advised that construction activity is limited between the hours of 7:00 a.m. - 7:00 p.m.

Ms. Cindy Ferguson, 1029 Black Street, asked if there would be a park area for children and how long will the fences be maintained and who will be responsible for maintenance of the fences.

In response to comments from the public, Mr. Bailey advised that they will commit to installing ballards within the right-of-way. With regard to windows on second story homes, they prefer not to be restricted with frosted windows or specific height. He said that they will do everything they can to save the elm tree located in the corner. They will adhere to the city's construction hours. He anticipates the construction to be complete within 6 - 7 months. The open space will be available for gatherings. The common landscape areas and fencing will be maintained by the Homeowner Association.

There being no one else wishing to speak, Mayor Pro Tem Turnage closed the public hearing.

**COUNCIL MEMBER WRIGHT OUJESKY MOVED, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE ORDINANCE NO. 3489, WITH THE FOLLOWING STIPULATIONS: (1) THAT LOTS 1-6 WITH WINDOWS ON THE BACK SIDE OF THE HOUSE BE LOCATED ABOVE 12' AND (2) ADDITION OF BALLARDS COMING INTO LOTS 1 AND 2 FOR SAFETY.**

Council member Benton asked for clarification on placement of windows. He commented

that with stipulation for the placement of windows no lower than 12' would not provide room windows.

Mr. Comstock informed Council that Chief Building Official Dave Pendley said there is a stipulation in the building code that every bedroom must have one window no higher than 44".

Mr. Adam Buczek, commented that they need to have the ability to have windows on the back. He advised that they would work with staff and neighbors.

Mayor Pro Tem Turnage moved to item C.7.

**COUNCIL MEMBER WRIGHT OUJEKSY AMENDED HER MOTION, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE ORDINANCE NO. 3489, WITH THE ADDITION OF BALLARDS COMING INTO LOTS 1 AND 2 FOR SAFETY, AND THAT STAFF WORK WITH WINDSOR HOMES FOR THE WINDOWS ON THE BACK OF THE HOMES AS HIGH AS POSSIBLE.**

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

**C.7 SUP 2017-09 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY, P.C., FOR A SPECIAL USE PERMIT FOR TWO DETENTION PONDS AT 7651 MID-CITIES BOULEVARD, BEING 1.655 ACRES DESCRIBED AS TRACT 11D, JOHN H. BARLOUGH SURVEY, ABSTRACT 130. (WITHDRAWN BY APPLICANT)**

**WITHDRAWN**

*Mayor Trevino completed and filed an affidavit of disqualification with the City Secretary stating that his wife is the applicant.*

Mayor Pro Tem Turnage informed Council this item has been formally withdrawn by the applicant. This item is a public hearing and has been published in the paper.

Mayor Pro Tem Turnage opened the public hearing and asked if there is anyone in the audience wishing to speak on this item to come forward. There being no one wishing to speak, Mayor Pro Tem Turnage closed the public hearing.

There being no further action required, Mayor Prom Tem Turnage moved to item D.1.

**THIS SPECIAL USE PERMIT WAS WITHDRAWN.**

**D.1 FP 2017-10 CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY P.C. FOR A FINAL PLAT OF LOT 1, BLOCK A, CARRINGTON CENTER ADDITION, ON 1.655 ACRES LOCATED AT 7651 MID-CITIES BOULEVARD. (WITHDRAWN BY APPLICANT)**

**WITHDRAWN**

*Mayor Trevino completed and filed an affidavit of disqualification with the City Secretary stating that his wife is the applicant.*

Mayor Pro Tem Turnage informed Council this item has been formally withdrawn by the applicant and that no further action is necessary.

**THIS FINAL PLAT WAS WITHDRAWN.**

**C.6 ZC 2017-13, ORDINANCE NO. 3490, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CALATLANTIC HOMES OF TEXAS FOR A ZONING CHANGE FROM C-1 COMMERCIAL AND O-1 OFFICE TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 6801 DICK LEWIS DRIVE, BEING 9.41 ACRES DESCRIBED AS BLOCK 11, SNOW HEIGHTS NORTH ADDITION.**

**APPROVED**

*Mayor Trevino returned to the dais at 8:15 p.m.*

Mayor Trevino opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Mr. Comstock informed Council the applicant is requesting a zoning change for 9.41 acres, located at the northeast corner of Dick Lewis Drive and Kilmer Drive. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is C-1 commercial and O-1 office. Mr. Comstock presented site photos of the property.

Applicant representative Curtis Young, 1130 North Carroll Avenue, Southlake, Texas presented request and was available to answer questions from Council. Mr. Young reviewed the market study prepared by The Jay Massey Company for the tract of land. He also reviewed their plan, design standards, master plan, planned development zoning exhibit, landscape plan, and preliminary drainage plan and water and sanitary sewer plan. Mr. Young talked about the land use plan and how the project fits in with the plan.

In response to Mayor Trevino's question, Mr. Young informed Council they have tried to approach the property owner (along Kilmer between their proposed development and

storage place) to see if they would be interested in allowing CalAtlantic Homes to plant trees in that area as an additional buffer.

Mr. Comstock presented staff's report. The Development Review Committee has fielded inquiries for various types of residential developments for this parcel. Staff's recommendation to inquiries has been to reserve a portion of the property for office or commercial development, possibly at the southwest corner. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 6-0, subject to staff review of aligning the entrance location on Dick Lewis Drive with the driveway across the street. Upon review by the Development Review Committee, staff recommends the proposed street remain as proposed.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY MAYOR PRO TEM TURNAGE TO APPROVE ORDINANCE NO. 3490.**

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

**C.8 TR 2017-04, ORDINANCE NO. 3491, PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTIONS 118-1 DEFINITIONS, SECTION 118-693 EXTERIOR MATERIALS AND COLORS, AND SECTION 118-728 OUTDOOR LIGHTING, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING LUMINOUS TUBE LIGHTING.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to present the item.

Mr. Husband presented the item. The Planning and Zoning Commission, at their December 7, 2017 meeting, recommended approval with a vote of 7-0, subject to (1) revise the timing to allow the color to change not more frequently than once every sixty seconds; (2) add a special use permit provision to allow consideration of modifications to and deviations from the outdoor lighting standards; and (3) revise the name of Section 118-728 from outdoor lighting to lighting. Mr. Husband commented the proposed ordinance for Council's consideration this evening incorporates the changes as follows: (1) the text regarding the timing of the color changes was revised to sixty seconds; and (2) a provision for a special use permit was added, and only applies to luminous tube lighting since the public notice was limited to that topic. The name of the section was not revised as the public notice for the text revisions was limited to luminous tube lighting.

Mayor Trevino called for anyone wishing to speak for or against the request 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 RODRIGUEZ TO APPROVE ORDINANCE NO. 3491.**

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

**C.9 TR 2017-06, ORDINANCE NO. 3492, PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTIONS 118-718 ACCESSORY BUILDINGS AND STRUCTURES, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING PERMANENT ACCESSORY BUILDINGS AND DETACHED GARAGES.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to present the item.

Mr. Husband presented item. The Planning and Zoning Commission, at their November 16, 2017 meeting, recommended approval with a vote of 6-0.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE ORDINANCE NO. 3492.**

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

**C.10 PUBLIC HEARING AND DISCUSSION ON AMENDING LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS AND IMPACT FEES FOR WATER AND WASTEWATER AND AMENDING IMPACT FEE REGULATIONS, PURSUANT TO CHAPTER 395 OF THE LOCAL GOVERNMENT CODE.**

Mayor Trevino opened the public hearing and called on City Engineer Caroline Waggoner to present the item. Ms. Waggoner introduced Jessica Brown and Steven Rhodes with Freese and Nicols and Keith Reed with Reed Municipal Services, who were in attendance to assist with the presentation regarding the impact fee study.

Mr. Rhodes provided Council with an overview of the study.

Council had no questions for Mr. Rhodes.

Ms. Waggoner informed Council the Capital Improvements Advisory Committee, at their October 5, 2017 meeting, recommended that City Council adopt the new rate, but consider a phased implementation. Tonight a public hearing is being conducted to receive input from the public. Staff will bring forward a proposed ordinance on January 8, 2018 that adopts land use assumptions and capital improvements plan, and to amend impact fees. Ms. Waggoner commented that the rates will apply to plats approved after the impact fee ordinance.

Council had no questions for staff.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

The consensus of Council is to move forward with a phased implementation whereby rates are incrementally increased over a two-year period with a 1/3 increase in rates beginning with adoption year 1, then increasing twice more by 1/3 to arrive at the full rate in year 3.

#### **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 AUTHORIZE REJECTION OF ALL BIDS RECEIVED FOR BID NO. RFB 18-004 NRH CENTRE POOL PLASTER REFURBISH PROJECT.**

##### **APPROVED**

Assistant Parks Director Adrien Pekurney presented item and was available to answer questions from Council.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER LOMBARD TO AUTHORIZE REJECTION OF ALL BIDS RECEIVED FOR BID NO. 18-004 FOR THE NRH CENTRE POOL PLASTER REFURBISH PROJECT.**

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



**F.2 CONSIDER RESOLUTION NO. 2017-051, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH AXON ENTERPRISE, INC. FOR THE BODY AND VEHICLE CAMERA SYSTEMS PROJECT FOR THE POLICE DEPARTMENT IN THE AMOUNT NOT TO EXCEED \$645,237.**

**APPROVED**

Assistant Police Chief Mike Young presented item and was available to answer questions.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER WRIGHT OJESKY TO APPROVE RESOLUTION NO. 2017-051.**

**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**

**APPROVED**

Mayor Trevino announced action is necessary as a result of discussion in Executive Session pursuant to Section 551.087: deliberate regarding economic development negotiations - 4401 City Point Drive.

City Manager Mark Hindman presented item.

**A MOTION WAS MADE BY MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER BARTH TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE OPTION AGREEMENT AND DEVELOPMENT AND ESCROW AGREEMENT WITH LA VERNE BUTTERFIELD LP, FOR PURCHASE OF PROPERTY AT 4401 CITY POINT DRIVE.**

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

**H. INFORMATION AND REPORTS - COUNCIL MEMBER WELCH**

**H.1 Announcements**

Council member Lombard made the following announcements.

Our month of Holiday Magic continues this week with a special holiday concert at City

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Hall on Tuesday evening, December 12, a free showing of the holiday movie “Elf” at the NRH Centre on Friday night, December 15, and breakfast with Santa at Iron Horse Golf Course on Saturday. Please visit our website or call the Parks Department for details.

Mayor Trevino is competing against other area mayors to see who can raise the most money for the Salvation Army this holiday season. The Mayor, City Council Members and other community volunteers will be ringing the Salvation Army Bell at North Richland Hills Wal-Mart, Kroger and Sam’s Club stores on Saturday, December 16. Stop by to show your support and make a donation, or text NRH to 71777 for a link to make an online donation.

City Hall and other non-emergency city offices will be closed for the holidays December 25 and 26 and on January 1. Garbage and recycling will not be collected on Christmas Day or New Year’s Day. Monday collections will shift to Tuesday and Tuesday collections will be made on Wednesday.

The December 25, 2017 City Council Meeting has been canceled. Our next regular meeting is scheduled for January 8, 2018 at 7:00 p.m.

Kudos Korner - Adrien Pekurney and the Holiday Magic Committee - The city received numerous positive comments and emails regarding the Holiday Magic Christmas Tree Lighting & Family Festival. One resident wrote, “We enjoyed every moment. Thank you to all the volunteers, vendors, performers and first responders for making the evening special.” Congratulations and thank you to Adrien Pekurney, who chairs the event committee, along with staff from Parks & Recreation, Library, Public Works, Police Department, Fire Department, Facilities, Communications and Neighborhood Services for putting on such a great event.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 9:47 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson, City Secretary