

**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 26, 2018**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 26th day of March 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
	Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Assistant City Manager
	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 that he would abstain from item C.4, because he has a conflict of interest. Mayor Trevino stated that his wife owns a portion of the property.

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

There was no one present to introduce at the meeting.

## EXECUTIVE SESSION

Mayor Trevino announced at 6:02 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) 43 acres of improved and unimproved land identified as John M Crockett Survey bound by Main Street on the south, Smithfield Road on the west, Mickey Street on the north and Davis Boulevard on the east; (2) 5100 Cummings; (3) 5101 Laurel; and (4) 5100 Karen Drive. Executive Session began at 6:05 p.m. and concluded at 6:59 p.m.

Mayor Trevino announced at 6:59 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 at 7:06 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
	Tim Welch	Council, Place 7

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

### A.1 INVOCATION

Mayor Pro Tem Turnage gave the invocation.

### A.2 PLEDGE

Mayor Pro Tem Turnage led the pledge of allegiance to the United States and Texas flags.

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

**A.3.1 TEXAS FIRE CHIEFS ASSOCIATION BEST PRACTICES RECOGNITION PROGRAM AWARD**

Fire Chief Robert Isabell presented Fire Chief Stan Tinney with a plaque honoring the North Richland Hills Fire Department "Recognized" status from the Texas Fire Chiefs Association Best Practices Recognition Program. North Richland Hills is the sixteenth (16th) fire department in the state of Texas to receive this recognition.

**A.4 CITIZENS PRESENTATION**

Mr. Mark Michaels, 8401 Revenue Way, asked for the city's assistance to allow him to park his over-sized work vehicle in his neighborhood. Mayor Trevino asked Director of Neighborhood Services Stefanie Martinez to visit with Mr. Michaels.

**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 MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 7-0.**

- B.1 APPROVE MINUTES OF THE REGULAR MARCH 5, 2018 CITY COUNCIL MEETING.**
- B.2 CONSIDER PURCHASE OF A POLICE VEHICLE FROM SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$38,868.05 THROUGH A TARRANT COUNTY COOPERATIVE CONTRACT.**
- B.3 CONSIDER PURCHASE OF LIGHT-DUTY VEHICLES FROM SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$232,737.65 THROUGH A TARRANT COUNTY COOPERATIVE CONTRACT.**
- B.4 AUTHORIZE CITY MANAGER TO EXECUTE A COOPERATIVE PURCHASING AGREEMENT WITH THE TOWN OF NORTHLAKE FOR SLURRY SEALING.**
- B.5 APPROVE RESOLUTION NO. 2018-009, CONTINUING PARTICIPATION IN THE HOME INVESTMENT PARTNERSHIP PROGRAM AND ALLOCATE \$36,000 FOR THE CITY'S MATCH.**

**B.6 AWARD BID NO. 18-006 FOR ANNUAL NRH2O FOOD SERVICE PRODUCTS TO MULTIPLE VENDORS IN AN AMOUNT NOT TO EXCEED \$175,000.**

**C. PUBLIC HEARINGS**

**C.1 SDP 2018-01, ORDINANCE NO. 3508, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM REVEST, LLC, FOR A SPECIAL DEVELOPMENT PLAN AT 6428 DAVIS BOULEVARD, BEING 2.454 ACRES DESCRIBED AS TRACT 7A, JOHN'S ADDITION.**

**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 special development plan for 2.454 acres located at 6428 Davis Boulevard. The purpose of the request is to construct a commercial building on the east side of the property. 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 Rick Figueroa, 8800 Kirk Lane, presented request. He informed Council the proposed structure would store materials that are currently located outside.

Mr. Comstock presented staff's report and reviewed the requested waivers to the Transit Oriented Development. The request includes construction of an 8,350 square foot building, eight additional striped parking spaces, and construction of an 8 foot masonry screening wall on the east property line. The Planning and Zoning Commission, at their March 1, 2018 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 RODRIGUEZ TO APPROVE ORDINANCE NO. 3508.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.2 ZC 2017-11, ORDINANCE NO. 3509, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BENCHMARK AMERICAN HOMES, LLC, FOR A ZONING CHANGE FROM LR LOCAL RETAIL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 6351, 6413, 6415, AND 6429 GLENVIEW DRIVE, BEING 3.535 ACRES DESCRIBED AS LOTS B AND B1, DIAMOND LOCH ADDITION, AND TRACT 2B2, R.P. BARTON SURVEY, ABSTRACT 175.**

**POSTPONED**

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

Mr. Husband informed Council the applicant is requesting a zoning change for 3.535 acres located on the north side of Glenview Drive across from Linda Spurlock Park. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is local retail.

Applicant representative Osama Nashed, 5000 Thompson Terrace, Colleyville, presented request. He informed Council the developer has been working with adjacent neighbors to address their concerns.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their March 1, 2018 meeting, recommended approval with a vote of 6-0 with the following stipulations: (1) preserve the ten oak trees in the common open space area adjacent to Lot 11, as identified on the tree survey; (2) no two-story houses on Lots 1-11; and (3) place overhead lines crossing Glenview Drive underground if the lines are needed.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward.

Mr. Mark Chandler, 6400 Diamond Loch North, spoke as a group representative on behalf of ten or more individuals. He reviewed discussions with the developer and suggested recommendations to mitigate impact to the neighborhood. The following neighbors, Margie Cromer, 6416 Diamond Loch North and John and Maria Moon, 6436 Diamond Loch North, spoke about their privacy concerns.

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

**A motion was made by Council Member Wright Oujesky, seconded by Mayor Pro Tem Turnage to approve Ordinance No. 3509. Council member Wright Oujesky advised that she wanted to discuss utility lines, 8'-10' fence, decorative with caps and side-entry garages.**

Council discussed the request and concerns of the neighbors.

Council member Lombard asked Council member Wright Oujesky if the stipulation of side-entry garages is included in her motion. Council member Wright Oujesky informed Council side-entry garages are not included in the motion. She only wanted to discuss garages.

Council member Welch asked Council member Wright Oujesky if she would consider withdrawing her motion and table the item for two weeks.

City Manager Mark Hindman recommended that Council postpone and not table the item.

**The motion to approve, failed 7-0.**

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO POSTPONE ITEM TO THE NEXT MEETING.**

**MOTION TO POSTPONE, CARRIED 7-0.**

**C.3 FP 2017-07 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NOORNEEL LLC FOR A FINAL PLAT OF LOTS 5-7, BLOCK 5, BRENTWOOD ESTATES, BEING 5.11 ACRES LOCATED AT 8479 DAVIS BOULEVARD.**

**APPROVED**

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

Mr. Husband informed Council the applicant is requesting a final plat for a 5.11 acre subdivision located at 8479 Davis Boulevard (west of Davis Boulevard, between North Tarrant Parkway and Shady Grove Road). The area is designated on the Comprehensive Land Use Plan as retail and the current zoning is C-1 commercial. Mr. Husband presented site photos of the property.

Applicant representative Sandeep Sandhu, 704 Gateshead Court, Southlake, presented request. He advised that he purchased the land a few years ago. He has a lease for medical office use with Medical City HCA. He informed Council the development will require additional signage on North Tarrant Parkway, which will be a future request.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their March 1, 2018 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 RODRIGUEZ TO APPROVE FP 2017-07.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.4 SDP 2017-06, ORDINANCE NO. 3510, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT FOR A SPECIAL DEVELOPMENT PLAN FOR PORTIONS OF THE NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, BEING 11.89 ACRES DESCRIBED AS PORTIONS OF LOTS 1 AND 2, BLOCK 33, AND ALL OF LOTS 1R, 2R1, 3R, AND 4, BLOCK 34, FOX HOLLOW ADDITION; AND TRACTS 11 AND 11D, JOHN BARLOUGH SURVEY, ABSTRACT 130. CASE WITHDRAWN BY THE APPLICANT.**

**WITHDRAWN**

Mayor Trevino announced that he has a conflict of interest and would be abstaining from item C.4. Mayor Trevino stated that his wife owns property adjacent to the request and the conflict of interest form will be filed with the city secretary.

Mayor Trevino left the dais at 8:26 p.m.

Mayor Pro Tem Turnage announced that the applicant withdrew their request and no action is required by Council. The public hearing was published in the paper. Mayor Pro Tem Turnage opened the public hearing and asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Pro Tem Turnage closed the public hearing.

Mayor Trevino returned to the dais at 8:27 p.m.

**THIS SPECIAL DEVELOPMENT PLAN WAS WITHDRAWN.**

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. PUBLIC WORKS**

**E.1 CONSIDER ORDINANCE NO. 3511, CREATING A TEMPORARY CONSTRUCTION SPEED ZONE ALONG DAVIS BOULEVARD FROM 750' SOUTH OF MID-CITIES BOULEVARD TO 750' NORTH OF MID-CITIES BOULEVARD.**

**APPROVED**

Managing Director Mike Curtis presented item. The request before Council is to consider an ordinance creating a temporary 45 miles per hour construction speed zone along Davis Boulevard to accommodate the roadway construction at the Mid Cities Boulevard intersection.

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM TURNAGE TO APPROVE ORDINANCE NO. 3511.**

**MOTION TO APPROVE CARRIED 7-0.**

**F. GENERAL ITEMS**

**F.1 ACCEPT THE FISCAL YEAR 2017 AUDITED FINANCIAL REPORT**

**APPROVED**

Director of Finance Mark Mills presented item and Rachel Ormsby with BKD, LLP presented the auditor opinion.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO ACCEPT THE FISCAL YEAR 2017 AUDITED FINANCIAL REPORT AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**

**F.2 APPROVE RESOLUTION NO. 2018-008 APPROVING AN ADVANCE FUNDING AGREEMENT RELATING TO THE NRH ACTIVE TRANSPORTATION PROJECTS FOR TRAIL AND ON-ROAD SYSTEMS; TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM PROJECT CSJ 0902-90-079; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF NORTH RICHLAND HILLS.**

**APPROVED**

Senior Park Planner Joe Pack presented item. Council had no questions for staff.



**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE RESOLUTION NO. 2018-008.**

**MOTION TO APPROVE CARRIED 7-0.**

**G.1 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA**

**APPROVED**

Mayor Trevino announced that action is necessary as the result of discussion in Executive Session.

Director of Economic Development Craig Hulse informed Council staff listed and received multiple offers for three properties owned by the city. Staff is recommending Council take three separate actions for the following properties: 5101 Laurel Lane, 5100 Cummings Drive and 5100 Karen Drive.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BARTH TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN UNIMPROVED PROPERTY CONTRACT FOR 5101 LAUREL LANE WITH ABEL MALDONADO FOR \$55,000.**

**MOTION TO APPROVE CARRIED 7-0.**

**G.2 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 LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A ONE TO FOUR FAMILY RESIDENTIAL CONTRACT FOR 5100 CUMMINGS DRIVE WITH MARICRUZ ZAMORA FOR \$156,560.**

**MOTION TO APPROVE CARRIED 7-0.**

**G.3 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 BENTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A ONE TO FOUR FAMILY RESIDENTIAL CONTRACT FOR 5100 KAREN DRIVE WITH STEVEN BUCANON FOR \$183,000.

MOTION TO APPROVE CARRIED 7-0.

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

#### H.1 ANNOUNCEMENTS

Council member Welch made the following announcements.

Help us welcome *New York Times* bestselling author C.J. Box to the North Richland Hills Library on Tuesday, April 3, 2018. Mr. Box will release his newest western crime novel *The Disappeared*. A ticketed reception will be held at noon, followed at 1:00 p.m. by a free speaking engagement and book signing. Please visit the library's website for more information.

Mayor Trevino will kick off the 2018 'Round the Town with Oscar bicycle rides on Tuesday, April 3, 2018. The 10-mile ride will begin at 6:00 p.m. at Cross Timbers Park. New this year, the mayor will also be hosting 'Round the Town walks starting with a 5k walk on Saturday, April 7, 2018. The walk will begin at 9:00 a.m. at the NRH Centre. The mayor's rides and walks will be held once each month through October. Everyone is invited to participate. A schedule is available on the city's website and will be included in your April water bills.

Kudos Korner - Chun Mezger and Candice Simmons at Animal Services - A resident wrote how much she appreciated the animal control officers who responded to a dog bite at her home. She said she was grateful for their kindness and compassion during a difficult situation. She stated: "My soul is broken, but you allowed me to lean on you. You will never know how much that meant to me."

### I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:45 p.m.

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Oscar Trevino, Mayor

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**Alicia Richardson, City Secretary**