

**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 13, 2021**

WORK SESSION

CALL TO ORDER

The City Council of the City of North Richland Hills, Texas met in work session on the 13th day of December at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

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

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

Mayor Trevino called the meeting to order at 6:00 p.m.

**1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

Mayor Trevino informed City Council that item B.5 needs to be removed from the consent agenda and considered at the January 10, 2022 meeting. Mayor Trevino stated that items D.1 and D.2 will be considered before the public hearings.

Mayor Trevino asked Director of Planning Clayton Comstock to comment on the email received by the City indicating an error in the Planning and Zoning Commission minutes regarding item C.3 (ZC 2020-07). Mr. Comstock informed City Council the draft minutes of the November 18, 2021 Planning and Zoning Commission had an error in the vote for ZC 2020-07. The minutes should have reflected a vote of 4-1, with Commissioner Luppy voting against the motion versus 5-0 that was included in the minutes and memorandum.

Mr. Comstock informed City Council the minutes are in draft status and have not been presented to the Planning and Zoning Commission for approval. Staff will correct the vote before presenting them for review and approval by the Commission. Mayor Trevino asked Mr. Comstock to include staff's discussion with the developer for a slip street on the property.

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

Assistant City Manager Karen Manilla introduced the City's new Director of Budget and Research Trudy Lewis.

**3. DISCUSS 2022 CITY COUNCIL MEETING SCHEDULE.**

City Secretary/Chief Governance Officer Alicia Richardson reviewed the proposed 2022 City Council schedule. Staff is seeking direction from City Council regarding the March 14, May 23, November 28 and December 26 meetings.

The March 14 meeting conflicts with the school district's Spring Break. Staff recommends the March 14 meeting be moved to March 7. The May 23 meeting falls outside the canvassing period to formalize the results of the City's election. Staff is seeking direction to either add a special meeting on May 18 or move the May 23 meeting to May 18. Ms. Richardson stated that traditionally City Council directs staff to cancel the second meeting in November and December.

City Council directed staff to move the March 14 and May 23 meetings to March 7 and May 18, respectively. City Council also directed staff to cancel the November 28 and December 26 meetings. Ms. Richardson informed City Council an item would be placed on the January 10, 2022 agenda to take formal action on the 2022 City Council schedule.

**4. DISCUSS THE STATUS OF THE IRON HORSE GOLF COURSE MANAGEMENT CONTRACT REQUEST FOR PROPOSALS AND CITY STAFF SELECTION COMMITTEE RECOMMENDATION.**

Deputy City Manager Paulette Hartman introduced the item and Recreation Operations Manager Antonio Evangelista reviewed the proposal, submittals received and committee's review and recommendation. The staff selection committee was comprised of Boe Blankenship, Antonio Evangelista, Paulette Hartman, Garrett Peek, Adrien Pekurney and Stan Tinney. The City received seven proposals from CourseCo, Inc., Elite Golf Management, Foresight Golf, Kemper Sports, Orion Management Solutions, Touchstone Golf and Troon Golf. The committee interviewed Foresight Golf, Kemper Sports, Touchstone Golf and Troon Golf. The committee considered the City's objectives for the new golf course management company which included: golf operations with an emphasis

December 13, 2021

City Council Meeting Minutes

Page 2 of 20

on an exceptional level of customer service; financial stability, Iron Horse to operate as an enterprise fund; golf course maintenance to preserve and nurture the City's investment; quality food and beverage service; and active promotion and marketing to increase Iron Horse's market share. The committee thoroughly vetted the top two firms--Troon Golf and KemperSports--and recommend KemperSports for their service oriented approach, local presence and right fit for Iron Horse with their knowledge of the project, community and history of Iron Horse. Staff will present their recommendation at the January 24, 2022 City Council meeting.

## EXECUTIVE SESSION

1. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 6609, 6617, 6701, 6725 DAVIS BOULEVARD, 8001, 8005 AND 8025 MAIN STREET, 6820, 6824 AND 6828 MICKEY STREET, AND 6612 SNIDER STREET.**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 8358 DAVIS BOULEVARD, 6609, 6617, 6701, 6725 DAVIS BOULEVARD, 8001, 8005 AND 8025 MAIN STREET, 6820, 6824 AND 6828 MICKEY STREET, AND 6612 SNIDER STREET.**
3. **SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEE - CITY ATTORNEY**

Mayor Trevino announced at 6:37 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 6609, 6617, 6701, 6725 Davis Boulevard, 8001, 8005 and 8025 Main Street, 6820, 6824 and 6828 Mickey Street, and 6612 Snider Street; Section 551.087: Deliberation regarding Economic Development negotiations - 8358 Davis Boulevard, 6609, 6617, 6701, 6725 Davis Boulevard, 8001, 8005 and 8025 Main Street, 6820, 6824 and 6828 Mickey Street, and 6612 Snider Street; and Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employee - City Attorney. Executive Session began at 6:42 p.m. and concluded at 7:03 p.m.

Mayor Trevino announced at 7:03 p.m. that City Council would convene to the regular City Council meeting.

## REGULAR MEETING

### A. CALL TO ORDER

Mayor Trevino called the meeting to order December 13, 2021 at 7:10 p.m.

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

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

#### **A.1 INVOCATION**

Deputy Mayor Pro Tem Compton gave the invocation.

#### **A.2 PLEDGE**

Deputy Mayor Pro Tem Compton 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 PUBLIC COMMENTS**

There were no requests to speak from the public.

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

Council member Faram removed item B.5 from the consent agenda to be considered at the January 10, 2022 meeting.

#### **B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA, EXCEPT ITEM B.5.**

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

- B.1 APPROVE MINUTES OF THE REGULAR NOVEMBER 8, 2021 CITY COUNCIL MEETING.**
- B.2 PLAT21-0006 CONSIDERATION OF A REQUEST FROM WINKELMANN & ASSOCIATES FOR A FINAL PLAT OF LOT 5, BLOCK 1, WOLFF IRON HORSE ADDITION, BEING 2.618 ACRES LOCATED AT 6301 NORTHEAST LOOP 820.**
- B.3 AUTHORIZE PAYMENT TO MOTOROLA SOLUTIONS, INC., FOR ANNUAL MAINTENANCE FOR THE SPILLMAN TECHNOLOGIES CAD/RMS SOFTWARE PLATFORM AND OTHER RELATED MAINTENANCE ITEMS USED BY THE POLICE AND FIRE DEPARTMENTS USING A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES CONTRACT (DIR-TSO-4101), IN AN AMOUNT NOT TO EXCEED \$269,000 FOR THE FY 2021-2022 BUDGET YEAR.**
- B.4 APPROVE RESOLUTION NO. 2021-036, ADOPTING THE STATE OF TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET APPROVING THE SETTLEMENT AGREEMENT AND ALLOCATION OF OPIOID SETTLEMENT FUNDS WITHIN THE STATE OF TEXAS THROUGH THE TEXAS ATTORNEY GENERAL'S OFFICE.**
- B.5 AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH RICHLAND HILLS AND TARRANT COUNTY FOR REMOTE VIDEO MAGISTRATION SERVICES.**

Mayor Trevino advised that this item was removed from the consent agenda and would be considered at the January 10, 2022 City Council meeting.

- B.6 APPROVE THE PURCHASE OF FIRST RESPONDER UNIFORMS, ACCESSORIES AND SERVICES FROM GALLS, LLC, THROUGH THE NORTH CENTRAL COUNCIL OF GOVERNMENTS TXSHARE MASTER SERVICES AGREEMENT #2021-073, IN AN AMOUNT NOT TO EXCEED \$250,000 IN AGGREGATE FOR A FIVE-YEAR PERIOD.**

- B.7 AUTHORIZE THE PURCHASE OF A BACKHOE FOR PUBLIC WORKS AND AN EXCAVATOR FOR PARKS & RECREATION FROM ASSOCIATED SUPPLY COMPANY, INC., IN THE TOTAL AMOUNT OF \$195,000 THROUGH BUYBOARD CONTRACT #597-19.**
- B.8 AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE TEXAS ANTI-GANG I.T. NETWORK ANALYST AGREEMENT, AS GRANT FIDUCIARY FOR THE NORTH TEXAS ANTI-GANG (TAG) CENTER, FOR REIMBURSEMENT FOR TAG TRAVEL-RELATED EXPENSES.**
- B.9 AUTHORIZE THE RENEWAL AND PAYMENT OF THE ANNUAL LICENSE FEE FOR THE SMARTFORCE AGENCY MANAGEMENT SYSTEM FROM SMARTFORCE TECHNOLOGIES, INC. FOR THE TEXAS ANTI-GANG CENTER PROJECT IN THE AMOUNT OF \$89,955.**
- B.10 CONSIDER RESOLUTION NO. 2021-037, SUPPLEMENTAL GRANT #2848907 AWARD IN THE AMOUNT OF \$9,995.00 FROM THE OFFICE OF THE GOVERNOR TO INCREASE THE NORTH TEXAS ANTI-GANG CENTER'S FY22 OPERATIONS BUDGET.**
- B.11 CONSIDER RESOLUTION NO. 2021-038, APPROVING THE APPLICATION FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FOR THE FY 2023 PROGRAM GRANT YEAR**
- B.12 AUTHORIZE PURCHASE FROM THERMO SCIENTIFIC PORTABLE ANALYTICAL INSTRUMENTS INC. FOR A GEMINI CHEMICAL ANALYZER AND SCREENER SOFTWARE UTILIZING THE 2021 HOMELAND SECURITY GRANT PROGRAM (HSGP) URBAN AREA SECURITY INITIATIVE (UASI) GRANT IN THE AMOUNT OF \$85,255.00 THROUGH GSA CONTRACT GS-07F-6099R.**
- B.13 AUTHORIZE PAYMENT TO THE CITY OF FORT WORTH FOR THE ANNUAL PUBLIC SAFETY RADIO SYSTEM SUBSCRIPTION IN THE AMOUNT OF \$145,320.00.**
- B.14 APPROVE PURCHASE FROM CBS ROOFING SERVICES, A DIVISION OF CBS MECHANICAL, INC. FOR THE ROOF REPLACEMENT FOR CAPITAL IMPROVEMENT PROJECT FC2102 ROOF REPLACEMENT AT FIRE STATION #1, AT 8001 SHADYWOOD DR., IN THE AMOUNT OF \$196,999.00 THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT NO. 210603.**
- B.15 APPROVE PURCHASE AGREEMENT WITH ATLAS UTILITY SUPPLY COMPANY FOR BADGER WATER METER READING UNITS IN AN AMOUNT UP TO \$400,000.00 AS A SOLE SOURCE PURCHASE.**

Mayor Trevino announced that items D.1 and D.2 would be moved up on the agenda and considered prior to the public hearing items.

**D.1 PLAT21-0004 CONSIDERATION OF A REQUEST FROM CINDY AND LAMAR SLAY FOR A FINAL PLAT OF LOT 1, BLOCK 1, SLAY ADDITION, BEING 1.02 ACRES LOCATED AT 8463 SHADY GROVE ROAD.**

**APPROVED**

Principal Planner Clayton Husband informed City Council the applicant is requesting a final plat for 1.02 acres located at 8463 Shady Grove Road. 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. Husband provided site photos of the property.

Applicant Lamar Slay, 8463 Shady Grove Road was available to answer questions.

Mr. Husband presented staff's report. The proposed plat creates one lot for the purpose of constructing an 878-square foot addition on the north side of the existing residence. The Planning and Zoning Commission, at their December 2, 2021 meeting, recommended approval with a vote of 6-0, with the conditions outlined in the Development Review Committee comments.

**A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY DEPUTY MAYOR PRO TEM COMPTON TO APPROVE ITEM D.1, PLAT21-0004.**

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

**D.2 PLAT21-0001 CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A PRELIMINARY PLAT OF RUMFIELD ESTATES, BEING 9.273 ACRES LOCATED AT 7501 PRECINCT LINE ROAD.**

**APPROVED**

Director of Planning Clayton Comstock informed City Council the applicant is requesting a preliminary plat for 9.273 acres located at 7501 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as office commercial on the Precinct Line Road frontage and medium density residential for the remainder of the property. The current zoning for the residential portion is RI-PD residential infill planned development and the commercial lot is zoned NR-PD nonresidential planned development. Mr. Comstock provided site photos of the property.

Applicant representative Mark Wood, 6617 Precinct Line Road, shared that the preliminary plat includes 27 residential lots and one commercial lot.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their December 2, 2021 meeting, recommended approval with a vote of 6-0, with the conditions outlined in the Development Review Committee comments.

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE PLAT21-0001 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**C. PUBLIC HEARINGS**

**C.1 ZC21-0014, ORDINANCE NO. 3717, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1-S (SPECIAL SINGLE-FAMILY) AT 8008 VALLEY DRIVE, BEING 2.21 ACRES DESCRIBED AS TRACT 1B3, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**APPROVED**

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

Mr. Husband informed City Council the applicant is requesting a zoning change for 2.21 acres located at 8008 Valley Drive. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is AG agricultural. Mr. Husband provided site photos of the property.

Applicant representative Jason Haynie, 7409 Bursey Road informed City Council he recently purchased the property and it abuts his current residence. He wants to rezone the property to match his existing zoning and upon approval, he will replat the property into one lot.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their November 18, 2021 meeting, recommended approval with a vote of 5-0.

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 TURNAGE, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE ORDINANCE NO. 3717.**

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

**C.2 ZC21-0008, ORDINANCE NO. 3718, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 5300 RUFÉ SNOW DRIVE, BEING 0.517 ACRES DESCRIBED AS LOT 1, BLOCK 10, SNOW HEIGHTS NORTH ADDITION.**

**APPROVED**

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

Mr. Husband informed City Council the applicant is requesting a zoning change for 0.517 acres located at 5300 Rufe Snow Drive. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-1 commercial. Mr. Husband provided site photos of the property.

Applicant representative Clay Cristy with Claymoore Engineering, located at 1903 Central Drive, Suite 406, Bedford presented request and was available to answer questions.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their November 18, 2021 meeting, recommended approval with a vote of 5-0.

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 RODRIGUEZ, SECONDED BY MAYOR PRO TEM ORR TO APPROVE ZC 21-0008, ORDINANCE NO. 3718.**

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

**C.3 ZC 2020-07, ORDINANCE NO. 3719, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TORINO LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 7509 CHAPMAN DRIVE, BEING 2.74 ACRES DESCRIBED AS TRACT 4, JOHN MCCOMAS SURVEY, ABSTRACT 1040.**

**APPROVED**

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

Mr. Comstock informed City Council the applicant is requesting a zoning change for 2.74 acres located at 7509 Chapman Drive. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is AG agricultural. Mr. Comstock provided site photos of the property.

Applicant representative Bob Flynn, 1313 Regency Court, Southlake, presented request to change the zoning to RI-PD to develop four (4) single family residential lots. He shared with City Council he originally approached the City with two proposals, the first time for 14 lots and later for nine (9) lots. The previous request for nine (9) lots included a slip road. Mr. Flynn stated that the purpose of that slip road was to minimize curb cuts to Chapman Road. The RI-PD stipulates that Lots 4 and 5 share a drive way and Lots 6 and 7 share a drive way. This addresses the concerns of curb cuts to Chapman Road. Mr. Flynn stated that all lots are large enough for R-1-S and to address the concerns of neighbors to the north, no structure can be built above ground on the 30' rear building line.

Mr. Comstock presented staff's report. He reviewed the zoning and platting history of the property beginning in 2013 and the land use and development regulations for the requested RI-PD. Mr. Comstock informed City Council of the error in the draft minutes provided in their agenda packet and in the memorandum. The minutes indicated that the Planning and Zoning Commission approved the request with a vote of 5-0, but the vote was 4-1, with Commissioner Luppy voting in opposition. Commissioner Luppy expressed her concern with traffic along Chapman Road.

Council and staff discussed the traffic on Chapman, curb cuts proposed by the applicant compared to a slip road that ties into the light at Holiday Lane and No Parking signs on east side/north bound Chapman.

Mr. Comstock informed City Council that one property owner adjacent to the north is in opposition to the request that triggers Section 211.006 of the Texas Local Government Code, which requires a three-fourths vote by City Council.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. The following people spoke in opposition: Mr. Dencil Long, 6712 Meadow Road and Mr. Michael Hunter, 7924 Chapman Road.

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

Mr. Comstock reviewed additional PD standards that apply to the RI-PD. A six-foot sidewalk must be constructed along Chapman Road. Front yard fences greater than four feet and no taller than six feet in height are permitted if they have stone columns spaced 20 to 30 feet on center. They can also have a rural style fence that must not exceed five feet in height and constructed of mortised split rail, tubular steel pipe, post-and-rail, or post-and-board. Wooden privacy fences must be a pre-stained board-on-board cedar fence and must not exceed six (6) feet in height. Landscaping will include at least three (3) trees on each lot, with one tree located in the front yard and landscaping beds, shrubs and ornamental trees. There is a maximum structure height of 38 feet.

In response to Mayor Trevino's question, Mr. Flynn informed City Council they will market the properties as soon as possible. Mr. Flynn confirmed that he will visit with Mr. Long regarding a fence along his property.

Mr. Comstock clarified that the ordinance does not require a fence adjacent to Mr. Long's property.

**A MOTION WAS MADE BY COUNCIL MEMBER DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3719, TO INCLUDE A 6' FENCE LINE ACROSS THE BACK AS DISCUSSED.**

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

**C.4 ZC21-0006, ORDINANCE NO. 3720, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MMA TEXAS FOR A ZONING CHANGE FROM OC (OUTDOOR COMMERCIAL) TO RD-PD (REDEVELOPMENT PLANNED DEVELOPMENT) IN THE 8600-8800 BLOCKS OF BOULEVARD 26, BEING 24.31 ACRES DESCRIBED AS LOTS 3R1, 3R3R, AND 4R, BLOCK 2, WALKER BRANCH ADDITION.**

**DENIED**

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

Mr. Comstock informed City Council the applicant is requesting a zoning change to

RD-PD redevelopment planned development for 24.31 acres located at 8600-8800 blocks of Boulevard 26. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is OC outdoor commercial. Mr. Comstock provided site photos of the property.

Applicant representatives Nikki and TJ Moore with ECM Development, located at 2201 East Lamar Boulevard, Arlington presented their request for 194 single-family rental homes and planned commercial. The homes range from two to four bedrooms with front and rear entry two-car garage options. Residents will enjoy a maintenance free development and amenities that include trail access, clubhouse, pool, dog parks, outdoor gathering areas and planned commercial.

Mr. Comstock presented staff's report that included an overview of the proposed development. He reviewed the dwelling units, parking, open space, amenities, fencing, building elevations, internal private street/alley design, and comments of the Development Review Committee. The Development Review Committee recommended denial. The Planning and Zoning Commission, at their November 18, 2021 meeting, recommended denial with a vote of 5-0.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. The following people spoke in support Ms. Cherry Huddleston (Arlington) and Mr. Steve Gregory, 4143 Maple Avenue, Suite 325, Dallas. The following people did not wish to speak, but asked that their support be recorded: Ms. Brittany Shepherd, 3115 Waldrop Drive, Dallas; Mr. Myron Dornic, 2323 Ross Avenue, Dallas; Mr. Douglas Cooper, 519 E. Border, Arlington; and Ms. Paula Nichols, 3520 Sheffield Drive, Arlington.

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

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO DENY ORDINANCE NO. 3720.**

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

**C.5 ZC21-0015, ORDINANCE NO. 3721, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ROLLUP LLC FOR A ZONING CHANGE FROM C-2 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7601 BOULEVARD 26, BEING 6.2 ACRES DESCRIBED AS LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION.**

**APPROVED**

Mayor Trevino recessed the meeting at 9:42 p.m.

Mayor Trevino reconvened the meeting at 9:50 p.m., with the same members present.

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

Mr. Comstock informed City Council the applicant is requesting a zoning change for 6.2 acres located at 7601 Boulevard 26. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-2 commercial . Mr. Comstock provided site photos of the property.

Applicant representative Joseph Eli with Warespace, formerly known as Rollup LLC, located at 10632 Little Patuxent Parkway, Suite 306, Columbia Maryland presented request. Warespace provides flexible, private workspace units ranging from 500 - 3,000 square feet, which provides a small workspace solution for any business. They accomplish this by taking big warehouses and compartmentalizing them into smaller warehouses for use by smaller companies. They have three locations in Chicago, Washington and Atlanta. Mr. Eli shared that their platform includes: an on-site manager; private and secure warehouse spaces; flexible units to grow with your business; loading docks; warehouse equipment; meeting room; kitchen and storage and high-speed Wi-Fi. Mr. Eli shared that there is a growing need for this type of platform for small businesses.

Mr. Comstock presented staff's report, which included a review of the list of permitted uses, prohibited uses and land use conditions for the property. The request includes a 5,000 square foot cap on the following uses: secondhand dealer; sheet metal shop; telemarketing call center; and machine shop. The request also has a cap on warehousing as a primary use and private tutoring or instruction limited to four (4) students/clients at a time. The building will be secured and access limited to tenants, customers, and visitors. The Development Review Committee recommended approval with revisions to the definition outlined in Exhibit B, Land Use Development and Regulations for warehousing and clarifying language to allow customer access for individual businesses. The Planning and Zoning Commission, at their December 2, 2021 meeting, recommended approval with a vote of 5-0.

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 DEUPREE, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3721, WITH ANY APPLICABLE [DEVELOPMENT REVIEW COMMITTEE] DRC COMMENTS.**

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

**C.6 ORDINANCE NO. 3722, PUBLIC HEARING AND CONSIDERATION TO APPROVE AN AMENDMENT TO THE FY 2021/22 ADOPTED BUDGET.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Assistant City Manager Karen Manila to introduce the item.

Assistant City Manager Karen Manila informed City Council the City was awarded \$9,515,205 from the American Rescue Plan Act ("ARPA") local fiscal recovery funds from the United States Treasury. In June 2021, the City received the first installment (tranche) of funds (50%) and will receive the second installment twelve (12) months from the date of the first installment. The City is required to have all funds encumbered by December 2024 and all payments made from these funds by December 2026. This budget amendment in the amount of \$4,182,618 appropriates the first installment of funding received from the American Rescue Plan Act. The proposed projects includes: \$1,772,650 - facility requests; \$1,888,100 - technology; \$491,868 - equipment; \$180,000 - business support; and \$424,985 - lost revenue. The difference of \$574,985 was included in the fiscal year 2021/2022 adopted capital and operating budgets.

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 RODRIGUEZ, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3722.**

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

**D. PLANNING AND DEVELOPMENT**

**PLAT21-0004 CONSIDERATION OF A REQUEST FROM CINDY AND LAMAR SLAY FOR A FINAL PLAT OF LOT 1, BLOCK 1, SLAY ADDITION, BEING 1.02 ACRES LOCATED AT 8463 SHADY GROVE ROAD.**

City Council considered this item earlier in the meeting.

**PLAT21-0001 CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A PRELIMINARY PLAT OF RUMFIELD ESTATES, BEING 9.273 ACRES LOCATED AT 7501 PRECINCT LINE ROAD.**

City Council considered this item earlier in the meeting.

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

**F.1 APPROVE RESOLUTION NO. 2021-035, CASTING THE 35 VOTES ALLOCATED TO NORTH RICHLAND HILLS FOR ONE OR MORE CANDIDATES IN THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION.**

**APPROVED**

Assistant to the City Manager Billy Owens presented item.

Mayor Trevino recommended the City's votes go toward Kathryn Wilemon.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2021-035 CASTING 35 VOTES FOR KATHRYN WILEMON.**

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

**F.2 CONSIDER SECOND READING OF ORDINANCE NO. 3716, GRANTING A FRANCHISE AND APPROVING A CONTRACT FOR SOLID WASTE AND RECYCLING COLLECTION WITH REPUBLIC WASTE SERVICES OF TEXAS, LTD.**

**APPROVED**

Assistant City Manager Karen Manila presented item.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY MAYOR PRO TEM ORR TO APPROVE ORDINANCE NO. 3716.**

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

**F.3 CONSIDER AN AGREEMENT FOR ENGINEERING SERVICES WITH FREESE & NICHOLS, INC. IN AN AMOUNT NOT TO EXCEED \$99,590.00 FOR A GENERATOR FEASIBILITY STUDY FOR 13 CITY FACILITIES.**

**APPROVED**

Director of Facilities Chris Amarante presented item.

**A MOTION WAS MADE BY COUNCIL MEMBER DEUPREE, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE AN AGREEMENT FOR ENGINEERING SERVICES WITH FREESE & NICHOLS, INC. IN AN AMOUNT NOT TO EXCEED \$99,590.00 FOR A GENERATOR FEASIBILITY STUDY FOR 13 CITY FACILITIES.**

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

**F.4 CONSIDER RESOLUTION NO. 2021-039, APPOINTING A CHAIRPERSON FOR THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 1/1A BOARD OF DIRECTORS, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

**APPROVED**

Director of Finance Mark Mills presented items F.4, F.5 and F.6 in one presentation. He advised City Council each item would require separate action.

The current Chair is Mayor Trevino. Staff is seeking an appointment for Chair for period Jan 1 - Dec 30, 2022.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2021-039, APPOINTING MAYOR OSCAR TREVINO AS CHAIRPERSON FOR THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 1/1A BOARD OF DIRECTORS, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

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

**F.5 CONSIDER RESOLUTION NO. 2021-040, APPOINTING A CHAIRPERSON FOR THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 2 BOARD OF DIRECTORS, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE RESOLUTION NO. 2021-040, APPOINTING MAYOR OSCAR TREVINO AS CHAIRPERSON FOR THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 2 BOARD OF DIRECTORS, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

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

**F.6 CONSIDER RESOLUTION NO. 2021-041, APPOINTING EIGHT REPRESENTATIVES TO THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 3 BOARD OF DIRECTORS, EACH TO SERVE A TWO-YEAR TERM BEGINNING JANUARY 1, 2022 AND APPOINTING A CHAIRPERSON, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

**APPROVED**

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY COUNCIL MEMBER DEUPREE TO APPROVE RESOLUTION NO. 2021-041, APPOINTING THE CURRENT MEMBERS OF THE CITY COUNCIL AS THE CITY'S EIGHT REPRESENTATIVES TO THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 3 BOARD OF DIRECTORS, EACH TO SERVE A TWO-YEAR TERM BEGINNING JANUARY 1, 2022, AND APPOINTING MAYOR OSCAR TREVINO AS CHAIRPERSON, TO SERVE A ONE-YEAR TERM BEGINNING JANUARY 1, 2022.**

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

**F.7 CONSIDER RESOLUTION NO. 2021-042, ADOPTING THE CITY'S INVESTMENT POLICY, ADOPTING THE CITY'S INVESTMENT STRATEGY, AND PROVIDING AN EFFECTIVE DATE.**

**APPROVED**

Director of Finance Mark Mills presented item.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2021-042, ADOPTING THE CITY'S INVESTMENT POLICY, ADOPTING THE CITY'S INVESTMENT STRATEGY, AND PROVIDING AN EFFECTIVE DATE OF DECEMBER 14, 2021.

MOTION TO APPROVE CARRIED 7-0.

F.8 CONSIDER RESOLUTION NO. 2021-043, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE CITIES OF ARLINGTON, FORT WORTH, HALTOM CITY, AND TARRANT COUNTY, FOR THE FY2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT FORMULA PROGRAM AWARD.

**APPROVED**

Director of Public Safety Jimmy Perdue presented item.

A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE RESOLUTION NO. 2021-043, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE CITIES OF ARLINGTON, FORT WORTH, HALTOM CITY, AND TARRANT COUNTY, FOR THE FY2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT FORMULA PROGRAM AWARD.

MOTION TO APPROVE CARRIED 7-0.

F.9 AUTHORIZE THE PURCHASE OF A FRAZER AMBULANCE AND ADDITIONAL PARTS AND EQUIPMENT FROM FRAZER, LTD., THROUGH ITS LICENSED FRANCHISE DEALER MAC HAIK DODGE CHRYSLER JEEP, IN THE AMOUNT OF \$360,000 THROUGH BUYBOARD CONTRACT #650-21.

**APPROVED**

Director of Public Safety Jimmy Perdue presented item.

**A MOTION WAS MADE BY COUNCIL MEMBER FARAM, SECONDED BY COUNCIL MEMBER DEUPREE TO AUTHORIZE THE PURCHASE OF A FRAZER AMBULANCE AND ADDITIONAL PARTS AND EQUIPMENT FROM FRAZER, LTD., THROUGH ITS LICENSED FRANCHISE DEALER MAC HAIK DODGE CHRYSLER JEEP, IN THE AMOUNT OF \$360,000 THROUGH BUYBOARD CONTRACT #650-21.**

**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**

**APPROVED**

Mayor Trevino announced that action is necessary as the result of discussion in Executive Session pursuant to Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employee - City Attorney.

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE THE 6TH AMENDMENT TO THE EMPLOYMENT CONTRACT WITH CITY ATTORNEY, MALESHIA MCGINNIS, AS DISCUSSED IN EXECUTIVE SESSION.**

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

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Rodriguez made the following announcements.

The NRH Fire Department is partnering with the Community Enrichment Center to assist families in need this holiday season. You can help by donating new, unwrapped toys and nonperishable food items to the Public Safety lobby at City Hall or any NRH Fire Station. Donations will be accepted through Christmas.

City Hall and other non-emergency city offices will be closed for the holidays on December 24 and December 31. Since Christmas Day and New Year's Day are on Saturday this year, there are no changes to the residential garbage and recycling schedules. Collections will be made on your regular days.

Kudos Korner - Staff from the Parks Department, Public Works, Public Safety & the

Library - We received several notes of appreciation for the NRH Christmas Tree Lighting event. "As I walked through to the tree lighting I was thankful to live in such a nice community!" one resident said. Another wrote: "It was so fun! Kudos to everyone who helped put it together!"

**I. ADJOURNMENT**

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

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Oscar Trevino, Mayor

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer