

**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  
NORTH RICHLAND HILLS, TX 76180  
DECEMBER 12, 2016**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 12th day of December 2016 at 5:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

Present:	Oscar Trevino	Mayor
	Tim Welch	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Tim Barth	Council, Place 4
	David Whitson	Council, Place 5
	Scott Turnage	Council, Place 6
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. Farmer	City Attorney

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 5:31 p.m.

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

Council had no questions for staff.

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

City Secretary Alicia Richardson introduced Chasity Karl, Records Analyst, new employee in the City Secretary's Office.



### **3. SMITHFIELD STATION & IRON HORSE STATION BRANDING PRESENTATION**

City Manager Mark Hindman informed Council the branding presentation would be provided by John Pitstick of Our Country Homes and Jody Hanson of Anderson Hanson and Blanton.

Ms. Hanson informed Council the Smithfield Station brand was inspired by the area's early history of cotton farming. The major industries relied on the railroad to transport the cotton to market. The St. Louis Southwestern Railway, nicknamed "The Cotton Belt Route", operated from 1891 to 1992. The logo was designed to reflect the proud history and future vision for the Smithfield Station.

The Iron Horse Station brand was inspired by the steam-driven railroad engine mode of transportation. The image of the horse reflects the area's heritage. The contemporary logo has modern colors of gray and red/orange, which acknowledge iron and heat.

Ms. Hanson commented that they are seeking consensus from Council to utilize the proposed brands to market the North Richland Hills Transit Oriented District areas.

Mayor Trevino advised that he is not in favor of the color scheme. The Council had no objection to the proposed design.

### **4. DISCUSS THE SCOPE AND PROCESS FOR THE 2018 STRATEGIC PLAN (I.E. COMPREHENSIVE PLAN)**

Assistant City Manager Paulette Hartman explained the philosophy and need for a Strategic Plan to guide decisions and planning for the City of North Richland Hills.

Planning Manager Clayton Comstock outlined the scope of the project and timeline for implementing the plan. Staff's intention is to create a Strategic Plan that is specific, measurable, achievable, realistic and time bound. A committee, comprised of 15 members, will identify goals and principles for the Strategic Plan. Mr. Comstock advised that the Plan includes: updated existing land use characteristics of the City and current build-out rate; revised population projections; small area plans; community design standards; infill and redevelopment strategy; transportation plan; and economic development strategy.

Staff envisions the 15-member committee, Strategic Plan Advisory Committee, conducting monthly meetings for one year beginning in March 2017. The meetings would either be held on Tuesday or Thursday. The membership of the committee could consist of: three (3) council members, two (2) Planning and Zoning Commission



members, and ten (10) members of the community, which could include existing board/commission members. Staff will schedule outreach and input meetings with the Committee and focus groups and existing organizations, such as: HOA boards, developers / real estate professionals, businesses, Citizen Civic Academy participants, Youth Advisory Committee, and school district administrations and boards. Mr. Comstock reviewed the project timeline with Council.

Council discussed the project and membership of the Committee. Mayor Trevino commented that he would like Mayor Pro Tem Welch to serve on the committee with Council members Wright Oujesky and Barth. Mayor Trevino asked Council if they had any opposition. There was no opposition from Council. Council discussed representation that would be best for the Committee and provided direction to Staff.

## **5. DISCUSS 2017 CITY COUNCIL MEETING SCHEDULE**

City Secretary Alicia Richardson informed Council the purpose of this item is to discuss the 2017 City Council meeting schedule. There are two meetings during the year that conflict with the Independent School District spring break and the Texas Election Code to canvass election results. In addition to the meetings (March 13 and May 22), the City Council traditionally cancels the second meeting in November and December.

In light of the conflicts, staff recommends that Council reschedule the March 13 and May 22 meetings to March 6 and May 15, respectively.

Council had no objection to modifying the 2017 meeting schedule as presented by staff and to cancel the November 27 and December 25 meetings.

Ms. Richardson informed Council an item would be brought forward at the next meeting to formally modify the 2017 meeting schedule.

## **EXECUTIVE SESSION**

Mayor Trevino announced at 6:16 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) 7301 NE Loop 820 and (2) Davis Boulevard and Mid Cities Boulevard intersection and 551.074: personnel matters to deliberate the employment, evaluation, and duties of public employees - city manager. Executive Session began at 6:23 p.m. and concluded at 7:00 p.m.

Mayor Trevino announced at 7:00 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 12, 2016 at 7:05 p.m.

Present:	Oscar Trevino	Mayor
	Tim Welch	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Tim Barth	Council, Place 4
	David Whitson	Council, Place 5
	Scott Turnage	Council, Place 6

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

### **A.1 INVOCATION**

Council member Whitson gave the invocation.

### **A.2 PLEDGE**

Council member Whitson 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 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 TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.**

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

- B.1 APPROVE MINUTES OF THE REGULAR NOVEMBER 14, 2016 CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A THREE (3) YEAR CONTRACT WITH SHI GOVERNMENT SOLUTIONS FOR MICROSOFT ENTERPRISE AGREEMENT WITH AN ANNUAL PAYMENT OF \$116,292.00.**
- B.3 AUTHORIZE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT FOR THE PURCHASE OF GOODS AND SERVICES WITH THE CITY OF BAYTOWN.**
- B.4 APPROVE CHANGE ORDER TO BID 17-001 THE PURCHASE OF THREE FIRE APPARATUS WITH SIDDONS-MARTIN EMERGENCY GROUP, LLC.**
- B.5 APPROVE PURCHASE TO MOTOROLA SOLUTIONS, INC. FOR PUBLIC SAFETY RADIOS AND ACCESSORIES IN THE AMOUNT OF \$94,424.72.**
- B.6 AUTHORIZE PAYMENT TO THE CITY OF FORT WORTH FOR THE ANNUAL RADIO SYSTEM SERVICES INFRASTRUCTURE IN THE AMOUNT OF \$154,965.00.**
- B.7 ADOPT JOINT RESOLUTION AUTHORIZING THE ANNUAL RENEWAL OF AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR 800 MHZ RADIO MAINTENANCE SERVICES.**
- B.8 AUTHORIZE PURCHASE FROM FARRWEST ENVIRONMENTAL SUPPLY, INC, AS GRANT FIDUCIARY FOR NORTHEAST FIRE DEPARTMENT ASSOCIATION (NEFDA), FOR REPLACEMENT HAZARDOUS MATERIALS IDENTIFICATION TOOL IN THE AMOUNT OF \$68,551.00.**
- B.9 AUTHORIZE PURCHASE FROM CASCO INDUSTRIES, INC FOR REPLACEMENT BREATHING APPARATUS EQUIPMENT AND ASSOCIATED PARTS IN THE AMOUNT OF \$399,561.45.**
- B.10 AUTHORIZE PURCHASE FROM ATLAS UTILITY SUPPLY COMPANY FOR BADGER WATER METER UNITS IN AN AMOUNT NOT TO EXCEED \$400,000.**



## **C. PUBLIC HEARINGS**

### **C.1 ZC 2016-16, ORDINANCE NO. 3439, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM POINT BLANK RANGE & GUN SHOP FOR A ZONING CHANGE TO REVISE PLANNED DEVELOPMENT 41 FOR THE PURPOSE OF INCLUDING THE "INDOOR SHOOTING RANGE" USE ON 2.1 ACRES LOCATED AT 6201 NE LOOP 820.**

#### **APPROVED**

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

Planning Manager Clayton Comstock informed Council the applicant is requesting a zoning change for property (former Staples building) located at 6201 NE Loop 820 to add the use of an "indoor shooting range". The area is designated on the Comprehensive Land Use Plan as "Transit Oriented Development" and the current zoning is NR-PD 41 Non-Residential Planned Development. Mr. Comstock provided site photos of the property.

Mr. Tom Millingham, owner of Point Blank Range, informed Council their first gun range opened four years ago and they currently have nine locations and two under construction. He is excited to open a range in Texas and honored to be a part of the North Richland Hills community. The proposed range will be approximately 8,800 square feet. He informed Council they promote responsible firearm ownership. The shooting lanes are constructed of AR 500 Steel, bullet proof glass, ballistic rubber, and triple HEPA filtration system. The range will have 20+ climate controlled shooting lanes (25 yards), which will accomodate both long guns and handguns. Mr. Millingham informed Council that membership is not required, but range passes will be available for purchase. The facility will offer several classes for the beginner and expert shooter. He informed Council approximately \$2,000,000 will be invested in the building. He plans to have five or six stores in the Dallas/Fort Worth area. Mr. Millingham commented that at the request of staff, limestone will be incorporated into the building. He also commented that he is willing to increase the screening height of the ventilation to 10' to ensure adequate screening of the equipment. He commented that 90% of the customers come from within a 10-mile radius. Given the demographics of the area, customers may be coming from a 5-mile radius.

In response to Mayor Pro Tem Welch's question, Mr. Millingham informed Council there is approximately 860,000 people within a 10-mile radius. His current locations are successful with the population base of 350,000 to 375,000. The population base is large enough to support both businesses.



In response to Council member Lombard's question, Mr. Millingham informed Council he has two locations that are refurbished stand alone buildings and one refurbished building that is an endcap in a shopping center. He commented that they will begin work in January and the range should be opening within six months. He informed Council that he is looking to open up additional ranges in the Dallas/Fort Worth area.

In response to Council member Rodriguez's question, Mr. Millingham advised their hours of operation are Monday - Friday from 10:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 8:00 p.m., and Sunday from 8:00 a.m. - 6:00 p.m. The range will be open 362 days out of the year. They are closed on Thanksgiving, Christmas, and Easter.

In response to Council member Lombard's question, Mr. Millingham advised that lanes are first come first served, and those who purchased a pass can reserve a lane.

Mr. Comstock presented staff's report. He reviewed the NR-PD permitted uses and proposed site improvements. The improvements include: 6-foot sidewalk along Loop 820; 6-foot sidewalk along Iron Horse Boulevard; replace light fixtures along Iron Horse Boulevard with "bell style" fixtures and "wrapping" light pole bases in Leuders limestone; opaque metal gates on dumpster enclosure; screening of ventilation system in rear; and building and landscaping improvements as shown on plans. The Planning and Zoning Commission, at their November 17, 2016 meeting, recommended approval with a vote of 6-0, subject to the ventilation equipment screening at the rear of the building being enclosed and eight feet (8') in height and some color articulation.

In response to Council member Lombard's question, Mr. Comstock clarified the ordinance before Council this evening includes the recommended language of the Planning and Zoning Commission.

In response to Mayor Trevino's question, Mr. Comstock informed Council the length of the wall at the rear of the building is approximately 40' to 50'.

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

Mr. Comstock informed Council that staff is requesting a reservation of land at the far southwest corner of the property, which is the northeast corner of the intersection of Iron Horse Boulevard and Northeast Loop 820. This land would be a future gateway feature into the Iron Horse Transit Oriented Development (TOD).

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3439.**



Council member Turnage advised that he would like the 10' wall to be an option for the property owner. He would be in favor of some type of articulation for the fence at the rear of the building.

Council member Turnage asked Council member Lombard to consider amending the motion to increase the screening wall on the rear of the building to 10' with some form of articulation, which could include some painting.

Council member Lombard accepted the amendment and Council member Rodriguez seconded the amendment.

Council member Wright Oujesky expressed that she is not in favor of the location for the proposed gun range.

Council member Lombard thanked staff for working with businesses and developers to redevelop this area.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3439, WITH THE STIPULATION THAT THE SCREENING WALL ON THE REAR OF THE BUILDING BE 10' IN HEIGHT WITH SOME FORM OF ARTICULATION, WHICH COULD INCLUDE PAINTING.**

**MOTION TO APPROVE CARRIED 6-1, WITH COUNCIL MEMBER WRIGHT OUJESKY VOTING AGAINST.**

**C.2 ZC 2016-11, ORDINANCE NO. 3440, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY P.C. FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1 SINGLE FAMILY AND R-2 SINGLE FAMILY ON APPROXIMATELY 0.61 ACRES LOCATED AT 6816 MEADOW ROAD.**

**APPROVED**

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

Principal Planner Clayton Husband introduced item C.2, ZC 2016-11 and companion item D.1, FP 2016-09. The applicant is requesting a zoning change from AG Agricultural to R-1 Single Family and R-2 Single Family for the purpose of incorporating property with adjacent property to become part of a subdivision on Frankie B and Buck Streets. The area is designated on the Comprehensive Land Use Plan as Low Density Residential and



the current zoning is AG Agricultural. Item D.1, FP 2016-09 is not associated directly with the zoning case, but is located to the south at the 7500 block of Buck Street. Mr. Husband provided site photos of the property.

Applicant David Zimmerman, 7524 Frankie B Street, informed Council that he purchased property on Frankie B Street and Buck Street. He had the opportunity to purchase additional land from an adjacent property owner and foreclosed lots from the county for tax delinquency. He proposes to build eight (8) homes on 3.5 acres.

Council had no questions for the applicant.

Mr. Husband presented staff's report. The owner proposes to create four lots for future construction of single-family residences. The proposed lots will have frontage on Buck Street. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations. The Planning and Zoning Commission, at their December 1, 2016 meeting, recommended approval with a vote of 6-0 for both ZC 2016-11 and FP 2016-09.

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

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER WHITSON TO APPROVE ORDINANCE NO. 3440.**

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

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2016-09 CONSIDERATION OF A REQUEST FROM Z FAMILY ENTERPRISES LLC FOR A FINAL PLAT OF HEWITT ESTATES ADDITION ON 1.535 ACRES LOCATED IN THE 7500 BLOCK OF BUCK STREET.**

**APPROVED**

This item was presented in conjunction with item C2.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY MAYOR PRO TEM WELCH TO APPROVE FP 2016-09.**

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



**D.2 FP 2016-10 CONSIDERATION OF A REQUEST FROM KENNETH AND KRISTY COLLINS FOR A FINAL PLAT OF LOT 6, BLOCK 2, CREEKSIDE ESTATES ADDITION ON 1.003 ACRES LOCATED AT 8724 STEWART DRIVE.**

**APPROVED**

Mayor Trevino informed Council the applicant has an ill child and is not able to attend the meeting. The Council's policy requires an applicant to be present, but it is certainly understandable why they are not in attendance. Mayor Trevino asked Council if they had any opposition to consider the request without the applicants.

There was no opposition from Council.

Principal Planner Clayton Husband informed Council the purpose of the final plat is to create a single lot for the construction of a single-family house on the property. The area is designated on the Comprehensive Land Use Plan as Low Density Residential and the current zoning is R-1 Single-Family Residential. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations. The Planning and Zoning Commission, at their November 17, 2016 meeting, recommended approval with a vote of 4-0. Mr. Husband provided site photos of the property.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE FP 2016-10.**

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

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

There were no items for this category.

**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 a result of the discussion in Executive Session pursuant to Section 551.074: personnel matters to deliberate the employment, evaluation, and duties of public employees - city manager.



**A MOTION WAS MADE BY MAYOR PRO TEM WELCH, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE AN AMENDMENT TO THE EMPLOYMENT CONTRACT WITH THE CITY OF NORTH RICHLAND HILLS AND CITY MANAGER MARK HINDMAN.**

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

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Mayor Pro Tem Welch made the following announcements.

The North Richland Hills Police and Fire Departments are holding a toy and food drive to benefit those who are less fortunate in our community. Residents are encouraged to share in the holiday spirit by dropping off new, unwrapped toys and nonperishable food items to the Police Department or any NRH Fire Station. Donations will be accepted through December 20.

City Hall and other non-emergency city offices will be closed for the holidays on Monday, December 26 and January 2. Garbage and recycling schedules will not change. Monday collections will be made as normal.

The December 26 City Council Meeting has been canceled. Our next regular meeting is scheduled for January 9 at 7:00 p.m.

Kudos Korner - Sarah Green in the Parks & Recreation Department - A citizen sent an email thanking Sarah and the city for the Signal Art Program. "It makes me smile daily. Thanks for making my neighborhood cool," he stated. Many people may not know that Sarah was the artist who created the "Hollywood Cowboys" images that have been on the signal boxes for the past few years and she is also behind the creation of the new artwork honoring 20th century music legends. North Richland Hills is very fortunate to have someone with her talent and creativity.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:14 p.m.

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Oscar Trevino, Mayor



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Alicia Richardson, City Secretary