

**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  
AUGUST 24, 2020**

**Webex Video Conference**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 24th day of August at 6:00 p.m. prior to the 7:00 p.m. regular Council meeting.

**CALL TO ORDER**

Mayor Trevino stated in accordance with the Texas Governor's March 13, 2020 Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act Provisions, this August 24, 2020 work session meeting of the North Richland Hills City Council is hereby called to order at 6:01 p.m.

Mayor Trevino stated that tonight's meeting will be conducted using Webex video conference in order to observe physical distancing to mitigate the spread of COVID-19.

Mayor Trevino conducted a roll call of City Council members to confirm the presence of a quorum.

Present via video conference:

Oscar Trevino, Mayor  
Tito Rodriguez, Deputy Mayor Pro Tem, Place 1  
Rita Wright Oujesky, Place 2  
Suzy Compton, Place 3  
Mason Orr, Associate Mayor Pro Tem, Place 4  
Mike Benton, Place 5  
Tim Welch, Place 7

Absent:

Scott Turnage, Mayor Pro Tem, Place 6

Staff present via video conference:

Mark Hindman, City Manager  
Alicia Richardson, City Secretary  
Maleshia B. McGinnis, City Attorney

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

City Council had no questions for staff.

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

City Manager Mark Hindman introduced new Information Technology Director Tim Grizzle.

### **EXECUTIVE SESSION**

#### **1. SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - CITY SECRETARY**

Mayor Trevino announced at 6:05 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.074: Personnel Matters to Deliberate the Employment, Evaluation, and Duties of Public Employees - City Secretary. Executive Session began at 6:11 p.m. and concluded at 6:20 p.m.

Mayor Trevino announced at 6:20 p.m. that City Council would convene to the regular City Council meeting.

### **REGULAR MEETING**

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

In accordance with the Texas Governor's March 13, 2020 Disaster Declaration and subsequent suspension of certain Texas Open Meetings Act Provisions, this August 24, 2020 meeting of the North Richland Hills City Council is hereby called to order at 7:00 p.m. using Webex video conference.

Mayor Trevino conducted a roll call of City Council members to confirm the presence of a quorum.

Present via video conference:

Oscar Trevino, Mayor

Tito Rodriguez, Deputy Mayor Pro Tem, Place 1

Rita Wright Oujesky, Place 2

Suzy Compton, Place 3

Mason Orr, Associate Mayor Pro Tem, Place 4

Mike Benton, Place 5

Tim Welch, Place 7

Absent:

Scott Turnage, Mayor Pro Tem, Place 6

Staff present via video conference:

Mark Hindman, City Manager

Alicia Richardson, City Secretary

Maleshia B. McGinnis, City Attorney

Clayton Comstock, Director of Planning

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

Associate Mayor Pro Tem Orr gave the invocation.

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

Associate Mayor Pro Tem Orr 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**

No items were removed from the consent agenda.

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

##### **APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM ORR TO APPROVE THE CONSENT AGENDA, AS PRESENTED.**

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

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- B.1 APPROVE MINUTES OF THE REGULAR AUGUST 10, 2020 CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN NORTH RICHLAND HILLS AND THE CITY OF ARLINGTON FOR REIMBURSEMENT OF OVERTIME SALARY COSTS ASSOCIATED WITH THE NORTH TEXAS ANTI-GANG CENTER TASK FORCE.**
- B.3 AUTHORIZE THE PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT USING A CITY CONTRACT WITH CASCO INDUSTRIES, INC., IN A TOTAL AMOUNT NOT TO EXCEED \$76,713.**
- B.4 CONSIDER RESOLUTION NO. 2020-036, AUTHORIZING THE APPLICATION FOR FISCAL YEAR 2020 ECONOMIC DEVELOPMENT ADMINISTRATION PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM INCLUDING CARES ACT FUNDING.**
- C. PUBLIC HEARINGS**
- C.1 ZC 2019-21, ORDINANCE NO. 3662, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAGE GROUP INC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 8616 DAVIS BOULEVARD AND 8612 PRECINCT LINE ROAD, BEING 2.4 ACRE DESCRIBED AS LOTS 1 AND 4, BLOCK 1, GIBSON ADDITION.**

**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 zoning change for 2.4 acres located at 8616 Davis Boulevard and 8612 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-1 commercial. Mr. Comstock provided site photos of the property.

Applicant representatives Jerry Hodge with Hodge and Associates, located at 1213 Huron Drive, Grapevine and Curtis Young with Sage Group Inc., located 1130 N. Carroll Avenue, Suite 200, Southlake presented request.

Mr. Hodge informed City Council the site once contained a convenience store, car wash and gas station. The proposed development is estimated at \$7.5 million. Mr. Hodge noted they included all landowners and developers in their discussion regarding the proposed

development. He shared with City Council they are willing to enter into a developer's agreement with the City. Mr. Hodges outlined the concerns--drainage and screening--received at the Planning and Zoning Commission. He mentioned they have an agreement with the property owners that are participating in the development. In response to the concern for existing landscaping, the driveway has been moved to preserve the existing trees located in the open space between the site and adjacent residential property.

Mr. Young provided an overview of the proposed development and Jody Short, with Lee Engineering LLC, located at 3030 LBJ Freeway, #1660, Dallas discussed the traffic constraints and flow and access to the site. They propose to enclose the existing driveways off Precinct Line Road and create an access point further away from Davis Boulevard that will flow into an internal circular driveway. The access from Precinct Line Road will be a right turn and left turn, with access coming from the development onto Precinct Line Road with a right turn only. Mr. Short mentioned the drainage for Zone B will move through an underground pipe going to the north, which significantly reduces the amount of sheet flow onto Zone E. This change is the result of concerns expressed at the Planning and Zoning Commission.

Mayor Trevino asked Cindy Morgan with Avatar Salon to comment on the proposed development. Ms. Morgan, 8624 Davis Boulevard, informed City Council Mr. Hodge included her from the beginning and she believes it will benefit the area and her business. The development will provide signage and a safer entrance for her employees and clients.

Council member Welch asked if the applicant considered a right-in/right-out driveway on Davis Boulevard by Discount Tire. Mr. Hodge informed City Council that the Texas Department of Transportation is looking at placing a raised median on Davis Boulevard.

Mr. Comstock informed City Council the site plan for Tidal Wave Auto Spa encompasses 1.4 acres and a 3,500 square foot express tunnel car wash with 27 self-service vacuum canopies. The landscape plan provides for 25% of the site to be landscaped. The landscape setback adjacent to Davis Boulevard and Precinct Line Road will include nine (9) street trees, 200+ shrubs, planting beds adjacent to building and parking area and variance to utilize "Texas Sabal Palm". The site plan for Brakes Plus encompasses 1 acre and a 4,960 square foot building. The building will have 21 parking spaces, eight (8) north facing overhead service bay doors, variance request for masonry screening wall located on east property line south of the building and screening fence proposed on north property line adjacent to Avatar Salon. The landscape plan for Brakes Plus provides for 40% of the site to be landscaped. The landscape setback adjacent to Precinct Line Road includes seven (7) street trees, 130+ shrubs and planting beds adjacent to building and parking areas. A buffer yard on the east property line will include seven (7) large

evergreen trees, 24 evergreen shrubs and six (6) preserved large trees. Mr. Comstock stated the traffic study recommends a single access point on Precinct Line Road, relocation of driveway and restriping of Precinct Line Road to accommodate left turn into new driveway. Mr. Comstock reviewed the proposed signage plan. Mr. Comstock commented the conditions for the planned development include a permitted use for an automobile repair shop use that expires three years from effective date of ordinance that converts to a legal non-conforming use. The planned development also states that window signs for the car wash are prohibited; Brakes Plus will have building signage on three sides; outdoor speakers are prohibited on the property; 8-foot polyethylene screening fence around rear parking lot of Brakes Plus, with waiver on remaining property line and waiver to plant "Sabal Palm" as a large tree for Tidal Wave Auto Spa. The Planning and Zoning Commission, at their August 6, 2020 meeting, recommended approval with a vote of 5-1, subject to screening wall at the northeast corner of the auto repair lot and prohibiting window signage on the car wash lot. Mr. Comstock advised that both recommendations have been addressed with the proposed ordinance text and exhibits.

Mayor Trevino asked Director of Public Works Caroline Waggoner to comment on the concerns expressed with exiting left to go southbound on Davis Boulevard from the site. Ms. Waggoner informed City Council the Texas Department of Transportation intends to pursue the raised median project on Davis Boulevard. The location by Discount Tire is a prime example of why the raised median is warranted on Davis Boulevard. Staff does not have a date certain when the project will take place on Davis Boulevard, but it will become a right-in/right-out driveway when the raised medians are installed on Davis Boulevard.

Mayor Trevino asked Assistant City Secretary Traci Henderson to call on those who wished to speak during the public hearing. The following people spoke in opposition Mr. Matthew Miller, 7021 Avery Lane, Colleyville; Mr. Tim Vokes, 7000 Avery Lane, Colleyville; Chris Ladesich, 7109 Benjamin Way, Colleyville; and Ms. Ranee Horton, 6920 Benjamin Way, Colleyville.

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

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE ORDINANCE NO. 3662, ZONING CHANGE FROM C-1 TO NR-PD AT 8616 DAVIS BOULEVARD AND 8612 PRECINCT LINE ROAD, BEING 2.4 ACRES DESCRIBED AS LOTS 1 AND 4, BLOCK 1, GIBSON ADDITION TO INCLUDE THE SCREENING FENCE ON THE NORTH AND THE THREE SIGNS FOR BRAKES PLUS.**

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

## **D. PLANNING AND DEVELOPMENT**

### **D.1 FP 2020-06 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT LLC FOR A FINAL PLAT OF THORNBRIDGE NORTH PHASE 2, BEING 5.007 ACRES LOCATED AT 8145 PRECINCT LINE ROAD.**

#### **APPROVED**

Director of Planning Clayton Comstock informed City Council the applicant is requesting a final plat for 5.007 acres located at 8145 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as low density and the current zoning is R-2 single family residential. Mr. Comstock provided site photos of the property.

Applicant representative Edward Chadwick with Baird, Hampton & Brown, located at 949 Hilltop Drive, Weatherford, presented the request to consider the final plat for 17 single-family lots for Phase 2 of Thornbridge North. The preliminary plat was approved with variances for lot depth for Lots 5 and 2, and minimum lot width for Lots 6, 7 and 8. There will be public access off Precinct Line Road from existing streets from Phase 1 of Thornbridge North. Mr. Chadwick and was available to answer questions from City Council.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their August 6, 2020 meeting, recommended approval with a vote of 5-0-1, with Commissioner Welborn abstaining, subject to the Development Review Committee. The applicant has addressed all the comments and staff recommends approval of the request.

Mayor Trevino asked Mr. Comstock to address the Homeowner Association for this development, because he does not want the homeowners to run into the same problems as Thornbridge East Phase 5.

Mr. Comstock informed City Council this plat has 17 lots and no open space areas with common ownership. Staff has been made aware that Thornbridge North Phase 1 will be annexing the 17 lots of Phase 2, which will be covered by their Homeowner Association. Staff has a copy of their filed instruments.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE FP 2020-06.**

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

## **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 City Council would take action on Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - City Secretary. Mayor Trevino asked Mr. Hindman to introduce the item.

Mr. Hindman announced that the City Council met in Executive Session to consider the performance of City Secretary Alicia Richardson. The City Council indicated their support of Ms. Richardson who has been the City Secretary since 2014 and they desire to extend her contract to June 23, 2023. The City Council also approved a functional title of Chief Governance Officer to more effectively describe her duties to the public. Ms. Richardson's official job title will be City Secretary/Chief Governance Officer. Based on discussion in Executive Session, he recommends that City Council authorize the mayor to execute the seventh amendment to the employment contract between North Richland Hills and Alicia Richardson.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM ORR TO APPROVE THE EMPLOYMENT CONTRACT WITH ALICIA RICHARDSON, AS PRESENTED.**

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

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Benton made the following announcements.

City Hall and other non-emergency City offices will be closed on Monday, September 7, in observance of the Labor Day Holiday. The Animal Adoption & Rescue Center, Library, Tennis Center and Senior Center will also be closed. The NRH Centre and Iron Horse Golf Course will be open. Garbage and recycling will not be collected. Monday collections will shift to Tuesday and Tuesday collections will be picked up on Wednesday.

Keep NRH Beautiful is seeking volunteers for the annual Trash Bash Litter Cleanup event

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on Saturday, September 26. Trash bags, gloves and safety vests will be supplied for all volunteers. To help protect the health of our community, volunteers will be asked to follow current health protocols for wearing a face covering, social distancing and sanitizing. Register by September 1 to receive a free t-shirt. You can sign up on the city's website at [nrhtx.com/trashbash](http://nrhtx.com/trashbash).

Kudos Korner - Amy Stephens, Robert Alt, Jeremy Baugh, Nick Burns, Bryant Harvey and Katherine Ratcliff in Information Technology and Charles Swanigon in Communications - A department director shared her appreciation for the extra time and effort these staff members have put in since March to make sure our public meetings can take place. Without their expertise and dedication, video conference meetings such as this one we are having tonight would not happen. They are always ready and willing to troubleshoot problems and improve processes, and we appreciate all that they do.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:54 p.m.

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Oscar Trevino, Mayor

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer