

**CITY OF FORT WORTH, TEXAS**  
**CITY COUNCIL MEETING**  
**TUESDAY, APRIL 8, 2025**

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**Present:**

Mayor Mattie Parker  
Mayor Pro tem Gyna M. Bivens, District 5  
Council Member Carlos Flores, District 2  
Council Member Michael D. Crain, District 3  
Council Member Charlie Lauersdorf, District 4  
Council Member Jared Williams, District 6  
Council Member Macy Hill, District 7  
Council Member Chris Nettles, District 8  
Council Member Elizabeth Beck, District 9  
Council Member Alan Blaylock, District 10  
Council Member Jeanette Martinez, District 11

**Staff Present:**

Jesus “Jay” Chapa, City Manager  
Leann Guzman, City Attorney  
Jannette S. Goodall City Secretary

**CALL TO ORDER**

With a quorum of the City Council Members present, Mayor Parker called the City Council Regular Session of the Fort Worth City Council to order 6:04 p.m. on Tuesday, April 8, 2025, in the City Council Chamber of the Fort Worth City Hall, 100 Fort Worth Trail, Fort Worth, Texas.

**INVOCATION - Reverend Hazel Thomas, Texas Health Harris Methodist**

The invocation was provided by Reverend Hazel Thomas, Texas Health Harris Methodist.

**PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS - (State of Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.")**

The Pledges of Allegiance to the United States of America and the State of Texas were recited.

**SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.**

1. [25-5021](#) Recognition for Autism Awareness Month

Mayor Pro tem Bivens presented a Certificate of Recognition for Autism Awareness Month.

2. [25-5019](#) Recognition for Child Abuse Prevention Month

Mayor Parker presented a Certificate of Recognition for Child Abuse Prevention Month.

3. [25-5023](#) Recognition to Fort Worth Police Department, Sansom Park Fire Department and MedStar on Above-and-Beyond Work

Council Member Flores presented a Certificate of Recognition to the Fort Worth Police Department, Fire Department, MedStar, and Sansom Park Fire Department for Above-and-Beyond Work.

4. [25-5025](#) Recognition to the Latin Express Band

Council Member Flores presented a Certificate of Recognition for the 50th Anniversary to Latin Express Band.

5. ~~25-5044~~ 5. Recognition to the 10th Anniversary of the Texas Blossoms

Council Member Martinez presented a Certificate of Recognition for the 10th Anniversary of the Texas Blossoms.

6. [25-5027](#) Recognition for Global Volunteer Month

Council Member Crain presented a Certificate of Recognition for Global Volunteer Month to Stone's Throw Farm Co., Saving Hope Animal Rescue, Academy 4, Meals on Wheels Inc. of Tarrant County, Presbyterian Night Shelter, Taste Project, and Fort Worth Community Collaborative.

7. [25-5040](#) Recognition to Como Community Organizations and Individuals

Council Member Williams presented Certificates of Recognition for Lake Como's 120 Years, 200 Years of the Lake Como Cemetery, 80 Years of the Twilight Civic Club, 75 Years of the W.H. Wilburn Como Day Parade, and to Neighborhood Patrol Officer David Nicholson.

8. Recognition to the Great Hearts Lakeside JV Girls Basketball Team for Winning the North Texas Regional Championship

Council Member Williams presented a Certificate of Recognition to the Great Heart Lakeside JV Girls Basketball Tea for Winning the North Texas Regional Championship.

**ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**

City Manager Chapa requested that M&C 25-0293 be removed from the Consent Agenda for individual consideration.

**ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF**

City Manager Chapa requested that M&C 25-0288 be withdrawn from the Council Agenda.

Bob Willoughby appeared before Council in opposition to M&C 25-0297.

Justin Wells appeared before Council in support of M&C 25-0293.

William Burgan appeared before Council in support of M&C 25-0285.

Chris Wood appeared before Council in support of M&C 25-0298.

Adrian Smith completed speaker cards in opposition to M&Cs 25-0286, 25-0282, and 25-0297 and was recognized by Mayor Parker but was not present in the Council Chamber.

Rick Irving appeared before Council in support of M&C 25-0285.

## CONSENT AGENDA

Motion: Council Member Nettles made a motion, seconded by Council Member Hill, that the Consent Agenda be approved as amended. Motion passed 11-0.

### A. General - Consent Items

1. [M&C 25-0285](#) (ALL) Authorize Execution of a License Agreement with Tarrant County Vietnam Memorial Foundation, a Texas Non-Profit Corporation, for Installation of a Tarrant County Vietnam War Memorial at Veterans Memorial Park, a City-Owned Property Located at 4120 Camp Bowie Boulevard, Fort Worth, Texas 76107, Authorize Future Community Partnerships Fund Contribution to Tarrant County Vietnam Memorial Foundation in the Amount Up to \$200,000.00 as a One-Time Capital Contribution to Support the Construction of Vietnam Memorial at the Veterans Memorial Park, Find that the Contribution Serves a Public Purpose and that Adequate Controls are in Place, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2025–2029 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 27565-04-2025

2. [M&C 25-0286](#) (CD 7) Reallocate \$450,000.00 in Residual Balance from the Substantially Complete Diamond Hill Community Center Project to the Betsy Price Community Center Project; Authorize Reimbursement Agreement with Atmos Energy in the Amount of \$140,000.00 for Service Line Extension for the Betsy Price Community Center; Authorize Amendment Number 2 with CMJ Engineering in the Amount of \$9,093.54, Bringing Total Contract Amount to \$108,459.85; Adopt Appropriation Ordinance and Amend the Fiscal Years 2025-2029 Capital Improvement Program (2018 Bond Program)

Motion: Approved. Appropriation Ordinance No. 27566-04-2025

3. [M&C 25-0292](#) (CD 2) Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Aviation Gas Lease Capital Projects Fund by \$111,000.00, from Available Gas Lease Royalties in the Aviation Gas Lease Capital Projects Fund, for the Purpose of Funding the Meacham Maintenance Programmable Project; and Amend the Fiscal Years 2025-2029 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 27567-04-2025

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4. [M&C 25-0298](#) (ALL) Authorize Execution of Non-Exclusive Agreements with Multiple Vendors for Weight Management Programs in a Combined Annual Amount Up to \$400,000.00 for the Initial Term and Authorize Four One-Year Renewal Options for the Same Annual Amount for the Human Resources Department

Motion: Approved.

5. [M&C 25-0303](#) (ALL) Adopt Appropriation Ordinances Increasing Estimated Receipts and Appropriations in the Fleet & Equipment Services Fund in the Amount of \$1,285,720.00, from Available Net Position, for the Purpose of Transferring Funds to the Fleet Capital Projects Fund for the Purchase of a New Fleet and Fuel Management System, Approve All Associated Transfers, Amend the Fiscal Year 2025 Adopted Budget and Fiscal Years 2025-2029 Capital Improvement Program

Motion: Approved. Appropriation Ordinance Nos. 27568-04-2025 and 27569-04-2025

6. [M&C 25-0307](#) (CD 6) Adopt an Ordinance Changing the Name of Worth Creek Parkway to Tarleton State Parkway

Motion: Approved. Ordinance No. 27570-04-2025

**B. Purchase of Equipment, Materials, and Services - Consent Items**

1. [M&C 25-0282](#) (ALL) Authorize Execution of a Consulting Services Agreement with Moore Iacofano Goltsman, Inc. (MIG) in an Amount Up to \$759,598.00 for Completion of the 2050 Fort Worth Comprehensive Plan Including Future Land Use Plan with an Initial Two-Year Term and Up to Two One-Year Renewals

Motion: Approved.

2. [M&C 25-0296](#) (ALL) Authorize the Execution of Non-Exclusive Contracts with Brady Industries of Texas, LLC and HD Supply Facilities Maintenance, Ltd Using Identified Omnia Partners Cooperative Agreements for Janitorial Supplies for a Combined Annual Amount Up to \$1,000,000.00 and Authorize Two One-Year Renewal Options for Omnia Partners 152610 and Three One-Year Renewal Options for Omnia Partners 2020002299 in the Same Annual Amount for All City Departments

Motion: Approved.

3. [M&C 25-0300](#) (ALL) Authorize Rejection of All Responses to Request for Proposal No. 25-0065 Instrumentation Equipment, Replacement Parts and Related Services for the Water Department

Motion: Approved.

#### C. Land - Consent Items

1. [M&C 25-0288](#) (Future CD 7) Authorize Execution of a Pre-Annexation Agreement with Beaten Path Development-Boat Club, LLC, for Approximately 93.075 Acres of Land Located in Fort Worth's Extraterritorial Jurisdiction in Tarrant County

*Property Description: 93.075 acres of land located in the extraterritorial jurisdiction at 9951 Morris Dido Newark Road (FM 1220)*

Motion: It was the consensus of the City Council that M&C 25-0288 be withdrawn from the Council Agenda and brought back at a later date.

2. [M&C 25-0305](#) (CD 5) Authorize the Acquisition of 0.461 Acres of Right-of-Way Easement and 0.142 Acres of Temporary Construction Easement from Real Property Owned by 7225 Randol Mill Rd, a Protected Series of Perez Elite Series, LLC, Located at 7225 Randol Mill Road, Fort Worth, Tarrant County, Texas 76120 in the Amount of \$180,000.00 and Pay Estimated Closing Costs in an Amount Up to \$3,000.00 for a Total Cost of \$183,000.00 for the Randol Mill Hazardous Road Overtopping Mitigation Project

*Property Description: 0.461 acres of right-of-way easement and 0.142 acres of temporary construction easement described as William Masters Survey, Abstract No. 1048 located at 7225 Randol Mill Road*

Motion: Approved.

3. [M&C 25-0309](#) (CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest in Land and Improvements, with Reservation of a Life Estate, in Lots 5, 6, and 7, Block 6, of Lakeland Addition, Located at 8525 Shelby Lane, Fort Worth, Tarrant County, Texas 76135 from Steven G. Swartz and Donella Swartz for \$546,000.00, Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$556,000.00, and Dedicate the Property as Parkland as an Addition to the Fort Worth Nature Center and Refuge Upon Termination of the Life Estate

*Property Description: Lots 5, 6, and 7, Block 6, Lakeland Addition, located at 8525 Shelby Lane*

Motion: Approved.

4. [M&C 25-0310](#) (CD 5) Authorize the Acquisition of Approximately 0.952 Acres in a Temporary Access Easement From Real Property Owned by JPCENTRE (TX) LLC Located at 14800 Frye Road, Fort Worth, Tarrant County, Texas 76155 in the Amount of \$165,900.00 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$175,900.00 for the CentrePort Trail Phase 2 Project

*Property Description: 0.952 acres of temporary access easement described at Lot 3R1, Block 305, Centreport Addition, located at 14800 Frye Road*

Motion: Approved.

5. [M&C 25-0313](#) (CD 7) Authorize Execution of a Fourth Amendment to the Lease Agreement with the National Cowgirl Museum and Hall of Fame, Inc., Located at 1720 Gendy Street, Fort Worth, Tarrant County, Texas, to Increase the Leased Premises by 709 Square Feet to Allow for an Expansion of the Museum and Find that the Amendment Serves a Public Purpose and that Adequate Controls are in Place to Ensure that the Public Purpose is Accomplished

*Property Description: 709 square feet described Lot 2, Block 1, Fort Worth Meacham of Science and History Addition, located at 1720 Gendy Street*

Motion: Approved.

**D. Planning & Zoning - Consent Items**

1. [M&C 25-0290](#) (CD 8) Adopt Ordinance Vacating a Portion of Milano Avenue, between Mansfield Avenue and Magnolia Avenue to be Replatted as a Separate Lot for a New Single Family Home

Motion: Approved. Ordinance No. 27571-04-2025

**E. Award of Contract - Consent Items**

1. [M&C 25-0283](#) (ALL) Authorize Execution of the First Amendment to City Secretary Contract No. 58555 with iT1 Source, Inc. to Increase the Annual Contract Amount by \$281,000.00 for a Revised Annual Amount Not to Exceed \$381,000.00 for the Purchase of Technology Solutions, Products, and Services, Including, But Not Limited to, CADVOICE Alert Systems, for the Information Technology Solutions Department and Fire Department

Motion: Approved.

2. [M&C 25-0287](#) (CD 7) Authorize Execution of Amendment Number 1 to City Secretary Contract No. 62766, a Community Facilities Agreement with Crescent Property Services, LLC, Increasing City Participation by \$981,148.43 for the Community Facilities Agreement-Camp Bowie Improvements Project

Motion: Approved.

3. [M&C 25-0289](#) (CD 3 and CD 7) Authorize Execution of a Contract with Mountain Cascade of Texas, LLC in the Amount of \$7,086,991.00 for Westside Treatment Plant III 30" Water Transmission Main Project Phase 2, Adopt Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program

Motion: Approved. Resolution 6075-04-2025 and Appropriation Ordinance No. 27572-04-2025



4. [M&C 25-0291](#) (CD 3) Authorize Execution of a Community Facilities Agreement with PMB Team Ranch Devco LLC, with City Participation in an Amount Up to \$2,704,245.59, for Oversizing an 8-Inch Water Main to 16-Inches and an 8-Inch Sewer Main to 18-Inches, 20-Inches and 27-Inches for Anticipated Future Growth for Southwest Fort Worth, Authorize Execution of an Interlocal Agreement with Tarrant County, Texas with City Participation in an Amount Up to \$475,584.96 for Repairs to Old Aledo Road and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2025-2029 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 27573-04-2025

5. [M&C 25-0294](#) (ALL) Authorize Execution of a Sole Source Agreement with Leeds Precision Instruments, Inc. for a Leeds LCF3 Firearms Comparison Microscope in the Amount of \$100,392.00 for the Police Department with Four One-Year Renewal Options

Motion: Approved.

6. [M&C 25-0295](#) (ALL) Authorize Execution of a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator for the General Election to be Held on May 3, 2025, for the Purpose of Electing a Mayor and Council Members for City Council Districts 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in the Estimated Amount of \$247,943.00 Plus a 25% Contingency, for a Maximum of \$309,929.00, and Authorize Advance Payment of a Seventy-Five Percent Deposit in the Amount of \$185,957.25

Motion: Approved.

7. [M&C 25-0297](#) (ALL) Authorize Execution of Contracts with CLC Inc. (Community Learning Center), Literacy United, The Women's Center of Tarrant County, Unbound Now, Big Brothers Big Sisters Lone Star and Girls Inc. of Tarrant County from the Crime Control & Prevention District Community Based Programs Fund in the Total Program Amount of Up to \$2,137,221.34 to Operate Crime Prevention Programming that Benefits Fort Worth Residents

Motion: Approved.

8. [M&C 25-0299](#) (ALL) Authorize Execution of a Sole Source Agreement with Forensic Technology, Inc. for an Integrated Ballistic Identification System in the Amount of \$147,494.00 for the Police Department with Four One-Year Renewal Options

Motion: Approved.

9. [M&C 25-0302](#) (CD 9) Authorize Execution of a Fourth Amendment to City Secretary Contract No. 31742, an Agreement with Omni Fort Worth Partnership, L.P., for Exclusive Food, Beverage and Alcoholic Beverage Series at the Fort Worth Convention Center, to Authorize Omni Fort Worth Partnership, L.P. to Manage and Operate a New Coffee Bar Location, Authorize the City of Fort Worth to Purchase Equipment and Smallwares for its Operation in an Amount Up to \$100,000.00, and Establish a Percentage of Gross Receipts Payable to the City for Concession Services at the Coffee Bar Location

Motion: Approved.

10. [M&C 25-0301](#) (CD 7) Authorize Execution of an Economic Development Program Agreement with ACS DC Hicks Field Road, LLC or an Affiliate, to Provide Up to Ten Annual Grants, Ranging from 35% and Increasing to 70% of Business Personal Property, Based on Certain Requirements, to Establish a Data Center Campus in the City of Fort Worth and Associated Employment Commitments

Motion: Approved.

11. [M&C 25-0304](#) (CD 6, CD 8 and CD 11) Authorize Execution of Change Order No. 1, in the Amount of \$195,290.00 and the Addition of 50 Calendar Days to the Construction Contract with Capko Concrete Structures, LLC for the 2024 Concrete Restoration Contract No. 3 Project for a Revised Contract Amount of \$2,788,815.00

Motion: Approved.

12. [M&C 25-0306](#) (ALL) Authorize Execution of Individual Contracts for Construction Inspection Services with 1836 Engineering, LLC, Atlas Technical Consultants, LLC, Dunaway Associates, LLC, Foster CM Group, Inc., Halff Associates, Inc., Lamb-Star Engineering, L.P., Lina T. Ramey and Associates, Inc., Lochmuellar Group, Inc. DBA Multatech Engineering, Inc., Raba Kistner, Inc., RS&H, Inc., TranSystems Corporation dba TranSystems Corporation Consultants, and VRX, Inc., in the Amount of \$1,000,000.00 Per Firm and Each With Four Optional Renewals

Motion: Approved.

13. [M&C 25-0311](#) (CD 9) Authorize Execution of a Contract for Construction Services with Morales Construction Services, Inc. in an Amount of \$1,577,025.00 for the Bob Bolen Classroom Expansion Project

Motion: Approved.

14. [M&C 25-0312](#) (ALL) Authorize Execution of Amendment Number 7 to City Contract with Benevate, LLC. to Authorize Funding for a Fifth Renewal Term and to Increase the Total Contract Amount by \$135,000.00 for a New Total Amount Up to \$885,000.00 for Neighborly Software Licenses and Training for the Neighborhood Services Department

Motion: Approved.

#### **PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS**

1. [25-5029](#) Notice of Claims for Alleged Damages or Injuries

End of Consent Agenda.

**D. Planning & Zoning - Removed from Consent Agenda**

Mayor Parker advised that she would be recusing herself from voting on M&C 25-0293.

2. [M&C 25-0293](#) (CD 9) Adopt an Ordinance Vacating a Portion of W. Cannon Street, West of 9th Avenue, to be Replatted with the Adjoining Property for a Potential Hospital Expansion for Cook Children's Healthcare System

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that M&C 25-0293 be approved and Ordinance No. 27574 be adopted. Motion passed 10-0, with one recusal from Mayor Parker.

**ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF**

**1. Upcoming and Recent Events**

Mayor Pro tem Bivens and Council Members Flores, Lauersdorf, Williams, Nettles, Beck, and Martinez presented upcoming and recent events within the City and various Council districts.

**2. Recognition of Citizens**

There was no recognition of citizens.

**3. Approval of Ceremonial Travel**

There was no approval of ceremonial travel.

Bob Willoughby appeared before Council in support of Item 25-5038.

**PRESENTATIONS BY THE CITY COUNCIL**

Council Proposal - NONE

There were no Council Proposals.

Changes in Membership on Boards and Commissions

1. [25-5033](#) Board Appointment - District 6

Motion: Council Member Williams made a motion, seconded by Council Member Nettles, that Dena Ashton be appointed to the Park & Recreation Advisory Board for a partial term effective April 8, 2025, and with a term ending October 1, 2026. Motion passed 11-0.

**PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS,  
COMMISSIONS AND/OR CITY COUNCIL COMMITTEES**

There were no presentations and/or communications from boards, commissions, and/or City Council committees.

**RESOLUTIONS**

1. [25-5035](#) A Resolution Designating Dave Lewis and Joel McElhany, as Park and Recreation Department Director and Assistant Director, Respectively, to Serve as Ex-Officio Members of the Board of Directors of Streams & Valleys, Inc., a Texas Non-Profit Corporation

Motion: Council Member Hill made a motion, seconded by Council Member Beck, that Resolution No. 6076-04-2025 be adopted. Motion passed 11-0.

2. [25-5036](#) A Resolution Designating Park and Recreation Department Director Dave Lewis to Serve as a Member of the Board of Directors of Mayfest, Inc., D/B/A the Trinity Collaborative, Inc., a Texas Non-Profit Corporation

Motion: Council Member Hill made a motion, seconded by Council Member Beck, that Resolution No. 6077-04-2025 be adopted. Motion passed 11-0.

3. [25-5037](#) A Resolution Designating Assistant City Manager Dana Burghdoff to Serve as an Advisory Director of the Board of Directors of the Botanical Research Institute of Texas, Inc., a Texas Non-Profit Corporation, and Designating Park and Recreation Department Director Dave Lewis to Serve as an Advisory Director of the Board of Directors of BRIT Landowner, a Texas Non-Profit Corporation

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Resolution No. 6078-04-2025 be adopted. Motion passed 11-0.

4. [25-5038](#) A Resolution Repealing Resolution 4900-01-2018, which Established an Amended and Revised Charter for the Audit Committee, to Allow this Committee to Operate in a Manner Consistent with Other City Council Committees

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Resolution No. 6079-04-2025 be adopted. Motion passed 11-0.

## **PUBLIC HEARING**

1. [M&C 25-0284](#) (CD 3) Conduct Public Hearing to Consider Variance from Section 4-4 of the City Code to Allow Mixed Beverages for On-Premise Consumption within 300 Feet of a Church at a Restaurant Located at 3005 Lackland Road

(PUBLIC HEARING - a. Report of City Staff: Beth Knight; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

Mayor Parker opened the public hearing.

### **a. Report of City Staff**

Beth Knight, Development Services Department, appeared before Council and provided a staff report.

### **b. Public Comment**

Mahmood Dhanani completed a speaker card in support of M&C 25-0284 and was recognized by Mayor Parker but did not wish to address Council.

### **c. Council Action**

Motion: Council Member Crain made a motion, seconded by Council Member Nettles, that the public hearing be closed and M&C 25-0284 be approved. Motion passed 11-0.

## **ZONING HEARING**

The City Council, at its meeting of March 11, 2025, continued Zoning Docket ZC-24-140.

1. [ZC-24-140](#) (CD 11) Bryan Ramirez / Dilcia Ramirez, 2816 Bird Street, (0.492 acres) From: "A-5" One-Family Residential To: "B" Two-Family Residential (Recommended for Approval by the Zoning Commission)(Continued from a Previous Meeting)

Bryan Ramirez completed a speaker card in support of Zoning Docket ZC-24-140 and was recognized by Mayor Parker but did not wish to address Council.

Rick Herring completed a comment card in opposition to Zoning Docket ZC-24-140.

Motion: Council Member Martinez made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-24-140 be approved as amended to "PD/B" Planned Development for all uses in "B" Two-Family excluding community home, boarding home facility, and government office with a development standard for a minimum of three parking spaces per dwelling unit, site plan required. Motion passed 11-0.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 21653-02-2015 hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on March 23, 2025.

Mayor Parker opened the public hearing.

2. [ZC-25-005](#) (CD 8) Josh Eadie / Bo Trainor, 6620 & 6700 Village Parkway; 1601 Altamesa Boulevard and 6625 Camelot Road, (16.67 acres) From: "ER" Neighborhood Commercial Restricted & "E" Neighborhood Commercial To: "PD/D" Planned Development for "D" High Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and the ROW; site plan included (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-25-005 and were recognized by Mayor Parker but did not wish to address Council:

Josh Eadie, Dallas, Texas  
Travis Clegg

Adrian Smith completed a speaker card in opposition to Zoning Docket ZC-25-005 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Council Member Nettles made a motion, seconded by Council Member Williams, that Zoning Docket ZC-25-005 be approved. Motion passed 11-0.

3. [SP-25-003](#) (CD 6) Kevin Afkami, Make SM, Inc. / Andrew Yeoh, Triangle Engineering, 7601 Summer Creek Drive, (0.76 acres) To: Add site plan in "PD246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with Development Services Department for a restaurant (Recommended for Approval by the Zoning Commission)

Andrew Yeoh completed a speaker card in support of Site Plan SP-25-003 and was recognized by Mayor Parker but did not wish to address Council.

Adrian Smith completed a speaker card in opposition to Site Plan SP-25-003 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Council Member Williams made a motion, seconded by Council Member Beck, that Site Plan SP-25-003 be approved. Motion passed 11-0.

4. [SP-25-004](#) (CD 9) Riokim Montgomery, LP / Felipe Rocha, Atwell, LLC / Bassam Abusad, JLL, 549 Carroll Street, (1.31 acres) To: Amend restaurant site plan in PD 574 Planned Development for all uses in "MU-2" High Intensity Mixed-Use with "DD" Demolition Delay to demo concrete parking, drive areas, create dual drive-thru lanes and add 212 sf. (Recommended for Approval by the Zoning Commission)

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Site Plan SP-25-004 be approved. Motion passed 11-0.

5. [ZC-25-014](#) (CD 9) FW Westside RE Investors, LLC / Ray Oujesky, Kelly Hart & Hallman LLP, 222 N University Drive & SEC of 100 N University Drive, (1.38 acres) From: "J" Medium Industrial To: "MU-2" High Intensity Mixed-Use (Recommended for Approval by the Zoning Commission)

Ray Oujesky completed a speaker card in support of Zoning Docket ZC-25-014 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that Zoning Docket ZC-25-014 be approved. Motion passed 11-0.



6. [ZC-25-018](#) (CD 5) Miguel Valdez / Jonathan Saldana & Alejandra Diaz, DDS Group, 3207 & 3211 House Anderson Road, (0.83 acres) From: "AG" Agricultural To: "A-21" One-Family Residential (Recommended for Approval by the Zoning Commission)

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Beck, that Zoning Docket ZC-25-018 be approved. Motion passed 11-0.

7. [ZC-25-025](#) (CD 11) Fort Worth Badminton LLC by Kimley Horn, 3001 and 3015 Fisher Avenue, (4.80 acres) From: "ER" Neighborhood Commercial Restricted To: "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)

John Ainsworth completed a speaker card in support of Zoning Docket ZC-24-025 and was recognized by Mayor Parker but did not wish to address Council.

Rick Herring completed a comment card in support of Zoning Docket ZC-24-025.

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that Zoning Docket ZC-24-025 be approved. Motion passed 11-0.

8. [ZC-25-026](#) (CD 10) Hannah Haber, McAdams / Bo Jones, LIV Development, LLC, Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP, 15800 - 15900 blocks Championship Parkway, (17.20 acres) From: "K" Heavy Industrial To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for reduction in open space, reduction in parking, increase in height, no Urban Forestry requirements, MFD site plan waiver; site plan provided (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-25-026 and were recognized by Mayor Parker but did not wish to address Council:

Ray Oujesky  
Bo Jones, Homewood, Alabama

Motion: Council Member Blaylock made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-25-026 be approved. Motion passed 11-0.

9. [ZC-25-030](#) (CD 10) Amir Namakforoosh, 10620 N Riverside Drive, (7.68 acres) From: "FR" General Commercial Restricted To: "MU-1" Low Intensity Mixed-Use (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-25-030 and were recognized by Mayor Parker but did not wish to address Council:

Amir Namakforoosh, San Antonio, Texas  
Jack Traeger, Dallas, Texas

Motion: Council Member Blaylock made a motion, seconded by Council Member Beck, that Zoning Docket ZC-25-030 be approved. Motion passed 11-0.

10. [ZC-25-034](#) (CD 8) Scott Gibson, 12195 South Freeway, (7.30 acres) From: "AG" Agricultural and "E" Neighborhood Commercial To: "CF" Community Facilities (Recommended for Approval by the Zoning Commission)

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Zoning Docket ZC-25-034 be approved. Motion passed 11-0.

11. [ZC-25-004](#) (CD 11) Josh Eadie / Amanda Matas / Bo Trainor, 521 & 2109 Beach Street and 4021, 4025 E. 4th Street, (31.33 acres) From: "I" Light Industrial and "B" Two-Family Residential To: "PD/D" Planned Development for "D" High Density Multifamily plus detached multifamily with development standards for less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing in front of building and along the ROW, no tree canopy preservation requirement; site plan included (Recommended for Approval by the Zoning Commission)

Josh Eadie, Dallas, Texas, completed a speaker card in support of Zoning Docket ZC-25-004 and was recognized by Mayor Parker but did not wish to address Council.

The following individuals completed comment cards in support of Zoning Docket ZC-25-004:

Daniel Haase  
Rick Herring  
Carol Peters  
Jan Buck

Naomi Dillard  
Linda Vulmer

Adrian Smith completed a speaker card in opposition to Zoning Docket ZC-25-004 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Council Member Martinez made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-25-004 be approved. Motion passed 11-0.

12. [ZC-25-033](#) (CD 6) David Gregory, DCG Engineering / QJ Development LLC, 5410 & 5420 Geddes Avenue, (0.29 acres) From: "A-5" One-Family Residential To: "B" Two-Family Residential (Recommended for Denial by the Zoning Commission)

David Gregory completed a speaker card in support of Zoning Docket ZC-25-033 and was recognized by Mayor Parker but did not wish to address Council.

Adrian Smith completed a speaker card in opposition to Zoning Docket ZC-25-033 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Williams made a motion, seconded by Council Member Lauersdorf, that Zoning Docket ZC-25-033 be denied with prejudice. Motion passed 11-0.

There being no one else present desiring to be heard in connection with the recommended changes and amendments pertaining to Zoning Ordinance No. 21653-02-2015 for the above-listed cases, Council Member Williams made a motion, seconded by Council Member Lauersdorf, that the hearing be closed and Ordinance No. 27575-04-2025 be adopted. Motion passed 11-0.

## REPORT OF THE CITY MANAGER

### D. Land

1. [M&C 25-0308](#) (CD 7) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 0.426 Acres in Right-of-Way Easement from Real Property Owned by Boaz Holdings, LP, Whose General Partner is Boaz GP, LLC, Located at 6250 West Bailey Boswell Road, Robert Whitley Survey Abstract 1672 Tract 1E, Tarrant County, Texas, for the West Bailey Boswell Road Street and Transportation Improvement Project (2022 Bond Program)

*Property Description: 0.426 acres in right-of-way easement described as Robert Whitley Survey, Abstract No. 1672, Tract E, Tarrant County, Texas, located at 6250 West Bailey Boswell*

Motion: Council Member Hill made a motion, seconded by Council Member Nettles, that M&C 25-0308 be approved and Resolution No. 6080-04-2025 authorizing use of the power of eminent domain to acquire 0.426 acres in right-of-way easement from real property owned by Boaz Holdings, LP, whose General Partner is Boaz GP, LLC. The property interest is needed for a public use, the West Bailey Boswell Road Street and Transportation Improvement project, for an easement to widen existing undivided roadway to divided four-lane roadway with dedicated turn lanes to support vehicle safety. The property rights in the subject property are needed for the construction, operation, maintenance, replacement, upgrade of a divided four-lane roadway with dedicated turn lanes as needed. The property is located at 6250 West Bailey Boswell Road in the Robert Whitley Survey, Abstract No. 1672, Tract 1E, Tarrant County, Texas. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication." Motion passed 11-0.

## **ADJOURNMENT**

There being no further business, Mayor Parker adjourned the meeting at 7:42 p.m.