

CITY OF FORT WORTH, TEXAS
CITY COUNCIL MEETING
TUESDAY, FEBRUARY 8, 2022

Present:

Mayor Mattie Parker

Mayor Pro tem Gyna M. Bivens, District 5

Council Member Carlos Flores, District 2 (Video)

Council Member Michael D. Crain, District 3

Council Member Cary Moon, District 4

Council Member Jared Williams, District 6

Council Member Leonard Firestone, District 7

Council Member Chris Nettles, District 8

Council Member Elizabeth Beck, District 9

Staff Present:

David Cooke, City Manager

Laetitia Brown, Interim City Attorney

Jannette 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, February 8, 2022, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

PRESENTATION OF COLORS - Junior Cadet Corps, Daggett Middle School

The Presentation of Colors was provided by the Junior Cadet Corps, Daggett Middle School.

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.

INVOCATION - Valerie Kitchens, Earth Changers International Ministries

The invocation was provided by Dr. Valerie Kitchens, Earth Changers International Ministries.

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

City Manager Cooke requested that M&Cs 22-0092, 22-0089, and 22-0101 be withdrawn from the Council Agenda for individual consideration.

ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

There were not items to be continued or withdrawn by staff.

CONSENT AGENDA

Motion: Council Member Crain made a motion, seconded by Council Member Nettles, that the Consent Agenda be approved as amended. Motion passed 9-0.

A. General - Consent Items

1. [M&C 22-0088](#) (ALL) Adjust Appropriations in Various Funds and Amounts to Bring Revenues and Expenditures into Balance for the Operating Budgets for Fiscal Year 2021, Enact Budget Adjustments to Reallocate Resources, Commit Funds to Facilitate Fiscal Year 2021 Year End Closeout and Rollover into Fiscal Year 2022, Authorize All Associated Transfers and Adopt Attached Appropriation Ordinances

Motion: Approved. Appropriation Ordinance Nos. 25307-02-2022, 25308-02-2022, 25309-02-2022, and 25310-02-2022

2. [M&C 22-0090](#) (ALL) Adopt Appropriation Ordinances Enacting Fiscal Year 2021 Year End Budget Adjustments for the Culture and Tourism Funds by Adjusting Appropriations and Available Fund Balances to Offset Shortfalls and Update the FY2021-FY2025 Capital Improvement Program

Motion: Approved. Appropriation Ordinance Nos. 25311-02-2022, 25312-02-2022, 25313-02-2022, 25314-02-2022

4. [M&C 22-0094](#) (ALL) Adopt a Resolution Ratifying the Retention of Leon Carter and the Carter Arnett Law Firm as Outside Legal Counsel to Provide Legal Representation to the City of Fort Worth in the Lawsuit Entitled, Joel F. Fitzgerald, Sr. v. City of Fort Worth, Texas (Cause No. DC-19-08184)

Motion: Approved. Resolution No. 5526-02-2022

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

1. [M&C 22-0097](#) (ALL) Authorize Execution of an Agreement with Jackey R Dunn dba Romance Services for Plumbing Services on an As-needed Basis, for an Amount Up to \$1,825,700.00 for the Initial Term and Authorize Four One-Year Renewal Options in the Amount Up to \$1,825,700.00 for City Departments

Motion: Approved.

C. Land - Consent Items

2. [M&C 22-0103](#) (CD 7) Accept Dedication of Approximately 3.14 Acres of Land and Facility Improvements in North Fort Worth from HPC Wellington North Development Corporation for Wellington Park in Accordance with the Neighborhood & Community Park Dedication Policy

Property Description: 3.14 acres of land parcel of land situated in the M.E.P. & P.R.R. Company Survey, Abstract 1111 and the J. Rightly Survey, Abstract No. 1268, intending to be all of Lot 1X, Block 28, Wellington Addition, Tarrant County, Texas

Motion: Approved.

D. Planning & Zoning - Consent Items

1. [M&C 22-0091](#) (CD 8) Adopt Attached Ordinance Vacating an Alley in Block 8, Graham Park Addition to be Replatted with the Adjoining Property for a New ONCOR Substation

Motion: Approved. Ordinance No. 23515-02-2022

E. Award of Contract - Consent Items

1. [M&C 22-0087](#) (CD 9) Authorize Execution of an Amendment to a Lease Agreement With Texas Christian University to Extend the Current Lease Term to Provide for Five Additional One Year Renewal Terms for Space Located at 2900 West Berry Street for a Police Storefront for the Fort Worth Police Department

Motion: Approved.

2. [M&C 22-0093](#) (CD 3) Adopt Attached Appropriation Ordinance in the Amount of \$76,100.00 for Increased Project Costs for Water and Sanitary Sewer Replacements Contract 2020, WSM-K Located in the Westcliff and Westcliff West Neighborhood Areas

Motion: Approved. Appropriation Ordinance No. 25316-02-2022

3. [M&C 22-0096](#) (CD 4) Authorize Execution of an Engineering Agreement with BGE, Inc., in the Amount of \$1,595,280.00, for the Big Fossil Creek Collector Parallel, Phase IVA from Belknap Street To Interstate 820, Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Attached Appropriation Ordinance

Motion: Approved. Resolution No. 5527-02-2022 and Appropriation Ordinance No. 25317-02-2022

4. [M&C 22-0098](#) (CD 5) Authorize Execution of Amendment No. 2 with James DeOtte Engineering, Inc, in the Amount of \$26,010.00 for the Lake Arlington Lift Station Upstream and Downstream Parallel Relief Sanitary Sewer Gravity Mains Project, and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25318-02-2022

5. [M&C 22-0100](#) (ALL) Authorize Execution of a Contract with Westhill Construction, Inc., in an Amount Up to \$1,000,000.00 for the Utility Cut Street Repair Contract 2022 at Various Locations Throughout the City

Motion: Approved.

7. [M&C 22-0102](#) (CD 7 and CD 9) Adopt Attached Appropriation Ordinance in the Amount of \$38,375.00 for Increased Project Costs for Water and Sanitary Sewer Replacements Contract 2020, WSM-D

Motion: Approved. Appropriation Ordinance No. 25319-02-2022

8. [M&C 22-0099](#) (CD 7) Authorize Execution of Amendment Number 3 in the Amount of \$311,248.00 to an Engineering Services Agreement with Burns & McDonnell, Inc. for the Cromwell Marine Creek Roadway Widening from Boat Club Road to Marine Creek Parkway Project for a Revised Contract Amount of \$3,002,202.41 (2018 Bond Program)

Motion: Approved.

9. [M&C 22-0104](#) (CD 7) Authorize Execution of a Contract with McClendon Construction Company, Inc. in the Amount of \$4,125,601.45 for the North Riverside Drive Roadway Widening Project between Golden Triangle Boulevard and Keller Hicks Road, Adopt Attached Appropriation Ordinance, and Amend the Fiscal Years 2022-2026 Capital Improvement Program (2018 Bond Program)

Motion: Approved. Appropriation Ordinance No. 25320-02-2022

PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. [22-1949](#) Notice of Claims for Alleged Damages or Injuries

End of Consent Agenda.

A. General - Removed from Consent Agenda

3. [M&C 22-0092](#) (ALL) Adopt Attached Appropriation Ordinances in the Justice, State, and Treasury Asset Forfeiture Funds for a Combined Amount of \$1,161,872.02 and in the Justice Asset Forfeiture Capital Funds for an Amount of \$508,695.31 for Fiscal Year 2022 and Amend the Fiscal Years 2022-2026 Capital Improvement Program

Motion: Council Member Crain made a motion, seconded by Mayor Pro tem Bivens, that M&C 22-0092 be approved and Appropriation Ordinance Nos. 25321-02-2022, 25322-02-2022, 25323-02-2022, and 25324-02-2022 be adopted. Motion passed 5-2, Council Members Nettles and Beck casting the dissenting votes, two abstentions from Mayor Pro tem Bivens and Council Member Williams, and Council Member Flores absent.

C. Land - Removed from Consent Agenda

1. [M&C 22-0089](#) (CD 3) Accept the Donation of Approximately 1.0124 Acres of Land Situated in the HT&B RR CO Survey, Abstract No. 648, and the M. B. Higbee and V. O. Hildreth Survey, Abstract No. 2721, in Parker County, Texas from Walsh Ranches Limited Partnership or Affiliate for the South Westside V Elevated Storage Tank and Water Transmission Main Project

Property Description: 1.0124 acres of land situated in the HT&B RR Co Survey, Abstract No. 648, and the M.B. Higbee and V.O. Hildreth Survey, Abstract No. 2721, Parker County, Texas

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council undecided relative to M&C 22-0089.

Motion: Council Member Crain made a motion, seconded by Council Member Nettles, that M&C 22-0089 be approved. Motion passed 9-0.

E. Award of Contract - Removed from Consent Agenda

6. [M&C 22-0101](#) (CD 3, CD 6, CD 8 and CD 9) Authorize Execution of Amendment No. 2 to an Engineering Agreement with Freese & Nichols, Inc., in the Amount of \$1,585,391.00, for Additional Services to the Westside Water Treatment Plant Generators and Emergency Preparation Plan for Power Generation at the North and South Holly Water Treatment Plants Project, Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt, and Adopt Attached Appropriation Ordinance

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council in opposition to M&C 22-0101.

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 22-0101 be approved and Resolution No. 5528-02-2022 and Appropriation Ordinance No. 25325-02-2022 be adopted. Motion passed 9-0.

SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. **Presentation By: Tyiesha Harris-Chapman, Original King Kids of America**
Speech: I've Been To The Mountain Top – April 3, 1968

ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. **Upcoming and Recent Events**

Mayor Pro tem Bivens and Council Members Williams, Firestone, Nettles, and Beck announced 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.

PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

[22-2028](#) Board Appointments - District 2

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Ms. Kathy Hamilton be appointed to Place 2 to the City Plan Commission and the Capital Improvement Advisory Committee for Transportation Impact Fees effective February 8, 2022, and with a term expiring October 1, 2022. Motion passed 9-0.

PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES - NONE

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

(Council Member Flores left the meeting at 6:43 p.m.)

RESOLUTIONS

1. [22-2030](#) A Resolution Designating the Legislative Affairs Committee to Serve as the Ad Hoc Municipal Courts Advisory Committee in Matters Regarding Municipal Court

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Resolution No. 5529-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

2. [22-2031](#) A Resolution Appointing Mitch Whitten to Fill the Remainder of an Unexpired Term on the Board of Directors of Tax Increment Reinvestment Zone Number Eight, City of Fort Worth, Texas (Lancaster Corridor TIF)

Motion: Council Member Crain made a motion, seconded by Mayor Pro tem Bivens, that Resolution No. 5530-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

ORDINANCES

1. [22-2025](#) An Ordinance Ordering an Election by the Qualified Voters of the City of Fort Worth, Texas, on May 7, 2022, on the Question of the Issuance of Ad Valorem Tax Supported Public Securities for the 2022 General Obligation Debt Program

Motion: Council Member Crain made a motion, seconded by Council Member Moon, that Ordinance No. 25326-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

2. [22-2026](#) An Ordinance Ordering a Special Election by the Qualified Voters of the City of Fort Worth, Texas, on May 7, 2022, for the Purpose of Electing a City Council Member for City Council District 4 to Serve the Remainder of an Unexpired Term and Ordering a Runoff Election, if Needed

Motion: Council Member Beck made a motion, seconded by Council Member Firestone, that Ordinance No. 25327-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

3. [22-2027](#) An Ordinance Ordering a Special Election by the Qualified Voters of the City of Fort Worth, Texas, on May 7, 2022, for the Purpose of Submitting to the Qualified Voters of Said City, for Adoption or Rejection, Thirteen (13) Proposed Amendments to the Existing Charter of the City of Fort Worth and Ordaining Related Matters

City Manager Cooke advised the following:

The first ballot proposition in the charter election ordinance would set the Mayor's pay at one half of the average base rate of Department Heads and the rest of the Council's pay at one half the average base rate of Assistant Department Heads.

Based on the salaries for those positions when HR ran its recent analysis, that would mean annual pay for the Mayor of \$99,653 and for every other Councilmember of \$76,727.

If the ballot proposition passes, the Mayor and Council pay rate would be calculated each year as part of the budget process, starting this summer.

And with the Council pay indexed to those salaries, if there were hard economic times and the department heads and ADs had a pay cut, the Mayor and Council would also have a pay cut.

Mr. Bob Willoughby, 617 Fay Boulevard, appeared before Council in opposition to the ordinance and gave a video presentation.

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council undecided relative to the ordinance.

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Ordinance No. 25328-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

ZONING HEARING

It appeared that the City Council, at its meeting of January 11, 2022, continued Zoning Docket ZC-21-177.

1. [ZC-21-177](#) (CD 8) Victor Trotter, Trotter Enterprises, LLC, 120 Riverside Drive & 3115 Chenault Street, To: Add Conditional Use Permit (CUP) for retail sales and Hydraulic Shop in “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial (0.511 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

The following individuals completed speaker card in support of Zoning Docket ZC-21-177 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Victor Trotter, 120 Riverside Drive

Ms. Nora Story, 1726 Layton Avenue, Haltom City, Texas (via conference call)

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-177 be approved as amended with 3-year term limit. Motion passed 8-0, Council Member Flores absent.

It appeared that the City Council, at its meeting of January 11, 2022, continued Zoning Docket ZC-21-179.

2. [ZC-21-179](#) (CD 8) 2359 Cunningham Trust, 2359 Cunningham Street, To: Add Conditional Use Permit (CUP) to allow 33 semi-truck and trailer parking spaces and shipping containers, with development waiver requested for bicycle parking in “I” Light Industrial; site plan included (3.66 ac) (Recommended for Approval as Amended with 3-year time limit by the Zoning Commission) (Continued from a Previous Meeting)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-179 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Ivan Escobar Gomez, 420 Throckmorton Street
Ms. Theresa Nguyen, 9637 Carson Ranch Road, Crowley, Texas

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-179 be approved. Motion passed 8-0, Council Member Flores absent.

(Council Member Williams stepped away from the dais.)

It appeared that the City Council, at its meeting of January 11, 2022, continued Zoning Docket ZC-21-193.

3. [ZC-21-193](#) (CD 9) Fort Worth Camera, 601 Currie Street, From: “C” Medium Density Multifamily To: “MU-1” Low Intensity Mixed-Use (0.14 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-193 be approved. Motion passed 7-0, Council Members Flores and Williams absent.

(Council Member Williams returned to his place at the dais.)

It appeared that the City Council, at its meeting of January 11, 2022, continued Zoning Docket ZC-21-207.

4. [ZC-21-207](#) (CD 7) UV Towne Crossing LP, 9000 block Tehama Ridge Parkway, From: “G” Intensive Commercial To: “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel, site plan included (1.87 ac) (Recommended for Denial with Prejudice by the Zoning Commission) (Continued from a Previous Meeting)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-207 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Felipe Castillo, 8140 Walnut Hills Lane, Dallas, Texas
Mr. John Weber, 16000 Dallas Parkway, Dallas, Texas

Ms. Felecia Housen, 2612 White Cliff Court, appeared before Council via conference call in opposition to Zoning Docket ZC-21-207.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-207 be denied with prejudice. Motion passed 8-0, Council Member Flores absent.

It appeared that the City Council, at its meeting of January 11, 2022, continued Zoning Docket ZC-21-211.

5. [ZC-21-211](#) (CD 9) MTV Hospitality LLC, 2100 & 2120 W. Rosedale Street, 1005 Jerome Street, From: “G” Intensive Commercial To: “NS-T5” Near Southside Urban Center (2.45 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-211 be continued to the March 8, 2022, Council meeting. Motion passed 8-0, Council Member Flores absent.

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 January 21, 2022.

Mayor Parker opened the public hearing.

6. [ZC-21-223](#) (CD 7) Adrian & Dina Delgadillo, 108 Priddy Lane, From: "B" Two-Family, "E" Neighborhood Commercial To: "B" Two-Family (0.25 ac) (Recommended for Approval by the Zoning Commission)

Mr. Adrian Delgadillo, 4991 Circle Ridge Lane, appeared before Council via conference call in support of Zoning Docket ZC-21-223.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-223 be approved. Motion passed 8-0, Council Member Flores absent

7. [ZC-21-131](#) (CD 5) Mmarooful Choudhury, 8661 & 8689 John T White Road (5.10 ac) From: "A-5" One-Family, "E" Neighborhood Commercial To: "PD/R2" Planned Development for all uses in "R2" Cluster/Townhome excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production and with development standards attached in Exhibit A and with specific development standards for open space; site plan included (Recommended for Denial with Prejudice by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket ZC-21-131:

Mr. Peter Kavanagh, 1620 Handley, Suite A, Dallas, Texas
Ms. Courtney Lewis, 849 Sylvan Drive
Ms. Angela Auld, 1013 Villa Drive
Ms. Carolyn Meler, 849 Hunters Glen Trail
Ms. Sharon Ellenshaw, 805 Woodridge Drive

Ms. Odell Dean, 8912 Hunters Glen Trail, completed a speaker card in support of Zoning Docket ZC-21-131 and was recognized by Mayor Parker but was not present in the Council Chamber.

The following individuals appeared before Council in opposition to Zoning Docket ZC-21-131:

Mr. Bob Willoughby, 617 Fay Boulevard
Mr. David Fulson, 8101 John T. White Road
Mr. Daniel Serralde, 7332 Lowery Road
Ms. DeDe Smtih, 8000 Lowery Road
Mr. James Hook, 847 Cooks Lane

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-131 be denied with prejudice. Motion passed 8-0, Council Member Flores absent.

8. [ZC-21-140r](#) (CD 9) DD White Settlement Property, LLC, 3201 White Settlement Road, To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in “E” Neighborhood Commercial; site plan included, with specific regulations for setbacks, fencing location, parking, and landscaping, site plan included (0.50 ac) (Recommended for Denial by the Zoning Commission)

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-140r be denied without prejudice. Motion passed 8-0, Council Member Flores absent

9. [ZC-21-197](#) (CD 8) Dallas Monroe, 1550 Everman Parkway & 8801 Oak Grove, From: “E” Neighborhood Commercial To: “D” High Density Multifamily (6.93 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-197 and were recognized by Mayor Parker but did not wish to address Council:

Ms. Audra Buckley, 1414 Bellview Street, Suite 150, Dallas, Texas (via conference call)
Mr. Noor Jooma, 2711 LBJ Freeway, Suite 1012, Dallas, Texas

Motion: Council Member Nettles made a motion, seconded by Crain, that Zoning Docket ZC-21-197 be continued to the March 8, 2022, Council meeting. Motion passed 8-0, Council Member Flores absent

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10. [ZC-21-205](#) (CD 2) Martha C. Munoz / Jessica Baez, 1600 & 1602 NW 21st Street, To: Add Conditional Use Permit for mobile food vendor in "E" Neighborhood Commercial District with specific development standards for parking, setbacks, and distance requirements for mobile food vendors on property adjacent to residential districts; site plan included (0.17 ac) (Recommended for Approval with a 2-year time limit by the Zoning Commission)

Ms. Jessica Sanchez, 3311 Northwest Loraine Street, appeared before Council in support of Zoning Docket ZC-21-205.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-205 be approved with a 2-year time limit. Motion passed 8-0, Council Member Flores absent.

11. [ZC-21-218](#) (CD 8) ANF Investments LLC, 1616 & 1620 E Rosedale St, From: "A-5" One-Family, "E" Neighborhood Commercial To: "E" Neighborhood Commercial" (0.32 ac) (Recommended for Denial without Prejudice)

Mr. Fasih Halder, 413 Keller-Smithfield Road South, Keller, Texas, completed an undecided speaker card relative to Zoning Docket ZC-21-218 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-218 be continued to the March 8, 2022, Council meeting. Motion passed 8-0, Council Member Flores absent.

12. [ZC-21-219](#) (CD 8) Paulette & Jacquelyn Byars, 2416 Louisiana Avenue, From: "A-5 One-Family To: "CF" Community Facilities (0.14 ac) (Recommended for Approval by the Zoning Commission)

Mr. Darrell Pace, 2409 Louisiana Avenue, completed a speaker card in support of Zoning Docket ZC-21-219 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-219 be approved. Motion passed 8-0, Council Member Flores absent.

13. [ZC-21-222](#) (CD 9) Carriage House Development, LLC, 1500 block Merrimac Circle, From: “G” Intensive Commercial, “I” Light Industrial To: “MU-2” High Intensity Mixed-Use (9.47 ac) (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-222 and were recognized by Mayor Parker but did not wish to address Council:

Mr. John Ainsworth, 3966 Angus Drive

Mr. Christopher Nash, 6 Twin Circle, Houston, Texas (via conference call)

Mr. Judd Mullinix, 13455 Noel Road, Dallas, Texas (via conference call)

Mr. David Ott, 1780 South Post Oak Lane, Houston, Texas

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-222 be approved. Motion passed 8-0, Council Member Flores absent.

14. [ZC-21-225](#) (CD 7) Fort Worth I Love You LLC, 4600-4700 blocks Golden Triangle Boulevard, From: “G” Intensive Commercial, PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived To: PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waiver requested (5.41 ac) (Recommended for Approval by the Zoning Commission)

Mr. Travis Clegg, 4020 Volk Court, completed a speaker card in support of Zoning Docket ZC-21-225 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-225 be approved. Motion passed 8-0, Council Member Flores absent.

(Council Member Firestone stepped away from his place at the dais.)

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15. [ZC-21-226](#) (CD 3) Montserrat Hills LLC, et al, 4100-4500 blocks Longvue Avenue, 100-200 blocks RM 2871, From: “A-43” One-Family To: “A-21” One-Family (106.22 ac) (Recommended for Approval by the Zoning Commission)

Ms. Mary Nell Poole, 2918 Wingate, Suite 100, completed a speaker card in support of Zoning Docket ZC-21-226 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Crain made a motion, seconded by Council Member Williams, that Zoning Docket ZC-21-226 be approved. Motion passed 7-0, Council Members Flores and Firestone absent.

(Council Member Firestone returned to his place at the dais.)

16. [ZC-21-227](#) (CD 6) Gabriel Southwest, 9500-9700 blocks Brewer Boulevard, From: “C” Medium Density Multifamily To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily with specific development standards for open space, building orientation, fencing within front yard setback, and MFD submittal; site plan included (19.53 ac) (Recommended for Approval by the Zoning Commission)

Mr. John Ainsworth, 3966 Angus Drive, completed a speaker card in support of Zoning Docket ZC-21-227 and was recognized by Mayor Parker but did not wish to address Council.

Mr. Davis West, 508 Powell Street, Austin, Texas, appeared before Council in support of Zoning Docket ZC-21-227.

Motion: Council Member Williams made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-227 be approved. Motion passed 8-0, Council Member Flores absent.

17. [ZC-21-228](#) (CD 9) 3319 Hulen, LLC, 3319 Hulen Street, To: Add Conditional Use Permit (CUP) for automotive oil change in “E” Neighborhood Commercial with waiver to dumpster within setback; site plan included (0.17 ac) (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-228 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Ray Oujesky, 201 Main Street, Suite 2500

Mr. Peter Johnson, 262 Carroll Street, Suite 7

Mr. Matthew Gilbert, 440 South Church Street, Suite 700, Charlotte, North Carolina (via conference call)

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-228 be approved. Motion passed 8-0, Council Member Flores absent.

18. [ZC-21-229](#) (CD 7) W. Chang Family LP & C. Chang, 10100-10300 blocks Blue Mound Road, From: "AG" Agricultural To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily, with specific development standards for setbacks, fencing, open space, parking and driveways between buildings and a public street, and building orientation; site plan included (55.08 ac) (Recommended for Approval as Amended by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket ZC-21-229:

Mr. Bill Dahlstrom, 2323 Ross Avenue, Dallas, Texas

Mr. Tim Shaughnessy, 3700 North Capital of Texas Highway, Suite 420, Austin, Texas

Ms. Kelly Bushway, 10348 Creek Hollow Lane, completed a speaker card via conference call in opposition to Zoning Docket ZC-21-229 and was recognized by Mayor Parker but could not be reached by phone.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-229 be approved as amended. Motion passed 8-0, Council Member Flores absent.

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19. [ZC-21-230](#) (CD 7) Fortune 88, LLC, 1300-1500 blocks E. Bonds Ranch Road, From: “I” Light Industrial To: “PD/D” Planned Development for all uses in “D” High Density Multifamily with specific development standards for front yard setbacks, front yard fencing, open space, building orientation, and a waiver to the MFD submittal, site plan included (29.385 ac) (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-230 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Ray Oujesky, 201 Main Street, Suite 2500

Mr. Lynton Smith, 3411 Richmond Avenue, Suite 500, Houston, Texas

Mr. Brad Dinerstein, 717 West Creekside Drive, Houston, Texas

Mr. John Ainsworth, 3966 Angus Drive

Ms. Kelly Bushway, 10348 Creek Hollow Lane, completed a speaker card via conference call in opposition to Zoning Docket ZC-21-230 and was recognized by Mayor Parker but could not be reached by phone.

Motion: Council Member Firestone made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-230 be approved. Motion passed 8-0, Council Member Flores absent.

20. [ZC-21-237](#) (CD 9) City of Fort Worth, Near Southside, To: Amend Section 4.1305.d. the Near Southside Development Standards and Guidelines Text Amendments to provide clarification for building height, setbacks, ground floor transparency, mobile vending units and landscaping standards (1.167 ac) (Recommended for Approval by the Zoning Commission)

Mr. Mike Brennan, 1109 Mistletoe Drive, completed a speaker card in support of Zoning Docket ZC-21-237 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-21-237 be approved and Ordinance No. 25329-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

21. [ZC-21-239](#) (CD 8) James Walker, 1711, 1713 Logan St and 1712 McCurdy, From: “B” Two-Family To: “UR” Urban Residential (0.37 ac) (Recommended for Approval by the Zoning Commission)

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-239 be approved. Motion passed 8-0, Council Member Flores absent.

Motion: 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 Nettles made a motion, seconded by Council Member Crain, that the hearing be closed and Ordinance No. 25330-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

REPORT OF THE CITY MANAGER

B. General

1. [M&C 22-0095](#) (ALL) Adopt Attached Resolution Authorizing Cash Defeasance of Water and Sewer System Revenue Refunding Bonds, Series 2012; Adopt Attached Appropriation Ordinance; and Amend the Fiscal Year 2022 Adopted Budget to Achieve Projected Net Present Value Savings in the Estimated Amount of \$677,187.60 or 6.84 Percent

Motion: Council Member Crain made a motion, seconded by Council Member Nettles, that M&C 22-0095 be approved and Resolution No. 5531-02-2022 and Appropriation Ordinance No. 25331-02-2022 be adopted. Motion passed 8-0, Council Member Flores absent.

ADJOURNMENT

There being no further business, Mayor Parker adjourned the meeting at 8:30 p.m. in honor of Coach Willie B. Criss, who passed away on Sunday, February 7, 2022, and City employee Mr. Jimmie O. Smith, who passed away on Sunday, February 7, 2022.