

**CITY OF FORT WORTH, TEXAS**  
**CITY COUNCIL MEETING**  
**TUESDAY, NOVEMBER 9, 2021**

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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 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  
Sarah Fullenwider, City Attorney  
Ronald P. Gonzales, Acting 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, November 9, 2021, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

**INVOCATION - Reverend Dr. Frederick Ritsch, St. Stephens Presbyterian Church**

The invocation was provided by Reverend Dr. Frederick Ritsch, St. Stephens Presbyterian Church.

**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.")**

**ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**

City Manager Cooke requested that M&Cs 21-0829, 21-0831, and 21-0878 be removed from the Consent Agenda for individual consideration.

**ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF**

City Manager Cooke requested that M&C 21-0808 be withdrawn from the Council Agenda.

**CONSENT AGENDA**

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

**A. General - Consent Items**

1. [M&C 21-0828](#) (CD 6) Repeal Appropriation Ordinance and Adopt Revised Appropriation Ordinance for Previously Approved Park Land Acquisition Project to Correct a Project Number and Project Name with No Change in Authorized Amount and Update the FY2021-2025 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 25167-11-2021

2. [M&C 21-0830](#) (ALL) Adopt City of Fort Worth Public Art Annual Work Plan for Fiscal Year 2022, Adopt Attached Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Specially Funded Projects Fund in the Amount of \$100,000.00 for the FWPA Collection Management Programmable Project and Adopt Attached Appropriation Ordinance Increasing Appropriations in the 2018 Bond Program Fund in the Amount of \$1,655,000.00 for the Public Art – Streets Mobility Programable Project

Motion: Approved. Appropriation Ordinance Nos. 25168-11-2021 and 25169-11-2021

3. [M&C 21-0833](#) (CD 8 and 9) Verify Completion of Rehabilitation Projects for the Historic and Cultural Landmark Properties Located at 910 East Tucker Street and 818 West Richmond Avenue and Declare Said Properties to Be Entitled to a Historic Site Tax Exemption

Motion: Approved.

4. [M&C 21-0837](#) (ALL) Authorize Acceptance of a \$10,000.00 Fair Housing Civil Penalty Payment in Settlement of the Lawsuit Entitled City of Fort Worth vs. BJR Investments LLC, Roberts Realty Advisors, Inc., and Billy Jay Roberts to Vindicate Public Interest and Affirmatively Further Fair Housing and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25170-11-2021

5. [M&C 21-0841](#) (ALL) Authorize Payment to the Retired Employees' Group Death Benefit Fund in the Amount of \$550,365.00 for Payments of Retiree Death Benefits, in Accordance with Chapter 2.5, Article II of the City Code

Motion: Approved.

6. [M&C 21-0842](#) (ALL) Authorize Settlement of the Claims of Jesse Lee Hill Related to the Lawsuit Entitled Jesse Lee Hill v. City of Forth Worth, No. 348-312760-19 in the 348th District Court, Tarrant County, Texas

Motion: Approved.

7. [M&C 21-0843](#) (ALL) Authorize Settlement of the Claims of Joseph Humphrey in the Amount of \$170,354.39

Motion: Approved.

8. [M&C 21-0844](#) (ALL) Authorize Settlement of the Claims of Christopher Perez Related to the Lawsuit Entitled Christopher Perez v. City of Forth Worth, No. 153-308530-19 in the 153rd District Court, Tarrant County, Texas

Motion: Approved.

9. [M&C 21-0847](#) (CD 8) Authorize Continuation of the Temporary Closure of Oak Grove Road Between Enon Avenue and Albertsons Parkway Until April 29, 2022 for Construction Activities

Motion: Approved.

10. [M&C 21-0851](#) (ALL) Authorize Execution of a First Amendment to a Cooperative Purchase Agreement (City Secretary Contract No. 54241) with Teksys, Inc. in the Amount of \$250,000.00 for the Purchase of Data Storage, Data Communication, Networking Equipment and Related Services Under the Cooperative Agreement (2018 Bond Program)

Motion: Approved.

11. [M&C 21-0852](#) (CD 7) Authorize the Temporary Closure of W. R. Watt Drive from Trail Drive to Burnett-Tandy Drive, Burnett-Tandy Drive from W.R. Watt Drive to Gendy Street, Gendy Street from Harley Avenue to Lancaster Avenue, Harley Avenue from Gendy Street to Trail Drive, Linden Avenue from Trail Drive to the Cell Tower Entrance, Lansford Lane from Montgomery Street to Gendy Street, Trail Drive from Lancaster Avenue to University Drive, Farm House Way from Trail Drive to Foch Street from January 10, 2022 to February 6, 2022; Trinity Park Drive from University Drive to Crestline Road on January 20, 21, 24, 26, 27, 31, and February 1, 2, 3, 4 for the Southwestern Exposition and Livestock Show

Motion: Approved.

12. [M&C 21-0862](#) (ALL) Authorize Application for and Acceptance of the Fire Department's Share of the Tarrant County 9-1-1 District's 2022 Public Safety Answering Points Assistance Program in the Amount of \$129,472.00, Adopt Attached Appropriation Ordinance, and Amend the Fiscal Years 2022-2026 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 25171-11-2021

13. [M&C 21-0865](#) (CD 2 and CD 6) Adopt Attached Appropriation Ordinance for the Purpose of Transferring \$100,000.00 from the Aviation Gas Lease Capital Project Fund to Programmable Projects for Fort Worth Meacham International Airport and Fort Worth Spinks Airport; and Amend the Fiscal Years 2022-2026 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 25172-11-2021

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

1. [M&C 21-0838](#) (ALL) Authorize Execution of Agreements with Metro Fire Apparatus Specialist, Inc. for Self-Contained Breathing Apparatuses and Parts in a Combined Annual Amount Up to \$750,000.00 for the Fire Department and Authorize Four One-Year Renewal Options for the Same Annual Amount

Motion: Approved.

2. [M&C 21-0839](#) (ALL) Authorize Execution of Agreement for Chemical Odor Control Services Part Two with Premier Magnesia, LLC in an Annual Amount Up to \$836,580.00 for the Water Department and Authorize Five One-Year Renewal Options for the Same Amount

Motion: Approved.

3. [M&C 21-0840](#) (ALL) Authorize an Agreement for the Purchase of Radio Detection Sewer Inspection Equipment and Services with Indepth Utility Solutions LLC for an Amount Up to \$294,806.40 and Authorize Four One-Year Renewals in the Same Annual Amount for the Water Department

Motion: Approved.

**C. Land - Consent Items**

1. [M&C 21-0854](#) (CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 1.076 Acres and a Temporary Construction Easement in Approximately 2.247 Acres Located at 7000 East Rosedale Street, Situated in the Lake Arlington Industrial Park Addition, Lot 3R, Tract 3, City of Fort Worth, Tarrant County, Texas from Real Property Owned by 7000 Rosedale Partners, LLC for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$548,000.00 and Pay Estimated Closing Costs in an Amount Up to \$7,500.00 for a Total Cost of \$555,500.00

*Property Description - 13076 acres and a temporary construction easement in 2.247 Acres described as Lot 3R, Tract 3, Lake Worth Arlington Industrial Park Addition located at 7000 East Rosedale Street, City of Fort Worth, Tarrant County, Texas*

Motion: Approved.

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

3. [M&C 21-0832](#) (ALL) Authorize the Execution of Sole Source Agreements with Environmental Systems Research Institute, Inc., for Geographical Information Systems Software Licenses Renewal, Maintenance, Services, and Training in a Combined Annual Amount of \$262,000.00 with Five One-Year Renewal Options in the Same Annual Amount for the Information Technology Solutions and Water Departments

Motion: Approved.

4. [M&C 21-0846](#) (CD 3) Authorize Execution of a Contract with Texas Materials Group, Inc., dba Texas Bit, in the Amount of \$923,571.65 for 2021 Como Area Resurfacing Project

Motion: Approved.

5. [M&C 21-0848](#) (CD 4) Authorize Execution of Change Order Number 2 in the Amount of \$154,656.61 and the Addition of 50 Calendar Days to the Contract with Reliable Paving, Inc., for Construction of Paving, Drainage and Traffic Signal Improvements for Kroger Drive Phase II From Ray White to Park Vista Circle for a Revised Contract Amount of \$3,443,880.19 (2018 Bond Program)

Motion: Approved.

6. [M&C 21-0849](#) (CD 5) Authorize Execution of Amendment Number 6 in the Amount of \$29,320.00 with Bridgfarmer & Associates, Inc. for the Parker-Henderson Road Construction Project from Mansfield Highway to Martin Street for a Revised Contract Amount of \$1,194,821.45

Motion: Approved.

7. [M & C 21 - 0850](#) (CD 3) Authorize Execution of a Construction Contract with Rebcon, Inc., in the Amount of \$2,322,913.00 for the Construction of Intersection Improvements on South Normandale Street at Las Vegas Boulevard (2018 Bond Program)

Motion: Approved.

8. [M&C 21-0853](#) (ALL) Authorize the Execution of an Amendment to the Lease Agreement (City Secretary Contract Number 50771) with the United Way of Tarrant County for Community Action Partners to Include Suite #2804 to the Leased Premises Located at 401 West Sanford, Suite 2700, Arlington, Texas 76011

Motion: Approved.

9. [M&C 21-0855](#) (CD 9) Authorize Execution of Amendment No. 1 to the Architectural Services Agreement with Elements of Architecture, Inc., in the Amount of \$126,175.00, for a Total Contract Amount of \$165,325.00 for Design Fees Associated with the New Fort Worth Police Department's Special Weapons and Tactics Vehicle Storage Facility

Motion: Approved.

10. [M&C 21-0856](#) (ALL) Authorize the Execution of Amendment #9 of the Intergovernmental Cooperative Reimbursement Contract with the Texas Commission on Environmental Quality in an Amount Not to Exceed \$124,800.00 for Air Pollution Control Services for the Two-Year Term Starting September 1, 2021 through August 31, 2023, Authorize Cash Match of \$61,468.66 the Two-Year Term Starting September 1, 2021 through August 31, 2023, and Adopt the Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25173-11-2021

11. [M&C 21-0857](#) (CD 9) Authorize Execution a Non-Exclusive Parking Space License Agreement with Tarrant County Veterans Council Allowing for a One Day License of Surface Level Parking at the Corner of 5th Street and Forest Park Boulevard on the Northwest Side of the Future City Hall Building on November 11, 2021 for Spectators to View the Tarrant County Veteran's Day Parade and Find that the Conveyance of License Agreement Serves a Public Purpose

Motion: Approved.

12. [M&C 21-0859](#) (CD 9) Authorize the Execution of a Lease Agreement with the Fort Worth Convention and Visitor's Bureau for Approximately 9,367 Square Feet of Space on the West Side Ground Floor at the Fort Worth Convention Center Garage Located at 1200 Houston Street, Fort Worth, Texas 76102 To Be Used for Office Space and Authorize the Execution of a Real Estate Brokerage Commission Agreement with NJP Commercial Real Estate, LLC at a Rate of 4.50 Percent of the Base Rent

Motion: Approved.

13. [M&C 21-0861](#) (ALL) Authorize Execution of Amendment No. 2 to City Secretary Contract 54179 to Increase the Annual Amount by \$123,230.00 for a New Annual Amount of \$200,000.00 and Add Contract Items for Original Equipment Manufacturer, SharpLogixx, for Equipment, Replacement Parts, and Maintenance Under the Sole Source Agreement with SharpLogixx, LLC for the Fire Department

Motion: Approved.

14. [M&C 21-0863](#) (CD 7) Authorize the Execution of Amendment No. 3 to City Secretary Contract No. 54648, a Standard Agreement for Engineering Related Professional Services with Jacobs Engineering Group Inc, to Increase the Contract Amount Up to \$13,668,220.35 for the Noise Mitigation Project at Fort Worth Alliance Airport

Motion: Approved.

15. [M&C 21-0864](#) (CD 2) Authorize Execution of an Administration Building Office Lease Agreement with Alpha Lease Management, LLC for Suite L32 at Fort Worth Meacham International Airport

Motion: Approved.

16. [M&C 21-0866](#) (CD 2) Authorize Execution of a New Memorandum of Agreement with the United States Customs and Border Protection for the User Fee Facility Program at Fort Worth Meacham International Airport

Motion: Approved.



17. [M&C 21-0867](#) (ALL) Authorize Execution of a Contract with William J. Schultz, Inc. d/b/a Circle C Construction Company, in the Amount of \$750,000.00 for the 2021 Water Main Leak Repair Contract and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25174-11-2021

18. [M&C 21-0868](#) (CD 6) Authorize Execution of a Contract with WillCo Underground, LLC, in the Amount of \$2,099,800.00 for the Large Diameter Pipe Bursting Contract ICAP, Part One (M-458A) Project, and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25175-11-2021

19. [M&C 21-0869](#) (CD 9) Authorize Execution of a Contract with BAR Constructors, Inc. in the Amount of \$1,404,150.00 for the North Holly Water Treatment Plant Filters Modification Project, Provide for Project Costs for a Project Total in the Amount of \$1,610,736.00, Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt, and Adopt Attached Appropriation Ordinance

Motion: Approved. Resolution No. 5495-11-2021 and Appropriation Ordinance No. 25176-11-2021

20. [M&C 21-0870](#) (CD 8) Authorize Execution of an Engineering Agreement with Lockwood Andrews & Newnam, Inc., in the Amount of \$1,465,634.00 for Design of the Sycamore Creek Sanitary Sewer Relief Interceptor, Phases IVA and IVB, Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Attached Appropriation Ordinance

Motion: Approved. Resolution No. 5496-11-2021 and Appropriation Ordinance No. 25177-11-2021

21. [M&C 21-0871](#) (ALL) Authorize Execution of a Contract with Tejas Commercial Construction, LLC in the Amount of \$750,000.00 for the Small Diameter Water Main Extensions, Replacements and Relocation Contract 2021 and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25178-11-2021

22. [M&C 21-0872](#) (CD 3) Authorize Execution of an Engineering Agreement with MV Engineering, Inc., in the Amount of \$363,087.00 for the Sanitary Sewer Rehabilitation, Contract 107 Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25179-11-2021

23. [M&C 21-0873](#) (CD 7) Authorize Execution of a Contract with Reyes Group Ltd., in the Amount of \$938,226.68 for the Sanitary Sewer Main Extension on Mistys Run from Keller Hicks Road to Old Denton Road and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25180-11-2021

24. [M&C 21-0874](#) (CD 4, CD 8 and CD 9) Authorize Execution of an Engineering Agreement with 2M Associates, LLC, in the Amount of \$276,770.00 for the Sanitary Sewer Rehabilitation, Contract 116 Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25181-11-2021

25. [M&C 21-0875](#) (CD 9) Authorize Execution of an Engineering Agreement with Teague Nall and Perkins, Inc., in the Amount of \$188,066.00 for the Water and Sanitary Sewer Replacement Contract 2019, WSM-K, and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25182-11-2021

26. [M&C 21-0876](#) (CD 8 and CD 9) Authorize Execution of an Engineering Agreement with Garver, LLC., in the Amount of \$217,498.00, for the Water and Sanitary Sewer Replacement Contract 2019 WSM-N Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25183-11-2021

27. [M&C 21-0877](#) (CD 8) Authorize Execution of an Engineering Agreement with Baird, Hampton & Brown, Inc., in the Amount of \$259,613.00, for the Water and Sanitary Sewer Replacement Contract 2020 WSM-N Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25184-11-2021

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

1. [21-1298](#) Notice of Claims for Alleged Damages or Injuries

End of Consent Agenda.

**E. Award of Contract - Removed from Consent Agenda**

1. [M&C 21-0829](#) (CD 4) Authorize Execution of an Artwork Implementation Agreement with GMK Steel Buildings LLC for a Sculptural Installation Titled Wildflower Designed by FYOOG LLC for the East Regional Library Project, 6301 Bridge Street, 76112, in an Amount of \$103,600.00 for Fabrication, Delivery, Installation and Contingencies

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council undecided relative to M&C 21-0829.

Motion: Council Member Moon made a motion, seconded by Mayor Pro tem Bivens, that M&C 21-0829 be approved. Motion passed 9-0.

2. [M&C 21-0831](#) (CD 6) Authorize Execution of a Final Design and Artwork Commission Agreement with Gordon Huether + Partners, Inc, in an Amount up to \$268,578.00 for Final Design, Fabrication, Delivery, Installation and Contingencies for Artwork at the South Patrol Division, 8800 McCart Avenue, 76123

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council undecided relative to M&C 21-0831.

Motion: Council Member Williams made a motion, seconded by Council Member Beck, that M&C 21-0831 be approved. Motion passed 9-0.

28. [M&C 21-0878](#) (CD 5) Reject Bid of Texas Sterling Construction, Co.; Authorize Execution of a Construction Contract with S.J. Louis Construction of Texas, Ltd. in the Amount of \$22,010,616.02 for Street Reconstruction of Trinity Boulevard Phase 1 from Interstate Highway 820 to Salado Trail; Authorize Execution of a Developer Funding Agreement in the Amount of \$260,000.00; Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Attached Appropriation Ordinances

Mr. Kent Lisenby, 3808 Candlite Court, completed a speaker card via conference call in opposition to M&C 21-0878 and was recognized by Mayor Parker but was unreachable by phone.

Ms. Meg Lisenby, 3808 Candlite Court, completed a speaker card via conference call in opposition to M&C 21-0878 and was recognized by Mayor Parker but did not wish to address Council.

Mr. Justin Wild, 1441 Airport Freeway, Suite 350, Euless, Texas, completed a speaker card in opposition to M&C 21-0878 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that M&C 21-0878 be approved and Resolution No. 5497-11-2021 and Appropriation Ordinance Nos. 25185-11-2021 and 25186-11-2021 be adopted. Motion passed 9-0.

## **SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.**

### 1. Presentation of Certificates for Beck School of Construction Graduates

Presented By: Mayor Mattie Parker and Christina Brooks  
Presented To: Beck School of Construction Graduates

## **ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF**

### **1. Upcoming and Recent Events**

Mayor Parker, Mayor Pro tem Bivens, and Council Members Flores, Crain, Moon, Williams, 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**

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Williams, that Council Member Crain be approved to travel with Fort Worth Sister Cities to Reggio Emilia, Italy from April 2, 2022, to April 12, 2022, for a journey to the “Bel Paese,” beautiful country, and explore pockets of Italy. Motion passed 9-0.

## PRESENTATIONS BY THE CITY COUNCIL

### 1. Changes in Membership on Boards and Commissions

#### [21-1828](#) Board Appointments - Mayor's Appointments

Motion: Council Member Crain made a motion, seconded by Council Member Moon, that the following individuals be appointed/reappointed to Place 1 on the various boards and commissions effective November 9, 2021, and with terms expiring October 1, 2023:

#### Appointments:

- Mr. C.B. Team – Library Advisory Board
- Ms. Sylvia Alcala– Park and Recreation Advisory Board
- Mr. Matt Dufrene – Pedestrian and Bicycling Advisory Commission
- Mr. Jared Cox – Zoning Commission and the Fort Worth Alliance Airport Zoning Commission (effective December 1, 2021)
- Ms. Lauren Melton – Board of Adjustment – Residential

#### Reappointments:

- Ms. Marcia Cepelcha – Aviation Advisory Board
- Mr. Josh Lindsay – Building Standards Commission
- Ms. Vicky Schoch – City Plan Commission and the Capital Improvements Advisory Committee for Transportation Impact Fees
- Ms. Ebony Rose – Community Development Council
- Mr. Gannon Gries – Urban Design Commission
- Ms. Paris Sanchez – Historic and Cultural Landmarks Commission

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.

## RESOLUTIONS

1. [21-1821](#) A Resolution Adopting the City of Fort Worth's 2022 Federal Legislative and Administrative Agenda

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Resolution No. 5498-11-2021 be adopted. Motion passed 9-0.

2. [21-1783](#) A Resolution to Adopt the Texas Term Sheet and Join the Opioid Settlement Negotiated by the Texas Attorney General

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Resolution No. 5499-11-2021 be adopted. Motion passed 9-0.

3. [21-1785](#) A Resolution Appointing Jannette Goodall as City Secretary for the City of Fort Worth

Mr. Bob Willoughby, 617 Fay Boulevard, appeared before Council undecided relative to the resolution.

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Resolution No. 5500-11-2021 be adopted. Motion passed 9-0.

4. [21-1822](#) A Resolution Appointing Michael D. Crain, Leonard Firestone, and Kimberly Johnson to the Board of Directors of FW Sports Authority, Inc.

Mr. Bob Willoughby, 617 Fay Boulevard, appeared before Council in opposition to the resolution.

Motion: Council Member Moon made a motion, seconded by Council Member Beck, that Resolution No. 5501-11-2021 be adopted. Motion passed 9-0.

5. [21-1623](#) A Resolution Appointing Doug Wilson to Place 9 and Bryan Barrett to Place 11 on the Board of Trustees of the City of Fort Worth Employees' Retirement Fund

Motion: Council Member Nettles made a motion, seconded by Council Member Moon, that Resolution No. 5502-11-2021 be adopted. Motion passed 9-0.

6. [21-1825](#) A Resolution of the City Council of the City of Fort Worth, Texas, Casting the City of Fort Worth's Allotted Votes for the Board of Directors of the Denton Central Appraisal District

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Resolution No. 5503-11-2021 be adopted. Motion passed 9-0.

7. [21-1826](#) A Resolution of the City Council of the City of Fort Worth, Texas, Casting the City of Fort Worth's Allotted Votes for the Board of Directors of the Parker County Appraisal District

Motion: Council Member Crain made a motion, seconded by Council Member Flores, that Resolution No. 5504-11-2021 be adopted. Motion passed 9-0.

8. [21-1827](#) A Resolution Submitting a Council-Proposed Redistricting Map to the Redistricting Task Force

Mr. Bob Willoughby, 617 Fay Boulevard, appeared before Council in opposition to the resolution.

Motion: Mayor Parker made a motion, seconded by Council Member Flores, that the resolution be continued to the November 16, 2021, Council meeting. Motion passed 9-0.

## **PUBLIC HEARING**

1. [M&C 21-0741](#) (CD 2) Conduct a Public Hearing to Consider an Appeal of the Denial by the City Plan Commission Regarding the Proposed Vacation of a Portion of an Alley in Block 184, M.G. Ellis Addition, and if the Denial is Reversed, Adopt an Ordinance Vacating a Portion of an Alley to be Replatted with the Adjoining Property (Continued from a Previous Meeting)

(PUBLIC HEARING - a. Report of City Staff: Mary Elliott; 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**

Ms. Mary Elliott, Development Services Department, appeared before Council and provided a staff report.

**b. Public Comment**

There were no public comments.

**c. Council Action**

Motion: Council Member Flores made a motion, seconded by Council Member Crain, that the public hearing be closed and M&C 21-0741 be approved to uphold the denial by the City Plan Commission. Motion passed 9-0.

2. [M&C 21-0834](#) (Future CD 7) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 65.305 Acres of Land in Denton County, Known as the Fenner Property, Located North of Intermodal Parkway and West of Interstate 35W, in the Far North Planning Sector, AX-21-005

(PUBLIC HEARING - a. Report of City Staff: Mary Elliott; 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**

Ms. Mary Elliott, Development Services Department, appeared before Council and provided a staff report.

**b. Public Comment**

Mr. Kole Weber, 9800 Hollywood Parkway, Suite 250, completed a speaker card in support of M&C 21-0834 and was recognized by Mayor Parker but did not wish to address Council.

**c. Council Action**

Motion: Council Member Firestone made a motion, seconded by Council Member Nettles, that the public hearing be closed, M&C 21-0834 be approved and Ordinance No. 25187-11-2021 be adopted. Motion passed 9-0.



Acting City Secretary Ronald Gonzales advised that Zoning Docket ZC-21-048 was a companion to M&C 21-0834 and would be heard that this time.

3. [ZC-21-048](#) (CD 7) AIL Investments, LP, 20000 block of FM 156 South, From: Unzoned To: “K/AAO” Heavy Industrial/Alliance Airport Overlay (65.30 ac) (Recommended for Approval by the Zoning Commission)

Mr. Kole Weber, 9800 Hollywood Parkway, Suite 250, completed a speaker card in support of Zoning Docket ZC-21-048 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-21-048 be approved. Motion passed 9-0.

4. [M&C 21-0835](#) (Future CD 6) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 116.77 Acres of Land in Tarrant County, Known as the Shipman Tract, Located North of Cleburne Crowley Road, South of McPherson Avenue and West of McCart Boulevard, and approximately 3.693 acres of right-of-way in the Far South Planning Sector, AX-21-007

(PUBLIC HEARING - a. Report of City Staff: Mary Elliott; 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**

Ms. Mary Elliott, Development Services Department, appeared before Council and provided a staff report.

**b. Public Comment**

Mr. Caleb Dunn, 6901 Ruthette Court, North Richland Hills, Texas, completed a speaker card in support of M&C 21-0835 and was recognized by Mayor Parker but did not wish to address Council.

Mr. David Shipman, 201 Bufford, Suite 101, Burleson, Texas, appeared before Council in support of M&C 21-0835.

**c. Council Action**

Motion: Council Member Williams made a motion, seconded by Council Member Nettles, that the public hearing be closed, M&C 21-0835 be approved and Ordinance No. 25188-11-2021 be adopted. Motion passed 9-0.

Acting City Secretary Ronald Gonzales advised that Zoning Docket ZC-21-084 was a companion to M&C 21-0835 and would be heard that this time.

5. [ZC-21-084](#) (CD 6) Shipman Companies, LP, Generally bounded by Dublin Ridge Drive, McCart Avenue, Cleburne Crowley Road, and Old Cleburne Crowley Road, From: Unzoned To: "A-5" One-Family (116.77 ac) (Recommended for Approval by the Zoning Commission)

Mr. Caleb Dunn, 6901 Ruthette Court, North Richland Hills, Texas, completed a speaker card in support of Zoning Docket ZC-21-084 and was recognized by Mayor Parker but did not wish to address Council.

Mr. David Shipman, 201 Bufford, Suite 101, Burleson, Texas, appeared before Council in support of Zoning Docket ZC-21-084.

Mr. Bob Willoughby, 617 Fay Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-084 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 Zoning Docket ZC-21-084 be approved. Motion passed 9-0.

## ZONING HEARING

It appeared that the City Council, at its meeting of September 14, 2021, continued Zoning Docket ZC-21-116.

1. [ZC-21-116](#) (CD 6) 1187 Holdings LLC, Northstar Farms Inc, 12400 - 12700 blocks Ware Ranch Trail, From: "J" Medium Industrial / Spinks Airport Overlay To: "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards for reduction of open space requirements to 30%, building orientation and screening between building and the ROW / Spinks Airport Overlay, site plan included (16.27 ac) (Recommended for Denial with Prejudice by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Williams made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-116 be continued to the December 14, 2021, meeting. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-070.

2. [ZC-21-070](#) (CD 8) Matkin Hoover Engineering, 2624 East Berry Street, To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility in PD 720 Planned Development for "E" Neighborhood Commercial uses, site plan included (1.32 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Jonathan McNamara, 127 Latigo Lane, Boerne, Texas, completed a speaker card via conference call in support of Zoning Docket ZC-21-070 and was recognized by Mayor Parker but was unreachable by phone.

The following individuals completed speaker cards in opposition to Zoning Docket ZC-21-070 and were recognized by Mayor Parker but did not wish to address Council:

Ms. Barbra Smith, 2508 Malvern Trail  
Ms. Marie Love, 2508 Malvern Trail

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-070 be denied without prejudice. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-129.

3. [ZC-21-129](#) (CD 8) Spacemasters Warehousing, LLC, 3117 Panola Ave, From: "E" Neighborhood Commercial To: "F" General Commercial (0.15 ac) (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Parker McDowell, 12222 Merit Drive, Suite 400, Dallas, Texas, appeared before Council in support of Zoning Docket ZC-21-129.

Ms. Whitney Johnson, 601 South Perkins Street, completed a speaker card in opposition to Zoning Docket ZC-21-129 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Moon, that Zoning Docket ZC-21-129 be denied without prejudice. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-141.

4. [ZC-21-141](#) (CD 6) Abel Anzua Garcia, 10350 South Freeway, From: "AG" Agricultural, "I" Light Industrial To: "I" Light Industrial (4.67 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Christopher Bonilla, 3800 Byers Avenue, appeared before Council in support of Zoning Docket ZC-21-141.

Mr. Bob Willoughby, 617 Fay Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-141 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 Zoning Docket ZC-21-141 be approved. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-160.

5. [ZC-21-160](#) (CD All) City of Fort Worth Development Services Text Amendment, An ordinance amending the Zoning Ordinance, by amending Chapter 4, "District Regulations," Article 13 "Form Based Districts", to amend Sections 4.1300 "Low Intensity Mixed-Use ("MU-1") District" and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety to revise certain development standards; and to amend Section 4.1203 "Form Based Districts Code Use Table" to revise certain uses for MU-1 and MU-2. (Recommended for Approval as Amended by the Zoning Commission with modifications as proposed by the Urban Design Commission) (Continued from a Previous Meeting)

Mr. Bob Willoughby, 617 Fay Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-160 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-160 be approved with the direction to staff to conduct a study of 1) turned townhouses, and 2) incentives for landscape and green spaces, and Ordinance No. 25189-11-2021 be adopted. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-166.

6. [ZC-21-166](#) (CD All) City of Fort Worth Development Services Text Amendment, An ordinance amending the Zoning Ordinance by amending Chapter 4, "District Regulations," "Article 7, "Residential Districts," Section 4.713, "Urban Residential "UR" District to revise its entirety to revise certain development standards for the district (Recommended for Approval as Amended by the Zoning Commission with modifications as proposed by the Urban Design Commission) (Continued from a Previous Meeting)

Mr. Bob Willoughby, 617 Fay Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-166 and was recognized by Mayor Parker but was not present in the Council Chamber.

Motion: Council Member Firestone made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-166 be approved with the direction to staff to conduct a study of 1) turned townhouses, and 2) incentives for landscape and green spaces, and Ordinance No. 25190-11-2021 be adopted. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-093.

7. [ZC-21-093](#) (CD 7) Timberland Boulevard Development Partners, 12700 Timberland Boulevard, To: Add Conditional Use Permit (CUP) to allow for self-service car wash in "E" Neighborhood Commercial, site plan included. (1.50 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. John Cornelsen, 2220 Hawthorne Avenue, appeared before Council in support of Zoning Docket ZC-21-093.

The following individuals appeared before Council in opposition to Zoning Docket ZC-21-093:

Ms. Tia Sheldon, 12612 Lillybrook Lane

Ms. Sharon Dahse, 12605 Lillybrook Lane

Mr. Clifford Sheldon, 12612 Lillybrooke Lane (via conference call)

Ms. Charlotte Leonard, 12510 Clarksburg Trail  
Ms. Kemmiko Grant, 12609 Lillybrooke Lane  
Ms. Roxanne Henkes, 12600 Lillybrooke Lane

Motion: Council Member Firestone made a motion, seconded by Council Member Moon, that Zoning Docket ZC-21-093 be denied without prejudice. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-140.

8. [ZC-21-140](#) (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 waivers to setbacks, fencing, parking, on-site maneuvering space, and distance from the car wash building and vacuum stalls to adjacent residential properties, site plan included. (0.50 ac) (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

The following individuals appeared before Council in support of Zoning Docket ZC-21-140:

Mr. Houston Simmons, 780 West Kennedale Parkway, Kennedale, Texas  
Mr. Patrick McCafery, 780 West Kennedale Parkway, Kennedale, Texas  
Mr. Jake Petrie, 780 West Kennedale Parkway, Kennedale, Texas

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-140 be remanded back to the Zoning Commission. Motion passed 9-0.

It appeared that the City Council, at its meeting of October 12, 2021, continued Zoning Docket ZC-21-146.

9. [ZC-21-146](#) (CD 8) Hillcrest LLC, 6701 Crowley Rd, To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "FR" General Commercial Restricted, "F" General Commercial; site plan included (1.79 ac) (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)

Mr. John Cornelsen, 2220 Hawthorne Avenue, appeared before Council in support of Zoning Docket ZC-21-146.

The following individuals appeared before Council in opposition to Zoning Docket ZC-21-146:

Ms. Eunice Davis, 7400 Trimble (via conference call)

Mr. Kelley Keller, 7604 Trimble Drive

Motion: Council Member Nettles made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-146 be denied without prejudice. Motion passed 9-0.

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 October 22, 2021.

Mayor Parker opened the public hearing.

(Council Member Beck stepped away from the dais.)

10. [SP-21-021](#) (CD 7) NTP35 LP, 7900-8700 blocks NW Highway 287 (north side) To: Add Site Plan to PD 1302 for "UR" Urban Residential uses (8.52 ac) (Recommended for Approval by the Zoning Commission)



The following individuals completed speaker cards in support of Site Plan SP-21-021 and were recognized by Mayor Parker but did not wish to address Council.

Mr. Chris Biggers, 550 Bailey Avenue  
Mr. Gerald Luecke, 13642 Omega, Dallas, Texas

Mr. Charles Hodges, 13642 Omega Road, Dallas, Texas, appeared before Council in support of Site Plan SP-21-021.

Motion: Council Member Firestone made a motion, seconded by Council Member Nettles, that Site Plan SP-21-021 be approved. Motion passed 8-0, Council Member Beck absent.

(Council Member Beck returned to her place at the dais.)

11. [SP-21-023](#) (CD 9) 3017 Morton LLC, 3000 blocks Bledsoe & Morton Streets, To: Amend the site plan for PD 1058 (1.40 ac) (Recommended for Approval by the Zoning Commission)

Mr. Darin Norman, 3108 West 6th Street, Suite 108, appeared before Council in support of Site Plan SP-21-023.

Mr. Brandon Schubert, 200 Crescent Court, Suite 1425, Dallas, Texas, completed a speaker card in support of Site Plan SP-21-023 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 Site Plan SP-21-023 be approved. Motion passed 9-0.

12. [ZC-20-159](#) (CD 4) Just Right Products Inc., 1900 E Loop 820, From: "A-5" One-Family To: "PD/E & A-5" Planned Development for "A-5" One-Family and "E" Neighborhood Commercial including warehouse use, production of printed graphics use excluding the following uses: convenience store and liquor or package store; with development standards for bufferyards, screening, and supplemental setbacks with a reduction of parking by 20% on the commercial lot; site plan included (7.62 ac) (Recommended for Denial with Prejudice by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket ZC-20-159:

Mr. David Gregory, 1668 Keller Parkway, Keller, Texas  
Mr. Marc Johnson, 5941 Posey Lane, Haltom City, Texas

The following individuals appeared before Council in opposition to Zoning Docket ZC-20-159:

Mr. Michael Wohlhaefer, 1841 Seffield Place  
Mr. Dan Haase, 1670 Watson Road West

Motion: Council Member Moon made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-20-159 be approved. Motion passed 9-0.

13. [ZC-21-106](#) (CD 7) Joe Lindsey, JC Lindsey Family LTD Partnership, 1700 block Avondale Haslet Road, From: "A-5" One-Family To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding the following uses: assisted living facility, nursing home, golf course, indoor amusement, event center or rental hall, drive-in restaurant or business, lodge or civic club, commercial swimming pool, drive-in theatre, movie theatre or auditorium, bed and breakfast inn, business college or commercial school, convenience store, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, gasoline sales, recycling collection facility, urban agriculture, storage or display outside with development standards located within Exhibit A, site plan required (3.04 ac) (Recommended for Approval by the Zoning Commission)

Mr. Joe Lindsey, 1774 Avondale Haslet Road, Haslet, Texas, appeared before Council in support of Zoning Docket ZC-21-106.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-106 be approved. Motion passed 9-0.

14. [ZC-21-119](#) (CD 3) Robert Dow/Third Peak/Silver Creek Materials, 1900-2400 blocks Silver Creek Road, From: "AG" Agricultural To: "I" Light Industrial (26.17 ac) (Recommended for Approval by the Zoning Commission)

Mr. Barry Hudson, representing Dunaway Associates, 3012 Gunnison Trail, completed a speaker card in support of Zoning Docket ZC-21-106 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Crain made a motion, seconded by Council Member Flores, that Zoning Docket ZC-21-119 be approved. Motion passed 9-0.

15. [ZC-21-149](#) (CD 8) Espire Enterprises, LLC, 709 & 712 Elmwood Avenue, 709 & 713 E Jefferson, From: “J” Medium Industrial To: “UR” Urban Residential (0.7452 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-21-149 and was recognized by Mayor Parker but did not wish to address Council.

Mr. Bob Willoughby, 617 Fay Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-149 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 Crain, that Zoning Docket ZC-21-149 be approved. Motion passed 9-0.

16. [ZC-21-150](#) (CD 2) Randol Mill Investment LLC, 2000-2100 blocks Belle Ave, From: “A-5” One-Family To: “R2” Townhouse/Cluster (5.99 ac) (Recommended for Approval by the Zoning Commission)

Mr. Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas, completed a speaker card via conference call in support of Zoning Docket ZC-21-150 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Flores made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-150 be approved. Motion passed 9-0.

17. [ZC-21-151](#) (CD 2) Stockyards Masonic Lodge, 2901 Schwartz Ave, From: “A-5” One-Family To: “E” Neighborhood Commercial (0.60 ac) (Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Flores made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-151 be continued to the December 14, 2021, Council meeting. Motion passed 9-0.

(Council Member Moon stepped away from the dais.)

18. [ZC-21-153](#) (CD 9) Melody Becerra & Chamberlain Heights LP, 4612 Houghton & 4613 Diaz Avenues From: “B” Two-Family To: “ER” Neighborhood Commercial Restricted (0.34 ac) (Recommended for Approval by the Zoning Commission)

Mr. Ray Oujesky, 201 Main Street, Suite 2500, completed a speaker card in support of Zoning Docket ZC-21-153 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-153 be approved. Motion passed 8-0, Council Member Moon absent.

19. [ZC-21-155](#) (CD 7) 6824 LP, 7617-7621 (odds) Jacksboro Highway, From: “E” Neighborhood Commercial To: “FR” General Commercial Restricted (2.21 ac) (Recommended for Approval by the Zoning Commission)

Mr. Aaron Towner, 7619 Jacksboro Highway, appeared before Council in support of Zoning Docket ZC-21-155.

Motion: Council Member Firestone made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-155 be approved. Motion passed 8-0, Council Member Moon absent.

20. [ZC-21-159](#) (CD 5) Sorony Marulanda & Orbin Portillo, 5336 Ramey Avenue, From: “E/SS” Neighborhood Commercial with Stop Six Overlay To: “AR/SS” One-Family Restricted with Stop Six Overlay (0.10 ac) (Recommended for Denial by the Zoning Commission)

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-159 be approved. Motion passed 8-0, Council Member Moon absent.

21. [ZC-21-161](#) (CD 9) Phillip Stewart, 515-521 (odds) Samuels Avenue, From: “D” High Density Multifamily, PD 489/ “H” Central Business District/Downtown Urban Design District Overlay To: “PD/H” Planned Development for “H” Central Business District uses and the Downtown Urban Design District Overlay with a ten (10) story height limit; site plan waiver requested (0.27 ac) (Recommended for Approval by the Zoning Commission)

Mr. Phillip Stewart, P.O. Box 2010, Lake Oswego, Oregon, appeared before Council via conference call in support of Zoning Docket ZC-21-161.

Motion: Council Member Beck made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-161 be approved. Motion passed 8-0, Council Member Moon absent.

(Council Member Moon returned to his place at the dais, and Council Member Firestone stepped away from his place at the dais.)

22. [ZC-21-163](#) (CD 2) International Trading & Market, 1602 NW 25th Street, From: “E” Neighborhood Commercial To: “E”/ HC Historic and Cultural Landmark Overlay (0.48 ac) (Recommended for Approval by the Zoning Commission)

Motion: Council Member Flores made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-163 be approved. Motion passed 8-0, Council Member Firestone absent.

23. [ZC-21-164](#) (CD 8) Diana Carrillo, 1109 Oak Grove Road, From: “E” Neighborhood Commercial To: “FR” General Commercial Restricted (0.38 ac) (Recommended for Denial with Prejudice by the Zoning Commission)

Motion: Council Member Nettles made a motion, seconded by Council Member Williams, that Zoning Docket ZC-21-164 be denied without prejudice. Motion passed 8-0, Council Member Firestone absent.

26. [ZC-21-165](#) (CD 5) Pedraza Property Group, 1928 Amanda Ave, From: “ E / S S ” Neighborhood Commercial in the Stop Six Overlay To: “AR/SS” One-Family in the Stop Six Overlay (0.17 ac) (Recommended for Approval by the Zoning Commission)

Mr. Jesus Guzman, 2505 Forest Avenue, completed a speaker card via conference call in support of Zoning Docket ZC-21-165 and was recognized by Mayor Price but did not wish to address Council.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-165 be approved with excitement. Motion passed 8-0, Council Member Firestone absent.

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

24. [ZC-21-167](#) (CD 8) Maria Villanueva, 3030 Mecca St, From: “A-21” One-Family To: “A-5” One-Family (0.86 ac) (Recommended for Denial by the Zoning Commission)

Ms. Maria Villanueva, 3030 Mecca Street, appeared before Council in support of Zoning Docket ZC-21-167.

Motion: Council Member Nettles made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-167 be approved. Motion passed 9-0.

25. [ZC-21-170](#) (CD 4) WPS Basswood LLC, 4440 Basswood Boulevard, From: “PD 501” Planned Development / Specific Use for all uses in “E” Neighborhood Commercial plus outdoor storage of landscape materials, plants, and patio furniture, site plan included To: Amend “PD 501” to add one food truck; site plan included (3.35 ac) (Recommended for Approval by the Zoning Commission)

Mr. Todd Lorch, 8429 Prairie Fire Drive, appeared before Council in support of Zoning Docket ZC-21-170.

Mr. Matt Canton, 4440 Basswood Boulevard, completed a speaker card in opposition to Zoning Docket ZC-21-170 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Moon made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-170 be approved. Motion passed 9-0.

26. [ZC-21-174](#) (CD 6) Bloomfield Homes, LP, 1301 W. Risinger Road From: “C” Medium Density Multifamily To: Planned Development for all uses in “CR” Low Density Residential with development regulation standards applicable to detached multifamily with waivers to open space, perimeter fencing, carports in front of the building, building length, setback to one-family, building orientation and MFD submittal; site plan included (54.91 ac) (Recommended for Approval by the Zoning Commission)

Ms. Lori Lusk, 400 North Oklahoma Drive, Suite 105, Celina, Texas, completed a speaker card in support of Zoning Docket ZC-21-174 and was recognized by Mayor Parker but did not wish to address Council.

Mr. Zac Thompson, 2023 Glenco Terrace, appeared before Council in support of Zoning Docket ZC-21-174.

Motion: Council Member Williams made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-174 be approved. Motion passed 9-0.

27. [ZC-21-176](#) (CD 3) Scott Hamilton, 2760 Glenrock Drive, To: Add Conditional Use Permit for Warehouse in “E” Neighborhood Commercial /NASJRB Overlay, site plan included (2.39 ac) (Recommended for Approval by the Zoning Commission)

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-176 be approved. Motion passed 9-0.

28. [ZC-21-178A](#) (CD 5) City of Fort Worth Development Services, Text Amendment, Amend Zoning Ordinance Section 4.1307 Trinity Lakes Form-Based Zoning District to amend various sections of the Trinity Lakes Development Code to provide clarification of residential parking requirements, provide adjustments to building heights in the boulevard mixed use and transition character zones, limit building height within lake frontage areas, update boundaries of the character zones and update appendices (Recommended for Approval by the Zoning Commission)

Mr. Brad Lonberger, 8129 Whistling Duck Drive, completed a speaker card in support of Zoning Docket ZC-21-178A and was recognized by Mayor Parker but did not wish to address Council.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-178A be approved with excitement and Ordinance No. 25191-11-2021 be adopted. Motion passed 9-0.

29. [ZC-21-178B](#) (CD 5) City of Fort Worth, 7800-8100 blocks Trinity Boulevard, From: “TL-BM” Trinity Lakes-Boulevard Mixed-Use, “TL-CC” Trinity Lakes-Campus Commercial, “TL-HM” Trinity Lakes-Highway Mixed-Use, “TL-N” Trinity Lakes-Neighborhood, “TL-TR” Trinity Lakes-Transition, “TL-VM” Trinity Lakes-Village Mixed-Use To: “TL-BM” Trinity Lakes-Boulevard Mixed-Use, “TL-CC” Trinity Lakes-Campus Commercial, “TL-HM” Trinity Lakes-Highway Mixed-Use, “TL-N” Trinity Lakes-Neighborhood, “TL-TR” Trinity Lakes-Transition, “TL-VM” Trinity Lakes-Village Mixed-Use and “TL-CC-HT” Trinity Lakes-Campus Commercial Height Transition (123.83 ac) (Recommended for Approval by the Zoning Commission)

Mr. Brad Lonberger, 8129 Whistling Duck Drive, completed a speaker card in support of Zoning Docket ZC-21-178B and was recognized by Mayor Parker but did not wish to address Council.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-178B be approved with excitement. Motion passed 9-0.

30. [ZC-21-181](#) (CD 5) FW Housing Authority, 4900-4900 blocks E. Rosedale St, 4900 block Ave G, From: PD1259 & PD1260 in the Stop Six Overlay To: Revise PDs for UR and MU-1 uses to add development standards; for height, street-oriented entry, and building frontage; site plan included (8.94 ac) (Recommended for Approval by the Zoning Commission)

Mr. Brandon Burns, 640 Taylor Street, Suite 2323, appeared before Council in support of Zoning Docket ZC-21-181.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-181 be approved with excitement. Motion passed 9-0.

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, Mayor Pro tem Bivens made a motion, seconded by Council Member Nettles, that the hearing be closed and Ordinance No. 25192-11-2021 be adopted. Motion passed 9-0.



## REPORT OF THE CITY MANAGER

### B. General

1. [M&C 21-0808](#) (ALL) Adopt Attached Ordinances Regarding the Transition of Council Aide (District Director) Positions to Pensionable Employment Positions by Amending Chapter 2.5 "Retirement" and Section 2-180, "Coverage of the System," of the City Code and by Reallocating Appropriations in the General Fund by \$167,000.00 for City Retirement Fund Contribution Costs (Continued from a Previous Meeting)

Motion: It was the consensus of the City Council that M&C 21-0808 be withdrawn from the Council Agenda.

2. [M&C 21-0845](#) (ALL) Adopt Policy for Review of Applications to the Texas Department of Housing and Community Affairs for 2022 Competitive (9%) and Noncompetitive (4%) Housing Tax Credits, and Commitments of Development Funding from the City of Fort Worth

Motion: Council Member Beck made a motion, seconded by Council Member Williams, that M&C 21-0845 be approved. Motion passed 9-0.

### D. Land

1. [M&C 21-0836](#) (ETJ Future CD 7) Authorize Execution of a Preannexation Development Agreement with Alliance West, LP and Denton County Land and Cattle, LP

*Property description: 606 acres of land in the extraterritorial jurisdiction of the City of Fort Worth, generally located south of State Highway 114 and west of FM 156*

The following individuals completed speaker cards in support of M&C 21-0836 and were recognized by Mayor Parker but did not wish to address Council:

Ms. Marcella Olson, 500 West 7th Street, Suite 600

Mr. Jeff Davis, 3575 Lone Star Circle, Suite 434

Motion: Council Member Firestone made a motion, seconded by Council Member Nettles, that M&C 21-0836 be approved. Motion passed 9-0.

2. [M&C 21-0858](#) (CD 7) Authorize the Acquisition of a Fee Simple Interest in 29.511 Acres of Land Situated in the Jacob Wilcox Survey No. 35, Abstract No. 1718 with a Site Address of 8900 Jacksboro Highway, in the City of Fort Worth, Tarrant County, Texas from Real Property Owned by XTO Energy Inc. in the Amount of \$3,100,000.00, Adopt the Attached Appropriation Ordinance, Authorize Up to \$20,000.00 for Pre-Acquisition Costs, Pay Estimated Closing Costs in an Amount Up to \$30,000.00, Dedicate the Property as Parkland as an Addition to the Fort Worth Nature Center & Refuge, and Amend the Fiscal Year 2022-2026 Capital Improvement Program

*Property description: 29.511 acres of land situated in the Jacob Silcox Survey No. 35, Abstract No. 1718 located at 8900 Jacksboro Highway, City of Fort Worth, Tarrant County, Texas*

Ms. Haily Summerford, P.O. Box 471486, appeared before Council via conference call in support of M&C 21-0858.

Motion: Council Member Firestone made a motion, seconded Council Member Crain, that M&C 21-0858 be approved and Appropriation Ordinance No. 25193-11-2021 be adopted. Motion passed 9-0.

#### **F. Award of Contract**

1. [M&C 21-0711](#) (CD 9) Authorize Execution of a Five-Year Tax Abatement Agreement with STLMP, LLC for the Rehabilitation of a One Story Commercial Building for use as a Shopping Center with Office and Retail Space, with a total of Approximately 22,580 Square Feet, Having a Cost of at Least \$878,438.00 on Property Located at 2740 Lipscomb Street in Neighborhood Empowerment Zone and Reinvestment Zone Area Six (Continued from Previous Meeting)

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that M&C 21-0711 be approved. Motion passed 9-0.

2. [M&C 21-0860](#) (ALL) Approval of a Term Sheet Authorizing the Second Extension and Restatement of City Secretary Contract No. 28358 E-1 with Waste Management of Texas, Inc., for Collection of Residential Garbage, Refuse and Bulky Waste, Recyclables, Certain Commercial Solid Waste, Yard Waste, Construction and Demolition and Large Brush With an Approximate 12 Year Renewal Period to End April 1, 2033 for an Estimated Contract Cost of \$478,800,000

The following individuals appeared before Council in support of M&C 21-0860:

Mr. Stephen Kellar, 2209 Valleydale Drive, Arlington, Texas

Mr. Marcus Knight, 4901 Parker Henderson Road

Motion: Mayor Pro tem Bivens made a motion, seconded Council Member Moon, that M&C 21-0860 be approved. Motion passed 9-0.

### **ADJOURNMENT**

There being no further business, Mayor Parker adjourned the meeting at 9:08 p.m. in memory of Ms. Daphne Brookins, FWISD School Board Trustee, who passed away on Friday, November 5, 2021.