

**CITY OF FORT WORTH, TEXAS
CITY COUNCIL MEETING
TUESDAY, DECEMBER 3, 2019**

Present:

Mayor Betsy Price
Mayor Pro tem Dennis Shingleton, District 7
Council Member Carlos Flores, District 2
Council Member Brian Byrd, District 3
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Kelly Allen Gray, District 8
Council Member Ann Zadeh, District 9

Staff Present:

David Cooke, City Manager
Sarah Fullenwider, City Attorney
Mary J. Kayser, City Secretary

CALL TO ORDER

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 7:05 p.m. on Tuesday, December 3, 2019, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

INVOCATION - Pastor Marty Collier, Rush Creek Church

The invocation was provided by Pastor Marty Collier, Rush Creek 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.")

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

CONSIDERATION OF MINUTES

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Moon, that the minutes of the October 15, 2019, Special Called Joint Meeting of the City Council and the Fort Worth Housing Finance Corporation and the City Council Work Session and Regular Meeting of November 19, 2019, be approved. Motion passed 9-0.

1. [19-0378](#) Minutes - October 15, 2019 Special Called Joint Meeting of City Council and Fort Worth Housing Finance Corporation
2. [19-0194](#) Minutes - November 19, 2019 Work Session
3. [19-0196](#) Minutes - November 19, 2019 Regular Meeting

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

There were no items to be withdrawn from the Consent Agenda.

ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

There were no items to be continued or withdrawn by staff.

CONSENT AGENDA

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Moon, that the Consent Agenda be approved. Motion passed 9-0.

A. General - Consent Items

1. [M&C 19-0334](#) Adopt Ordinance Increasing Appropriations in the CCPD Capital Projects Fund by \$114,120.00 for Purchase of Two Vehicles for the Police Department's School Resource Unit (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23952-12-2019

2. [M&C 19-0338](#) Adopt an Ordinance Canceling the Historic Site Tax Exemption for the Following Properties: (1) 401 W. Lancaster Avenue, (2) 608-610 Main Street, (3) 9121 Heron Avenue, (4) 131 E. Exchange Avenue, (5) 1200 & 1212 E. Lancaster Avenue, (6) 201 W. Vickery Boulevard, (7) 306 W. Cannon Street, (8) 308 W. Cannon Street, (9) 908 E. 3rd Street, (10) 655 May Street, and (11) 303 Crump Street (900 E. 2nd Street) (COUNCIL DISTRICTS 2, 7, 8 and 9)

Motion: Approved. Ordinance No. 23953-12-2019

3. [M&C 19-0341](#) Adopt Resolution Authorizing the City's Lawsuit Against Alexander Vilela in Tarrant County, Texas (ALL COUNCIL DISTRICTS)

Motion: Approved. Resolution No. 5150-12-2019

4. [M&C 19-0344](#) Confirm Reappointment and Correct Term Expiration Date of Civil Service Commissioner Jason Baldwin to October 1, 2021 and Establish Place Designations (ALL COUNCIL DISTRICTS)

Motion: Approved.

5. [M&C 19-0353](#) Approve Reserve Officers Appointed by the Chief of Police to Serve in a Supplementary Capacity for the Police Department (ALL COUNCIL DISTRICTS)

Motion: Approved.

6. [M&C 19-0354](#) Authorize Acceptance of an Award in the Amount of \$4,972.00 from the Fleetwood Memorial Foundation Fund for the Fire Department and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23954-12-2019

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

1. [M&C 19-0342](#) Authorize the Purchase of Three JLG Lifts from Equipment Depot Texas, Inc. d/b/a Equipment Depot, Ltd. in an Amount Up to \$116,125.23 Using BuyBoard Cooperative Purchasing Agreement 515-16 for the Public Events and Property Management Departments (ALL COUNCIL DISTRICTS)

Motion: Approved.

C. Land - Consent Items

1. [M&C 19-0348](#) Authorize the Execution of a Facility Lease Agreement with Paramount Aerospace Systems, USA, Incorporated of Approximately 22,000 Square Feet of Space in the Structures Building Located at 2070 Eagle Parkway, Fort Worth, Texas 76177 and a Ground Lease of Approximately 15,000 Square Feet of Land to Construct and Operate a Jet Engine Test Cell Facility at the Alliance Fort Worth Maintenance Facility (COUNCIL DISTRICT 7)

Motion: Approved.

2. [M&C 19-0350](#) Authorize Sale of Twelve Tax-Foreclosed Properties to Various Purchasers in the Aggregate Amount of \$187,729.24, in accordance with Section 272.001 of the Texas Local Government Code and Section 34.05 of the Texas Tax Code (COUNCIL DISTRICTS 2 and 8)

<u>Name</u>	<u>Property Address</u>
John Victory Meyer	1212 Northeast 23rd Street
Valdemar Ramirez, Jr.	2719 Northwest 33rd Street
Cache Group, Inc.	1609 East Broadway Avenue
Joel Sesmas	3014 Columbus Avenue
Jonpaul Brown	10100 Forest Hill Everman Road
Valdemar Ramirez, Jr.	3016 Lee Avenue
NSG Property Investments, LLC	2603 Malone Street
Guadalupe Montes	909 East Mulkey Street
Joel Sesmas	2955 Pearl Avenue
TAL Enterprises, LLC	2617 Prospect Avenue
Joel Sesmas	2523 Ross Avenue
Peggy Ann Kirk	2408 Toronto Street

Motion: Approved.

D. Planning & Zoning - Consent Items

1. [M&C 19-0339](#) Adopt Ordinance Vacating a Portion of West Lane to be Replatted with the Adjoining Property for a New Uplift Charter School (COUNCIL DISTRICT 5)

Motion: Approved. Ordinance No. 23955-12-2019

2. [M&C 19-0340](#) Adopt Ordinance Vacating a Portion of Prince Court to be Replatted with the Adjoining Property to Consolidate the Lots for a Future Commercial Development (COUNCIL DISTRICT 8)

Motion: Approved. Appropriation Ordinance No. 23956-12-2019

E. Award of Contract - Consent Items

1. [M&C 19-0335](#) Authorize Acceptance of 2020 Community Services Block Grant Funds, a Federally Funded Program Sponsored by the U. S. Department of Health and Human Services to Support the Reduction of Poverty, the Revitalization of Low-Income Communities and the Empowerment of Low-Income Families and Individuals to Become Fully Self-Sufficient, in an Amount Up to \$2,200,000.00 from the Texas Department of Housing and Community Affairs, Authorize Execution of Related Contracts, Adopt Appropriation Ordinance and Waive Indirect Costs (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23957-12-2019

2. [M&C 19-0336](#) Authorize Acceptance of Funds and Execution of Agreement with Tarrant County in the Amount of \$30,000.00 for Fiscal Year 2020 for the Operation of the Southeast Community Action Partners Center in Arlington and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23958-12-2019

3. [M&C 19-0337](#) Authorize Execution of an Amendment to a Communications Services Agreement with the City of Burleson for Expanded Services of the City of Fort Worth's Public Safety Radio System at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)

Motion: Approved.

4. [M&C 19-0343](#) Authorize Acceptance of a Grant from the Texas Department of Housing and Community Affairs in an Amount Up to \$7,000,000.00 for the 2020 Comprehensive Energy Assistance Program, a Federally Funded Program Sponsored by the U.S. Department of Health and Human Services Designed to Provide Utility Payment Assistance and Energy Conservation Education for Low to Moderate Income Residents, Authorize Related Contracts, Adopt Appropriation Ordinance, and Waive Indirect Costs (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23959-12-2019

5. [M&C 19-0345](#) Authorize Acceptance of 2020 U.S. Department of Energy Weatherization Assistance Program Grant Funds, a Federally Funded Program Sponsored by the U.S. Department of Energy Designed to Provide Assistance for Low to Moderate Income Residents to Perform Home Modifications to Reduce Overall Energy Costs from the Texas Department of Housing and Community Affairs in an Amount Up to \$400,000.00, Authorize Execution of Related Contracts, Waive Indirect Costs, and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23960-12-2019

6. [M&C 19-0346](#) Authorize Acceptance of a Grant from the Texas Department of Housing and Community Affairs for the 2020 Low-Income Housing Energy Assistance Program, a Federally Funded Program Sponsored by the U.S. Department of Health and Human Services Designed to Provide Assistance for Low to Moderate Income Residents to Lower Home Energy Costs, in an Amount Up to \$1,500,000.00, Authorize Related Contracts, Adopt Appropriation Ordinance, and Waive Indirect Costs (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23961-12-2019

7. [M&C 19-0347](#) Adopt a Resolution Authorizing the Execution of Amendment No. 1 to City Secretary No. 45858, the Funding Agreement with Fort Worth South, Inc. in the Amount of \$3,000,000.00 for the Near Southside Medical District Street Repair and Reconstruction Program for a Revised Amount of \$13,000,000.00; Authorize the Acceptance of Funds in an Amount Up to \$1,500,000.00 from Tax Increment Reinvestment Zone No. 4 and Adopt Appropriation Ordinances; and Amend the FY 2020-2024 CIP (COUNCIL DISTRICT 9)

Motion: Approved. Resolution No. 5151-12-2019 and Appropriation Ordinance Nos. 23962-12-2019, 23963-12-2019, and 23964-12-2019

8. [M&C 19-0349](#) Authorize Execution of Change Order No. 2 for the Reduction of \$164,561.00 to City Secretary Contract No. 51069 with Byrne Construction Services for a Revised Contract Amount of \$7,839,120.00 for the New Park & Recreation Department Consolidated Service Center Located at Greenbriar Park, 5199 James Avenue (COUNCIL DISTRICT 9)

Motion: Approved.

9. [M&C 19-0351](#) Authorize Execution of Agreement with the United States Department of Justice, Drug Enforcement Administration, to Participate in the Drug Enforcement Administration Tactical Diversion Group Task Force, Authorize Acceptance of Reimbursement Funds in an Amount of \$18,649.00, Authorize Execution of Asset Forfeiture Sharing Agreement and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23965-12-2019

10. [M&C 19-0352](#) Authorize Execution of Agreement with the United States Department of Justice, Drug Enforcement Administration to Participate in the Drug Enforcement Administration Fort Worth Multi-Agency Task Force, Authorize Acceptance of Reimbursement Funds in an Amount of \$125,961.00 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance No. 23966-12-2019

11. [M&C 19-0355](#) Authorize Payment to the City of Haslet for the City of Fort Worth's Share of the Total Project Costs of the Fort Worth-Haslet-Trinity River Authority Sewer Project in the Amount of \$2,463,256.27 (COUNCIL DISTRICT 7)

Motion: Approved.

12. [M&C 19-0356](#) Authorize Execution of an Agreement, with Freese and Nichols, Inc., in the Amount of \$600,000.00 to Update Land Use Assumptions and the Water and Sewer Impact Fee Schedule, Incorporate Revisions in the Water and Sewer Capital Improvements Plan, and Update Wastewater Model and Adopt Appropriation Ordinances (ALL COUNCIL DISTRICTS)

Motion: Approved. Appropriation Ordinance Nos. 23967-12-2019 and 23968-12-2019

13. [M&C 19-0357](#) Authorize Rejection of All Bids Received for Sanitary Sewer Rehabilitation Contract 95, Part 1 (COUNCIL DISTRICT 8)

Motion: Approved.

14. [M&C 19-0359](#) Authorize Execution of a Community Facilities Agreement with Ware Vista Southgate #1, L.P. with City Participation in an Amount Not to Exceed \$3,155,122.00 for Construction of 12-inch to 24-inch Water Mains in the Vicinity of Interstate 35W and FM 1187 Rendon Crowley Road for Future Growth in South Fort Worth and to Serve the Southgate Marketplace Development (COUNCIL DISTRICT 6)

Motion: Approved.

15. [M&C 19-0360](#) Authorize Execution of a Construction Contract with C. Green Scaping, LP, in the Amount of \$314,643.00 for Irrigation Pump Station Replacement at Meadowbrook Golf Course, Provide for Additional Project Costs and Contingencies in the Amount of \$30,000.00 for a Total Construction Cost of \$344,643.00, (COUNCIL DISTRICT 4)

Motion: Approved.

16. [M&C 19-0362](#) Authorize Execution of Contract Amendment No. 8 to City Secretary Contract No. 43436 with International Consulting Acquisition Corporation d/b/a STA Consulting in an Amount Not to Exceed \$323,125.00 to Provide Additional Production and Project Support for the Financials Upgrade Project which will Upgrade PeopleSoft (ALL COUNCIL DISTRICTS)

Motion: Approved.

PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. [19-0172](#) Notice of Claims for Alleged Damages and/or Injuries

End of Consent Agenda.

SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation for Rocky Roney of the Fort Worth Herd

Mayor Price and Council Member Flores presented a proclamation for Mr. Rocky Roney of the Fort Worth Herd to Mr. Richard Roney, brother, Ms. Kristin Jaworski, Fort Worth Herd, and Ms. Pam Minick, President of the Friends of the Fort Worth Herd.

2. Presentation Recognizing Judge Clifford Davis

City Secretary Kayser advised that the presentation recognizing Judge Clifford Davis would be moved to a later date.

3. Certificate of Recognition to the Delta Sigma Theta Alumni, Fort Worth Chapter

Mayor Price presented a Certificate of Recognition to the Delta Sigma Theta Alumni, Fort Worth Chapter.

ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Council Members Flores, Bivens, Allen Gray, and Zadeh 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 ceremonial travel.

NOMINATION AND ELECTION OF MAYOR PRO TEM

Motion: Council Member Bivens made a motion, seconded by Mayor Pro tem Shingleton, that Council Member Jordan be appointed as Mayor Pro tempore for the Fort Worth City Council effective December 3, 2019. Motion passed 9-0.

PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

There were no changes in membership on boards and commissions.

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

City Secretary Kayser advised that Resolutions 19-0361 through 19-0375 would be heard under one motion.

1. [19-0361](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Speedway TIF)

Motion: Adopted.

2. [19-0362](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Three, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board

Motion: Adopted.

3. [19-0363](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Four, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Southside TIF)

Motion: Adopted.

4. [19-0365](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Six, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Riverfront TIF)

Motion: Adopted.

5. [19-0368](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Eight, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Lancaster Corridor TIF)

Motion: Adopted.

6. [19-0369](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Nine, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Trinity River Vision TIF)

Motion: Adopted.

7. [19-0371](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Ten, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Lone Star TIF)

Motion: Adopted.

8. [19-0372](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Twelve, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (East Berry Renaissance TIF)

Motion: Adopted.

9. [19-0373](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Thirteen, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Woodhaven TIF)

Motion: Adopted.

10. [19-0374](#) A Resolution Appointing Certain Members to the Board of Directors of Tax Increment Reinvestment Zone Number Fourteen, City of Fort Worth, Texas; Acknowledging the Appointment of the Other Current Members of the Board and Appointing a Chairperson for the Board (Trinity Lakes TIF)

Motion: Council Member Shingleton made a motion, seconded by Council Member Byrd that the following resolutions be adopted:

11. [19-0375](#) A Resolution Acknowledging the Appointment of the Current Members of the Board of Directors of Tax Increment Reinvestment Zone Number Fifteen, City of Fort Worth, Texas and Appointing a Chairperson for the Board (Stockyards/Northside TIF)

Motion: Council Member Shingleton made a motion, seconded by Council Member Byrd, that the following resolutions be adopted:

Resolution No. 5152-12-2019 (No. 2 Speedway TIF)
Resolution No. 5153-12-2019 (No. 3 Downtown TIF)
Resolution No. 5154-12-2019 (No. 4 Southside TIF)
Resolution No. 5155-12-2019 (No. 6 Riverfront TIF)
Resolution No. 5156-12-2019 (No. 8 Lancaster Corridor TIF)
Resolution No. 5157-12-2019 (No. 9 Trinity River Vision TIF)
Resolution No. 5158-12-2019 (No. 10 Lone Star TIF)
Resolution No. 5159-12-2019 (No. 12 East Berry Renaissance TIF)
Resolution No. 5160-12-2019 (No. 13 Woodhaven TIF)
Resolution No. 5161-12-2019 (No. 14 Trinity Lakes TIF)
Resolution No. 5162-12-2019 (No. 15 Stockyards/Northside TIF)

Motion passed 9-0.

PUBLIC HEARING

1. [M&C 19-0361](#) Conduct Public Hearing and Adopt Ordinance Establishing Standards of Care for Youth Programs in the City of Fort Worth for 2020 (ALL COUNCIL DISTRICTS)

(PUBLIC HEARING - a. Report of City Staff: David Creek; b. Citizen Presentations; c. Council Action: Close Public Hearing and Act on M&C)

Mayor Price opened the public hearing.

a. Report of City Staff

Mr. David Creek, Park and Recreation Department, appeared before Council and provided a staff report.

b. Citizen Presentations

There were no Citizen Presentations.

c. Council Action

Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that M&C 19-0361 be approved and Ordinance No. 23969-12-2019 be adopted. Motion passed 9-0.

ZONING HEARING

The City Council, at its meeting of December 3, 2019, continued Zoning Docket ZC-19-061:

Mr. H. Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, completed a speaker card in support of Zoning Docket ZC-19-061 and was recognized by Mayor Price but did not wish to address Council.

1. [ZC-19-061](#) (CD2) H. S. Churchill Trust, Gary Sibley, 806 & 816 Churchill Road; From: PD 1023 Planned Development for all uses in “C” Medium Density Multifamily; site plan approved To: Amend PD 1023 Planned Development to increase height to three stories and increase unit count to 45 units; site plan included, 1.92 acres (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Flores made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-061 be approved. Motion passed 9-0.

The City Council, at its meeting of December 3, 2019, continued Site Plan SP-19-015:

2. [SP-19-015](#) (CD9) John K Williams, 1852 E. Northside Drive; To: Amend PD 399 site plan to increase the height and overall square footage of attached signage site plan included 8.13 acres (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Jacques Bazinet, 1852 East Northside Drive, Unit 1220, appeared before Council in support of Site Plan SP-19-015 and provided handouts.

Mr. Travis Clegg, 4020 Volk Court, Keller, Texas, completed a speaker card in support of Site Plan SP-19-015 and was recognized by Mayor Price but did not wish to address Council.

The following individuals completed comment cards in support of Site Plan SP-19-015:

Ms. Jan Buck, 1513 North Sylvania Avenue

Ms. Janice Michel, 2115 Primrose Avenue

Motion: Council Member Zadeh made a motion, seconded by Council Member Shingleton, that Site Plan SP-19-015 be approved. 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 November 16, 2019, and the Zoning Docket ZC-19-180 Text Amendment on November 1, 2019.

3. [ZC-19-154](#) (CD6) SLF IV-Chisholm Trail LP, 10200 block Summer Creek Drive; From: "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse facility; site plan included 8.28 acres (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-19-154 and were recognized by Mayor Price but did not wish to address Council:

Mr. Barry Hudson, Dunaway Associates, 550 Bailey Avenue, Suite 400
Mr. Bernie Hietbrink, 1725 Bay Watch Drive, Rockwell, Texas

Motion: Mayor Pro tem Jordan made a motion, seconded by Council Member Flores, that Zoning Docket ZC-19-154 be approved. Motion passed 9-0.

4. [ZC-19-162](#) (CD3) Po & Tina Holding LLC, 3740 S. University Drive; From: "D" High Density Multifamily/TCU Residential Overlay To: "E" Neighborhood Commercial/TCU Residential Overlay 0.14 acres (Recommended for Approval by the Zoning Commission)

Motion: Council Member Byrd made a motion, seconded by Council Member Moon, that Zoning Docket ZC-19-162 be approved. Motion passed 9-0.

5. [ZC-19-163](#) (CD7) James Van Zandt Jarvis, 9400 - 9800 blocks Wagley Robertson Road; From: "AG" Agricultural To: "A-5" One-Family 10.00 acres (Recommended for Approval by the Zoning Commission)

Motion: Council Member Shingleton made a motion, seconded by Council Member Flores, that Zoning Docket ZC-19-163 be approved. Motion passed 9-0.

6. [ZC-19-164](#) (CD7) Forestar (USA) Real Estate Group Inc., 8900 - 9100 blocks Wagley Robertson Road; From: "E" Neighborhood Commercial To: "A-5" One-Family 2.56 acres (Recommended for Approval by the Zoning Commission)

Motion: Council Member Shingleton made a motion, seconded by Council Member Flores, that Zoning Docket ZC-19-164 be approved. Motion passed 9-0.

7. [ZC-19-167](#) (CD6) Columbus Trail-94 LTD, 7701 Summer Creek Drive; To: Amend PD 246 to add auto repair use; site plan included 0.71 acres (Recommended for Approval by the Zoning Commission)

Mr. Justin Light, 500 West 7th Street, Suite 600, appeared before Council in support of Zoning Docket ZC-19-167.

Motion: Mayor Pro tem Jordan made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-167 be approved with site plan with the following amendments:

- Require that two trees be planted along the Summer Creek frontage
- Provide small shrubs within the landscape area along Summer Creek (developer will work to make sure landscaping does not impede signage visibility)
- Signage will only be lit during business hours

Motion passed 9-0.

8. [ZC-19-168](#) (CD7) Kevin & John Conley, 4649 Keller Haslet Road; From: "A-10" One-Family, "I" Light Industrial To: "R2" Townhouse/Cluster 2.30 acres (Recommended for Approval by the Zoning Commission)

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-168 be approved. Motion passed 9-0.

9. [ZC-19-169](#) (CD8) Tru Definition LLC, 1221 E. Broadway Avenue; From: "J" Medium Industrial To: "A-5" One-Family 0.14 acres (Recommended for Approval by the Zoning Commission)

Mr. Robert Olguin, 2370 Victory Avenue #2013, Dallas, Texas, appeared before Council in support of Zoning Docket ZC-19-169.

Ms. Neri Garcia, 1003 Trailwood Lane, Irving, Texas, completed a speaker card in support of Zoning Docket ZC-19-169 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-19-169 be approved. Motion passed 9-0.

10. [ZC-19-170](#) (CD2) Carol Brooks, 2902 Refugio Avenue; From: "CF" Community Facilities To: "A-5" One-Family 0.32 acres (Recommended for Approval by the Zoning Commission)

Motion: Council Member Flores made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-19-170 be approved. Motion passed 9-0.

11. [ZC-19-171](#) (CD7) 287 Willow Springs Storage, LP, 12460 Northwest Highway 287; From: PD 1009 To: "I" Light Industrial 2.50 acres (Recommended for Approval by the Zoning Commission)

Mr. Justin Light, 500 West 7th Street, Suite 600, completed a speaker card in support of Zoning Docket ZC-19-171 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Shingleton made a motion, seconded by Mayor Pro tem Jordan, that Mayor and Council Communication ZC-19-171 be approved. Motion passed 9-0.

12. [SP-19-016](#) (CD6) Summer Creek Station LLC, 5369 Sycamore School Road; To: Required site plan for PD 471 for restaurant with drive-through 1.09 acres (Recommended for Approval by the Zoning Commission)

Motion: Mayor Pro tem Jordan made a motion, seconded by Council Member Shingleton, that Site SP-19-016 be approved with trees that must match current development. Motion passed 9-0.

13. [ZC-19-175](#) (CD9) Centaline/Legacy Capital/Testarossa/Trinity Bluff, 400 blocks N. Hampton, N. Nichols & Wall Streets & 1200 block E. Peach Street; From: "D" High Density Multifamily, "G" Intensive Commercial and "MU-1" Low Intensity Mixed-Use To: PD/H Planned Development for all uses in "H" Central Business District and the Downtown Urban Design District Overlay with a 10 story height limit; site plan waiver recommended 1.54 acres (Recommended for Approval by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-19-175 and were recognized by Mayor Price but did not wish to address Council:

Mr. Justin Light, 500 West 7th Street, Suite 600
Mr. Peter Aberg, 2929 Carlisle Street, Suite 365, Dallas, Texas

Mr. Clayton Husband, 6940 Stockton Drive, completed a comment card in support of Zoning Docket ZC-19-175.

Motion: Council Member Zadeh made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-175 be approved. Motion passed 9-0.

14. [ZC-19-176](#) (CD9) 2925 RACE LLC, 2919 - 3009 (odds) Race Street, 3000, 3004, 3008 McLemore Avenue; To: Amend PD 1181 to add brewery, winery and distillery; site plan waiver recommended 1.91 acres (Recommended for Approval by the Zoning Commission)

Mr. Sean Doublet, 1916 Caddo Village Road, Arlington, Texas, completed a speaker card in support of Zoning Docket ZC-19-176 and was recognized by Mayor Price but did not wish to address Council.

The following individuals completed comment cards in support of Zoning Docket ZC-19-176:

Mr. Peter Aberg, 3131 Maple Lane, Dallas, Texas
Mr. Chad Colley, 2814 Race Street
Mr. Rick Herring, 1801 Bolton
Ms. Belinda Norris, 2405 Bird Street
Ms. Kathleen Garza, 2914 Race Street
Ms. Cindy Wheeler, 2012 West Lotus Avenue
Mr. Clayton Husband, 6940 Stockton Drive
Mr. Samer Guirguis, 2707 Race Street #117
Mr. Ken Hicks, 1801 Bolton Street

Motion: Council Member Zadeh made a motion, seconded by Council Member Byrd, that Zoning Docket ZC-19-176 be approved. Motion passed 9-0.

15. [ZC-19-177](#) (CD6) Columbus Trail -94 LTD, 7701 Summer Creek Drive; To: Amend PD 246 to add car wash facility; site plan included 2.55 acres (Recommended for Approval by the Zoning Commission)

Mr. Justin Light, 500 West 7th Street, Suite 600, appeared before Council in support of Zoning Docket ZC-19-177.

Motion: Mayor Pro tem Jordan made a motion, seconded by Council Member Flores, that Zoning Docket ZC-19-177 be approved for site plan with the following amendments:

- Trees planted every 25 feet along the Summer Creek frontag
- Include a hedge row that extends 5 feet beyond the entrance of the car wash tunnel and continues 5 feet beyond to exit to reduce ancillary sound and visibility along the shared residential property line
- Dawn to dusk operation
- Monument signage to comply with sign code

Motion passed 9-0.

16. [ZC-19-179](#) (CD6) TFG Burluson LP, 11600 - 11800 blocks South Freeway (I-35W); From: "AG" Agricultural To: "I" Light Industrial 16.6 acres (Recommended for Approval by the Zoning Commission)

Motion: Mayor Pro tem Jordan made a motion, seconded by Council Member Flores, that Zoning Docket ZC-19-179 be approved. Motion passed 9-0.

There being no one else present desiring to be heard in connection with the recommended changes and amendments pertaining Zoning Ordinance No. 21653-02-2015 for the above-listed cases, Mayor Pro tem Jordan made a motion, seconded by Council Member Flores, that Zoning Ordinance No. 23970-12-2019 be adopted. Motion passed 9-0.

17. [ZC-19-180](#) (CDALL) City of Fort Worth Planning & Development: Text Amendment Small Box Discount Store: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by amending: Article 1 "Standards for Selected Uses", of Chapter 5, "Supplemental Use Standards", to add Section 5.151 "Store, Small Box Discount" to provide for Small Box Discount Stores; Amend Chapter 4, "District Regulations", Section 4.803 "Nonresidential District Use Table", and amend Section 4.1203 "Form Based District Use Table" to provide for Zoning Districts where Small Box Discount Stores are allowed by Conditional Use Permit, and; Amend Chapter 9 "Definitions" to add a definition for Small Box Discount Store (Recommended for Approval by the Zoning Commission) (To review the proposed amendment: <http://fortworthtexas.gov/zoning/cases/>)

Bishop Mark Kirkland, 6425 Vel Drive, appeared before Council undecided relative to Zoning Docket ZC-19-180.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-19-180 be approved as amended with the following revision to the definition of small box discount store - Change "dedicate less than 15%" to "dedicate at least 15%" and Ordinance No. 23971-12-2019 be adopted. Motion passed 8-1, Council Member Byrd casting the dissenting vote.

There being no one further to be heard, the public hearing for the Zoning Docket and Text Amendment was closed.

REPORT OF THE CITY MANAGER

F. Award of Contract

1. [M&C 19-0358](#) Authorize Execution of Amendment No. 5 in the Amount of \$96,100.00 to an Engineering Agreement with Lockwood, Andrews & Newnam, Inc., for Sycamore Creek Interceptor Improvements, Phase 2A, for a Revised Contract Amount of \$1,936,424.00, Authorize Execution of a Contract with S.J. Louis Construction of Texas, Ltd., in the Amount of \$5,362,348.85 for Sycamore Creek Interceptor Improvements, Phase 2A, Provide for Project Costs for a Project Total in the Amount of \$5,983,328.00, Adopt Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Appropriation Ordinance (COUNCIL DISTRICT 8)

Motion: Council Member Allen Gray made a motion, seconded by Council Member Byrd, that M&C 19-0358 be approved and Resolution No. 5163-12-2019 and Appropriation Ordinance No. 23972-12-2019 be adopted. Motion passed 9-0.

CITIZEN PRESENTATIONS

1. [19-0093](#) Citizen Presentations

Mr. Isaiah Smith, P.O. Box. 2650, Austin, Texas, completed a Citizen Presentation card relative to discrimination and prejudice in the City of Fort Worth, Fort Worth Municipal Courts, etc., and was recognized by Mayor Price but was not present in the Council Chamber.

Mr. Bob Willoughby, 6731 Bridge Street #125, appeared before Council relative to Code Compliance, City Council, the Mayor, Citizen Presentations, zoning, and the election.

Mr. Jay Owen, 821 Sylvan Drive, appeared before Council relative to miniature cell phone towers. Mayor Price directed Mr. Owen to meet with Mr. Randle Harwood, Planning and Development Department, after the meeting.

Mr. Jacquez Bazinet, 1852 East Northside Drive, completed a Citizen Presentation card relative to resident contributions to City Council and was recognized by Mayor Price but did not wish to address Council.

Mr. Robert Boures, 4328 Segura Court South, appeared before Council relative to Council representation.

The following individuals appeared before Council relative to public safety, police relations and a police community oversight board:

Reverend Lori King-Nelson, 3846 Wedgworth Road South
Mr. Gerald Banks, Sr., 6861 Rouff Street
Ms. Jen Sarduy, 3641 Hardy Street
Ms. Caitlin Dowdy, 3212 River Park Lane South
Ms. Lizzie Maldonado, 3016 Tex Boulevard
Mr. Charleston White, 1012 Fairweather Drive
Mr. Jim DeLong, 8704 Granite Court
Mr. Doyle C. Fine, 800 Grainger Street
Ms. Kathy Hall, 5400 Hastings Drive
Ms. Tabitha Williams, 5408 West Creek Drive
Ms. Emily Milne, 5200 Berry Street
Mr. Daryl Davis, 9216 Vineyard Lane
Bishop Mark Kirkland, 6425 Vel Drive
Ms. Katie Palmer, 902 South Rusk Avenue, Alvarado, Texas

EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) - SEE ATTACHMENT B

1. [19-0083](#) Executive Session B

ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 8:59 p.m. in memory of Mr. Benjamin Castaneda who passed away on Thursday, November 28, 2019, and Mr. Happy Baggett who passed away on Tuesday, November 26, 2019.