

CITY OF FORT WORTH, TEXAS
CITY COUNCIL MEETING
TUESDAY, NOVEMBER 14, 2023

Lonestar Elementary School Choir sang in honor of Veteran's Day.

Present:

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

Absent:

Mayor Pro tem Gyna M. Bivens, District 5

Staff Present:

David Cooke, City Manager
Leann Guzman, City Attorney
Jannette S. Goodall City Secretary

CALL TO ORDER

With a quorum of the City Council Members present, Mayor Parker called the City Council Regular Session of the Fort Worth City Council to order 6:07 p.m. on Tuesday, November 14, 2023, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

INVOCATION - Reverend Dr. Brian Coulter, First Presbyterian Church

The invocation was provided by Reverend Dr. Brian Coulter, First 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.")

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

SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. [23-0654](#) Presentation of Proclamation for Nurse Practitioner Week

Mayor Parker presented a proclamation for Nurse Practitioner Week to members of the TCU Health Sciences Center.

2. [23-0655](#) Presentation of Certificate of Recognition to Creel Family Philanthropies

Council Member Crain presented a Certificate of Recognition to Todd and Whitney Creel, Creel Family Philanthropies.

3. [23-0661](#) Presentation of Certificate of Recognition to the Castleberry Independent School District Fine Arts Program

Council Member Flores presented a Certificate of Recognition to Steven Moss, Fine Arts Director, Castleberry Independent School District Fine Arts Program.

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

City Manager Cooke requested that M&Cs 23-0959 and 23-0982 be withdrawn from the Consent Agenda.

ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

City Manager Cooke requested that M&Cs 23-0959 and 23-0982 be withdrawn from the Council Agenda.

Adrian Smith appeared before Council via conference call in opposition to M&C 23-0883.

James Smith completed an undecided speaker card relative to M&C 23-0960 and was recognized by Mayor Parker but was not present in the Council Chamber.

CONSENT AGENDA

Motion: Council Member Nettles made a motion, seconded by Council Member Martinez, that the Consent Agenda be approved as amended. Motion passed 10-0, Mayor Pro tem Bivens absent.

A. General - Consent Items

1. [M&C 23-0959](#) (CD 10) Authorize the Execution of a Lease Agreement with Mars Auto, Incorporated for Approximately 7,310 Square Feet of Industrial Space in the Parts Building #11 Located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Maintenance Facility to be Used for Autonomous Long Haul Truck Upfitting

Motion: It was the consensus of the City Council that M&C 23-0959 be withdrawn from the Council Agenda.

2. [M&C 23-0962](#) (ALL) Confirm the Reappointment of Ricky Torlincasi as a Member of the City of Fort Worth Firefighters' and Police Officers' Civil Service Commission for a Fourth Consecutive Three-Year Term Expiring on October 1, 2026

Motion: Approved.

3. [M&C 23-0966](#) (ETJ) Adopt Ordinance Approving the Project and Financing Plan for Tax Increment Reinvestment Zone No. 16, City of Fort Worth, Texas (Veale Ranch TIF)

Motion: Approved. Ordinance No. 26581-11-2023

4. [M&C 23-0967](#) (ALL) Adopt Appropriation Ordinance Adjusting the Fiscal Year 2023 Operating Budget in the Culture and Tourism Fund to \$55,866,900.00; Eliminate Capital Appropriations in the Culture and Tourism Capital Projects Fund for the Will Rogers Memorial Center Sheep & Swine Barn Renovation Project, Reverse Transfers to the Culture and Tourism Fund Unappropriated Balance and Amend the Fiscal Years 2023-2027 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26582-11-2023

5. [M&C 23-0975](#) (ALL) Authorize Execution of a Professional Services Agreement with AECOM Technical Services, Inc. in the Amount Up to \$2,200,000.00 for the Fort Worth Transportation Master Plan

Motion: Approved.

6. [M&C 23-0979](#) (CD 9) Amend Mayor and Council Communication 23-0639 to Extend the Scheduled Temporary Closure End Date for a 300-Foot Section of Parkview Drive Beginning 240 Feet West of Forest Park Boulevard from October 31, 2023 to November 30, 2023 for Construction Activities

Motion: Approved.

7. [M&C 23-0980](#) (ALL) Adopt Appropriation Ordinance in the Amount of \$500,000.00 for the Hiring of a Water Utility Customer Information System Consultant for the Water Department and to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26583-11-2023

8. [M&C 23-0981](#) (ALL) Adopt the Water and Wastewater Capital Improvement Program Citizen Advisory Committee Semi-Annual Progress Report on the Collection and Expense of Water and Wastewater Impact Fees

Motion: Approved.

9. [M&C 23-0984](#) (CD 9) Authorize the Temporary Closure of 5th Street between Forest Park Boulevard and Penn Street from October 31, 2023 to January 15, 2024 for Construction Activities

Motion: Approved.

10. [M&C 23-0991](#) (CD 5 and CD 10) Authorize the Execution of a Gas Sales Agreement with Cokinos Energy Corporation for the Village Creek Water Reclamation Facility Biosolids Drum Drying Facility in the Amount of \$1,299,315.00 and the Alliance Maintenance Facility in the Amount of \$245,544.00 for a Total Agreement of \$1,544,859.00

Motion: Approved.

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

1. [M&C 23-0960](#) (ALL) Authorize Execution of Amendments to Non-Exclusive Agreements with Abscape Group LLC, Civilian Division, LLC d/b/a GI Mow, Just Like Mine Limited Liability Company, L.A.T.E. LLC, Lawn Patrol Service Inc., Leon's Landscape Services, LLC, and the Presbyterian Night Shelter of Tarrant County, Inc. to Increase the Authorized Amount by \$750,000.00 for a New Aggregate Annual Amount Not to Exceed \$3,750,000.00 for Grounds Maintenance and Mowing Services for the Park and Recreation Department

Motion: Approved.

C. Land - Consent Items

1. [M&C 23-0957](#) (CD 7) Authorize the Acquisition of a Right-of-Way Easement in Approximately 0.8446 Acres of Land and a Temporary Construction Easement in Approximately 0.112 Acres of Land from American Sokol Organization - Sokol Fort Worth Located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$229,168.00 and Pay Estimated Closing Costs in an Amount Up to \$7,000.00, Authorize the Acquisition of a Right-of-Way Easement in Approximately 0.9584 Acres of Land and a Temporary Construction Easement in Approximately 0.063 Acres of Land from SPJST Lodge #154 Located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$437,489.00 and Pay Estimated Closing Costs in an Amount Up to \$13,000.00 for the Cromwell Marine Creek Road Widening Project (2018 & 2022 Bond Program)

Property Description: 0.8446 acres of land and a temporary construction easement on 0.112 acres of land described as Tract 1E, James H. Conwill Survey, Abstract No. 343, located at 6500 Boat Club Road, and 0.9584 acres of land and a temporary construction easement on 0.0630 acres of land described at Tract 2D & Tract 1E1, James H. Conwill Survey, Abstract No. 343, located at 6500 East Boat Club Road

Motion: Approved.

2. [M&C 23-0963](#) (CD 2, CD 5, CD 8 and CD 11) Authorize the Sale of Thirteen Tax-Foreclosed Properties to Various Purchasers in the Aggregate Amount of \$556,114.17 in Accordance with Section 272.001 of the Texas Local Government Code and Section 34.05 of the Texas Tax Code

<u>Purchaser's Name</u>	<u>Property Address</u>
<i>Close to Home Holdings, LLC</i>	<i>1105 Northwest 23rd Street</i>
<i>Nagy Gorgi</i>	<i>0 East Berry Street</i>
<i>Close to Home Holdings, LLC</i>	<i>4109 East Berry Street</i>
<i>Jose Antonio Fernandez</i>	<i>4405 East Berry Street</i>
<i>The Chosen Vessel Church</i>	<i>4650 Campus Drive</i>
<i>Close to Home Holdings</i>	<i>4781 Chapman Street</i>
<i>Victoria Agudah</i>	<i>5212 Filmore Street</i>
<i>Oluyemi Alaniy</i>	<i>1466 Langston Street</i>
<i>Jose Antonio Fernandez</i>	<i>3021 McLean Street</i>
<i>Jesus Alberto Blanco</i>	<i>2104 R.W. Bivens Lane</i>
<i>Jose Antonio Fernandez</i>	<i>2108 Ridgeview Street</i>
<i>Close to Home Holdings, LLC</i>	<i>3233 Stuart Drive</i>

Motion: Approved.

3. [M&C 23-0989](#) (CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest and Improvements, with Reservation of a Life Estate, in Lot 7, Block 2 of Lakeland Addition, Located at 8532 Marks Lane, Fort Worth, Texas 76135 from Ray Cano and Azalia Cano in the Amount of \$300,000.00, Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$310,000.00, and Dedicate the Property as Parkland as an Addition to the Fort Worth Nature Center and Refuge Upon Termination of the Life Estate

Property Description: Lot, Block 2, Lakeland Addition, located at 8532 Marks Lane

Motion: Approved.

D. Planning & Zoning - Consent Items

1. [M&C 23-0958](#) (CD 9) Adopt Ordinance Vacating a Remnant Portion of an Alley in Block 10, K M Van Zandt's Addition, to be Replatted with the Adjoining Property for a New Commercial Development Along West 7th Street

Motion: Approved. Ordinance No. 26584-11-2023

E. Award of Contract - Consent Items

1. [M&C 23-0956](#) (ALL) Authorize Execution of a Contract with the Arts Council of Fort Worth and Tarrant County, Inc. D/B/A Arts Fort Worth in the Amount of \$1,786,370.00 for Professional Management of the Fort Worth Public Art Program, to Support the Competitive Arts Grant Program, for Operation of the Community Arts Center, and for Management Funding for the Rose Marine Theater for Fiscal Year 2024

Motion: Approved.

2. [M&C 23-0964](#) (ALL) Authorize Execution of a Memorandum of Understanding with the Tarrant Regional Water District to Pilot a Trinity River Waterwheel for Floatables Management to Support Community Litter Control Efforts

Motion: Approved.

3. [M&C 23-0965](#) (ALL) Authorize the Execution of a Vendor Services Agreement with Johnson Control, Inc. in an Amount Not to Exceed \$1,204,748.00 for the Fort Worth Convention Center Metasys Upgrade, Authorize Change Order 1 to the Construction Contract with SDB, Inc. in an Amount Not to Exceed \$100,640.19 for the Amon Carter Exhibit Hall Door Replacement, Adopt Appropriation Ordinance and Amend the Fiscal Years 2024-2028 Public Events Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26585-11-2023

4. [M&C 23-0968](#) (CD 10) Authorize Execution of a Construction Contract with Mario Sinacola and Sons Excavating, Inc., in an Amount Up to \$7,993,069.09 for the Construction of Phase III of the Taxiway Papa Extension Project at Perot Field Fort Worth Alliance Airport and Adopt Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 26586-11-2023

5. [M&C 23-0970](#) (CD 10) Authorize Execution of an Engineering Services Agreement with Jacobs Engineering Group Inc. in an Amount Up to \$820,762.02 for Construction Management Services for Phase III of the Taxiway Papa Extension Project at Perot Field Fort Worth Alliance Airport

Motion: Approved.

6. [M&C 23-0972](#) (CD 6 and CD 11) Authorize Execution of Amendment No. 1 to the 2023 Interlocal Agreement with Tarrant County Precinct 1 to Remove Farnsworth Avenue, Helmick Avenue, and Littlepage Street, and Add Elliot Reeder Road with an Additional Cost of \$350,000.00 for a Revised Agreement Amount of \$700,000.00 and Authorize the Extension of the Agreement from December 30, 2023, to February 28, 2024, for Completion of the Agreement

Motion: Approved.

7. [M&C 23-0973](#) (CD 3) Authorize Execution of Change Order No. 1 to a Contract with WillCo Underground, LLC in a Net Amount of \$199,972.98 After Deducts and an Additional 60 Calendar Days for the Large Diameter Pipe Bursting Contract ICAP, Part One (M-458A) Project and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvements Program

Motion: Approved. Appropriation Ordinance No. 26587-11-2023

8. [M&C 23-0974](#) (CD 9) Authorize Execution of Service Agreement with ONCOR Electric Delivery Company, LLC. in the Amount of \$437,250.00 for the Modification of the Middle Holly Electrical Service at the North Holly Water Treatment Plant and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Ordinance No. 26588-11-2023

9. [M&C 23-0976](#) (CD 3, CD 6, and CD 7) Adopt an Appropriation Ordinance in the Amount of \$388,128.00 for Increased Project Costs for Sanitary Sewer Rehabilitation, Contract 107 to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26589-11-2023

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10. [M&C 23-0977](#) (ALL) Authorize Execution of Amendment No. 1, in the Amount of \$542,306.00, to a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc., for Staff Extension Services in Managing Transportation and Public Works Arterials and Mobility Infrastructure Capital Projects for a Revised Contract Amount of \$637,306.00

Motion: Approved.

11. [M&C 23-0978](#) (CD 5 and CD 11) Authorize Execution of an Engineering Agreement with James DeOtte Engineering, Inc., in the Amount of \$622,350.00, for the Sanitary Sewer Rehabilitation, Contract 121 Project and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26590-11-2023

12. [M&C 23-0982](#) (CD 9) Authorize Execution of a Contract with Fort Worth Civil Constructors LLC, in the Amount of \$5,969,758.60 for Construction of the Fort Worth Central City Viola Storm Drain Project, Adopt Resolution Expressing Official Intent for City to Reimburse Itself, Adopt Appropriation Ordinances, and Amend the Fiscal Years 2024-2028 Capital Improvement Program

Motion: It was the consensus of the City Council that M&C 23-0982 be withdrawn from the Council Agenda.

13. [M&C 23-0983](#) (CD 7) Authorize Execution of a Contract with Woody Contractors, Inc., in the Amount of \$6,411,169.00, for the Water & Sanitary Sewer Replacement Contract 2020, WSM-A Project and Adopt an Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2024-2028 Capital Improvement Program and Adopt an Appropriation Ordinance to Amend the Transportation and Public Works FY2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance Nos. 26591-11-2023 and 26592-11-2023

14. [M&C 23-0985](#) (CD 3) Authorize Execution of an Engineering Agreement with Halff Associates, Inc. in the Amount of \$347,870.00 for the Water and Sanitary Sewer Replacements Contract 2023, WSM-D Project and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26593-11-2023

15. [M&C 23-0986](#) (CD 3) Authorize Execution of an Engineering Agreement with KCI Technologies, Inc. in the Amount of \$282,170.00 for the Water and Sanitary Sewer Replacements Contract 2023, WSM-F Project and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to Fiscal Years 2024-2028 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 26594-11-2023

16. [M&C 23-0987](#) (CD 3 and CD 9) Authorize Execution of Change Order No. 2 in the Amount of \$122,532.96 to a Contract with Texas Materials Group Inc., dba Texas Bit for the University Drive Corridor Project for a Revised Contract Amount of \$3,625,879.12

Motion: Approved.

PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. [23-0662](#) Notice of Claims for Alleged Damages or Injuries

End of Consent Agenda.

ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Council Members Flores, Crain, Lauersdorf, Hill, Nettles, Beck, Blaylock, and Martinez announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

There was no recognition of citizens.

3. Approval of Ceremonial Travel

There was no approval for ceremonial travel.

Cindy Boling appeared before Council in support of M&C 23-0988.

Spencer Dickinson, Colleyville, Texas, appeared before Council in support of Item 23-0771.

The following individuals appeared before Council in opposition to Item 23-0771:

Letitia Wilbourn

Jim Schermbeck

Adrian Smith (via conference call)

Mar'Tayshia James

Alcee Chrisd completed a comment card in opposition to Item 23-0771.

The following individuals appeared before Council undecided relative to Item 23-0771:

Richard Perez

John McFarlane

Jackee Cox

PRESENTATIONS BY THE CITY COUNCIL

Council Proposal - NONE

There were no Council Proposals.

Changes in Membership on Boards and Commissions

1. [23-0664](#) Board Appointment - District 2

Motion: Council Member Flores made a motion, seconded by Council Member Crain, that Jazmin Gutierrez be reappointed to Place 2 of the Library Advisory Board effective November 15, 2023, and with a term expiring October 1, 2024. Motion passed 10-0, Mayor Pro tem Bivens absent.

2. [23-0778](#) Board Appointment - District 6

Motion: Council Member Williams made a motion, seconded by Council Member Nettles, that Laura Lape be appointed to Place 6 of the Library Advisory Board effective November 14, 2023, and with a term partial term expiring October 1, 2024. Motion passed 10-0, Mayor Pro tem Bivens absent.

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

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

ORDINANCES

1. [23-0771](#) An Ordinance Adopting the City of Fort Worth 2023 Comprehensive Plan; Analyzing Population, Economic and Financial Trends; Describing Implementation Tools; Dividing the City into 16 Planning Sectors; Providing Maps Describing Proposed Future Land Uses and Recommended Land Use Policies for each Sector; Providing that this Ordinance Shall be Cumulative; Providing a Severability Clause; and Providing an Effective Date

(a. Report of City Staff: Eric Fladager; b. Public Comments; c. Council Action: Act on Ordinance)

Teena James appeared before Council in opposition to Item 23-0771.

Motion: Council Member Martinez made a motion, seconded by Council Member Nettles, that Ordinance No. 26595-11-2023 be adopted. Motion passed 10-0, Mayor Pro tem Bivens absent.

PUBLIC HEARING

1. [M&C 23-0909](#) (CD 8) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 134.12 Acres of Land in Tarrant County, Known as The Phoenix, Located Along the Eastern Edge of Race Street, North of McPherson Road and South Oak Grove Shelby Road, in the Far South Planning Sector, AX-22-008 (Continued from a Previous Meeting)

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; 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

Stuart Campbell, Development Services Department, appeared before Council and provided a staff report.

b. Public Comment

Ronald Ramirez appeared before Council in support of M&C 23-0909.

c. Council Action

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that the public hearing be closed, M&C 23-0909 be approved and Ordinance No. 26596-11-2023 be adopted. Motion passed 10-0, Mayor Pro tem Bivens absent.

City Secretary Goodall advised that Zoning Docket ZC-23-066 was a companion to M&C 23-0909 and would be heard at this time.

City Secretary Goodall advised that Zoning Docket ZC-23-066 was a companion to M&C 23-0909 and would be heard at this time.

2. [ZC-23-066](#) (CD 8) Ron Ramirez/ TTP Partnership, 10181 Forest Hill Everman Rd (134.12 acres) From: Unzoned, To: "A-5" One-Family, "F" General Commercial, "CR" Low Density Multifamily (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Ronald Ramirez appeared before Council in support of Zoning Docket ZC-23-066.

Jordan Edward, Frisco Texas, completed a speaker card in support of Zoning Docket ZC-23-066 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-23-066 be approved. Motion passed 10-0, Mayor Pro tem Bivens absent.

3. [M&C 23-0955](#) (CD 3) Conduct a Public Hearing on the Application by The Life at Westland Estates, L.P. to the Texas Department of Housing and Community Affairs for Non-Competitive (4%) Housing Tax Credits for the Acquisition and Rehabilitation of The Life at Westland Estates, a Proposed Tax-Exempt Affordable Rental Housing Development Located at 2950 Alameda St, Fort Worth, Texas 76108, Adopt a Resolution of No Objection to the Application and Make Related Determinations, Authorize Waiver of Various City Development Fees in the Approximate Amount of \$28,846.40, and Find that Waiver of Fees Serves a Public Purpose and that Adequate Controls are in Place to Ensure the Public Purpose is Carried Out

(PUBLIC HEARING - a. Report of City Staff: Justin McLaughlin; 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

Justin McLaughlin, Neighborhood Services Department, appeared before Council and provided a staff report.

b. Public Comment

Charles Price completed an undecided comment card relative to M&C 23-0955.

c. Council Action

Motion: Council Member Crain made a motion, seconded by Council Member Lauersdorf, that the public hearing be closed, M&C 23-0955 be approved and Resolution No. 5840-11-2023 be adopted. Motion passed 10-0, Mayor Pro tem Bivens absent.

4. [M&C 23-0990](#) (ALL) Conduct a Public Hearing and Adopt the Attached Ordinance Repealing and Restating the Neighborhood and Community Park Dedication Policy to Meet the Requirements of House Bill 1526 Relating to Multifamily Parkland Dedications and Making Non-Substantive Changes to the Policy

(PUBLIC HEARING - a. Report of City Staff: Joel McElhany; 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

Joel McElhany, Park and Recreation Services Department, appeared before Council and provided a staff report.

b. Public Comment

There were no public comments.

c. Council Action

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that the public hearing be closed, M&C 23-0990 be approved and Ordinance No. 26597-11-2023 be adopted. Motion passed 10-0, Mayor Pro tem Bivens Nettles absent.

(Council Member Nettles stepped away from the dais and left the meeting.)

City Secretary Goodall advised that M&Cs 23-0777, 23-0779, and 0780 would be heard at this time and voted on individually.

5. [23-0777](#) Conduct First Public Hearing for Proposed City-Initiated Full-Purpose Annexation of Approximately 4.825 Acres of Right of Way, Commonly Known as Willow Springs Road, in Tarrant County, Located East of Highway 287, and Extending North from Bonds Ranch Road for Approximately 2,967 Feet, in the Far Northwest Planning Sector

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; b. Public Comment; c. Council Action: Close Public Hearing)

Mayor Parker opened the public hearing.

a. Report of City Staff

Stuart Campbell, 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 Blaylock made a motion, seconded by Council Member Martinez, that the public hearing be closed. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

6. [23-0779](#) Conduct First Public Hearing for Proposed City-Initiated Full-Purpose Annexation of Approximately 2.595 Acres of Right of Way, Commonly Known as Wagley Robertson Road, in Tarrant County, Located South of Heritage Trace, East of Highway 287 and Extending Approximately 1,690-Feet in the Far Northwest Planning Sector

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; b. Public Comment; c. Council Action: Close Public Hearing)

Motion: Council Member Hill made a motion, seconded by Council Member Crain, that the public hearing be closed. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

7. [23-0780](#) Conduct First Public Hearing for Proposed City-Initiated Full-Purpose Annexation of Approximately 0.395 Acres of Right of Way, Commonly Known as West Cleburne Road, in Tarrant County, Located South of McPherson and North of Cleburne Crowley, Extending Approximately 411-Feet, in the Far Southwest Planning Sector

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; b. Public Comment; c. Council Action: Close Public Hearing)

Motion: Council Member Williams made a motion, seconded by Council Member Flores, that the public hearing be closed. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

ZONING HEARING

It appeared that the City Council, at its meeting of October 17, 2023, continued Zoning Docket ZC-23-126.

1. [ZC-23-126](#) (CD 9) Alfonso Duran, 4518 and 4520 Hemphill Street (0.253 acres)
From: "PD 273 PD/SU" Planned Development / Specific Use for used car sales and office in the "F" General Commercial District, To:"E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)(Continued from a Previous Meeting)

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that Zoning Docket ZC-22-126 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

It appeared that the City Council, at its meeting of October 17, 2023, continued Zoning Docket ZC-23-131.

2. [ZC-23-131](#) (CD 9) Joyce Davidson / Chris Chavez, 2940 James Avenue (0.14 acres)
From: "E" Neighborhood Commercial, To: "A-5" One-Family (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Beck made a motion, seconded by Council Member Hill, that Zoning Docket ZC-22-131 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 21653-02-2015 hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on October 27, 2023.

Mayor Parker opened the public hearing.

3. [ZC-23-097](#) (CD 11) Marco and Sabrina Perez, 3235 Burton Avenue (0.19 acres) From: "A-5" One-Family, To: "B" Two-Family (Recommended for Denial by the Zoning Commission)

Motion: Council Member Martinez made a motion, seconded by Council Member Williams, that Zoning Docket ZC-23-097 be denied without prejudice. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

4. [ZC-23-111](#) (CD 3) Aradi Properties, LLC / Mohamed Sharaf, 3225 Alemeda (2.65 acres) To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area (Recommended for Approval of use and Denial of waivers by the Zoning Commission)

Mohamad Sharaf, Waxahachie, Texas, completed a speaker card via conference call in support of Zoning Docket ZC-23-111 and was recognized by Mayor Parker but was unreachable by phone.

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-111 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

5. [SP-23-010](#) (CD 10) Hunter Crossroads LP / Jack Zanger, 2101 Avondale Haslet Road (0.93 acres) To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department (Recommended for Approval by the Zoning Commission)

Jack Zanger completed a speaker card in support of Site Plan SP-23-010 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Blaylock made a motion, seconded by Council Member Martinez, that Site Plan SP-23-010 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

6. [ZC-23-134](#) (CD 2) Jose Avilez, 2714 and 2722 NW 20th Street (0.3 acres) From: “CF” Community Facilities, To: “A-5” One-Family (Recommended for Approval by the Zoning Commission)

Motion: Council Member Flores made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-134 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

7. [ZC-23-136](#) (CD 11) Harrison Ulloa / Affirm Property Holdings LLC, 1713 Arizona Avenue (0.1147 acres) From: “J” Medium Industrial, To: “A-5” One-Family (Recommended for Approval by the Zoning Commission)

Harrison Ulloa completed a speaker card via conference call in support of Zoning Docket ZC-23-136 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-136 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

8. [ZC-23-138](#) (CD 4) Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel, 2752 Citadel Spring Drive (3.52 acres) From: “G” Intensive Commercial / I-35W Overlay District, To: “PD/G” Planned Development / I-35W Overlay District for all uses in “G” Intensive Commercial plus hotel within 1,000 feet of one- and two-family district with development standards for reduced parking; site plan included (Recommended for Approval by the Zoning Commission)

Motion: Council Member Lauersdorf made a motion, seconded by Council Member Hill, that Zoning Docket ZC-23-138 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

9. [ZC-23-141](#) (CD 11) Joel Alvarado Garcia, 2815 Sydney Street (0.11 acres) From: “A-10” One-Family, To: “A-5” One-Family (Recommended for Approval by the Zoning Commission)

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-141 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

10. [ZC-23-142](#) (CD 5) State National Insurance Co, Inc / Bowie Holland, Stephen Cook, 6750 JW Delaney Road (5.34 acres) From: “E” Neighborhood Commercial, To: “PD-I” Planned Development with a base of “I” Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included (Recommended for Approval by the Zoning Commission)

Stephen Cooke completed a speaker card in support of Zoning Docket ZC-23-142 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Blaylock made a motion, seconded by Council Member Hill, that Zoning Docket ZC-23-142 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

11. [ZC-23-147](#) (CD 4) Jack Terrell / Woodcap Limited Partnership, 5601 Basswood Boulevard (8.47 acres) To: Add Conditional Use Permit (CUP) for a tattoo parlor in the “E” Neighborhood Commercial District; site plan included (Recommended for Approval by the Zoning Commission)

Jack Terrell completed a speaker card in support of Zoning Docket ZC-23-147 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Lauersdorf made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-147 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

12. [ZC-23-149](#) (CD 3) Tsunami Investments LLC / Les Kreis, Steelhead Capital Management, 3800 Southwest Boulevard and 3825 Benbrook Highway (6.27 acres) From: “E” Neighborhood Commercial / NASJRB APZ II Overlay and “FR” Neighborhood Commercial Restricted / NASJRB APZ II Overlay, To: “I” Light Industrial / NASJRB APZ II Overlay (Recommended for Approval by the Zoning Commission)

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-149 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

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13. [ZC-23-151](#) (CD 11) Development Corporation of Tarrant County / Sands Surveying Corp, 1400 Wallace Street (0.24 acres) From: “E” Neighborhood Commercial, To: “A-5” One-Family (Recommended for Approval by the Zoning Commission)

Charles Price completed a comment card in support of Zoning Docket ZC-23-151.

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that Zoning Docket ZC-23-151 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

There being no one else present desiring to be heard in connection with the recommended changes and amendments pertaining to Zoning Ordinance No. 21653-02-2015 for the above-listed cases, Council Member Martinez made a motion, seconded by Council Member Beck, that the hearing be closed and Ordinance No. 26598-11-2023 be adopted. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

14. [ZC-23-153](#) (CD All) City of Fort Worth, City Wide, An Ordinance amending the Zoning Ordinance of the City of Fort Worth by amending Section 6.101.“Yards” to provide for administrative authority to approve a greater maximum setback for certain zoning districts (Recommended for Approval by the Zoning Commission)

Motion: Council Member Beck made a motion, seconded by Council Member Lauersdorf, that Zoning Docket ZC-23-153 be approved and Ordinance No. 26599-11-2023 be adopted. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

REPORT OF THE CITY MANAGER

B. General

1. [M&C 23-0946](#) (ALL) Adopt Policy for Approval of Resolutions in Support of Applications to the Texas Department of Housing and Community Affairs for 2024 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 Crain, that M&C 23-0946 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

2. [M&C 23-0969](#) (ETJ and CD 3) Authorize Execution of a Master Reimbursement Agreement with the Board of Directors of Tax Increment Reinvestment Zone Number Sixteen, City of Fort Worth, Texas (TIF) and PMB Veale Land Investors I, LP, and Other Entities (and their Respective Successors and Assigns) to Address Basic Payment Structures from Public Improvement District Assessments and TIF Revenues for Certain Eligible Costs within Fort Worth Public Improvement District No. 22 (Veale Ranch) and the TIF

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that M&C 23-0969 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

3. [M&C 23-0971](#) (ALL) Adopt Ordinance Enacting Fiscal Year 2023 Budget Adjustments in the Water and Sewer Fund in the Amount of \$41,800,000.00 by Allocating Higher than Anticipated Projected Revenues to Offset Anticipated Operating Shortfalls and Fund Departmental Capital Projects and Amend the Fiscal Year 2023 Adopted Budget

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that M&C 23-0971 be approved and Appropriation Ordinance No. 26600-11-2023 be adopted. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

D. Land

1. [M&C 23-0953](#) (CD 7) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 2.538 Acres in Right-of-Way-Easement and 2.3152 Acres in Permanent Drainage Easement and 0.3759 Acres for Temporary Construction Easements from Improved Property Owned by Hayco Realty, LTD., Located at 6100 Bowman Roberts Road in the Joseph Bowman Survey, Abstract 79, Tract 1 AG in the City of Fort Worth, Tarrant County, Texas for the Cromwell Marine Creek Road Widening Project (2018 & 2022 Bond Program)

Note: M&C 23-0953 is in Council District 2.

Motion: Council Member Hill made a motion, seconded by Council Member Blaylock, that M&C 23-0953 be approved and Resolution No. 5841-11-2023 authorizing use of the power of eminent domain to acquire 2.538 acres in right-of-way easement, 2.3152 acres in permanent drainage easement and 0.3759 acres for temporary construction easements from improved property owned by Hayco Realty, LTD.

located at 6100 Bowman Roberts Road in the Joseph Bowman Survey, Abstract No. 79, Tract 1 AG in the City of Fort Worth, Tarrant County, Texas, to construct the Cromwell Marine Creek Road Widening Project (City Project No. 101012) from Boat Club Road (FM 1220) to Marine Creek Parkway in connection with the City of Fort Worth's Master Thoroughfare Plan. The land rights in the improved subject property are needed to widen the road from Boat Club Road to Marine Creek Parkway. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

2. [M&C 23-0952](#) (CD 11) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 1.1327 Acres in Permanent Sanitary Sewer Easement and 1.8736 Acres in Temporary Construction Easement from Real Property Owned by the Patricia Bowen Featherngill, LLC, Pamela B. Anderson, LLC, Bowen Trail, LLC, Edmund B. Frost, Robert H. Frost, Harold J. Frost, Robert W. Bowen, Pamela B. Anderson, Patricia Featherngill, Susan K. Bowen, George Marcum Frost LLLP, Wyatt Hans, and Callan Hans-Bowen, Located at 521 Beach Street in the Robert Cross Survey, Abstract No. 304, Tract 1C, Tarrant County, Texas, for the SS M-245 Parallel Relief Interceptor Project

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that M&C 23-0952 be approved and Resolution No. 5842-11-2023 authorizing use of the power of eminent domain to acquire 1.1327 acres in permanent sanitary sewer easement and 1.8736 acres in temporary construction easement from real property owned by the Patricia Bowen Featherngill, LLC, Pamela B. Anderson, LLC, Bowen Trail, LLC, Edmund B. Frost, Robert H. Frost, Harold J. Frost, Robert W. Bowen, Pamela B. Anderson, Patricia Featherngill, Susan K. Bowen, George Marcum Frost LLLP, Wyatt Hans, and Callan Hans-Bowen, located at 521 Beach Street in the Robert Cross Survey, Abstract No. 304, Tract 1C, Tarrant County, Texas. The land rights in the subject property are needed for the Sanitary Sewer M-245 Parallel Relief Interceptor project, a public use that will connect two downtown deep tunnel sewers with the two West Fork trunk sewers near 1st Street, north of Gateway park to address system capacity issues in the West Fork Basin. The land rights in the subject property will be used for the continuation of sanitary sewer improvements. The property is located at 521 Beach Street in the Robert Cross Survey, Abstract No. 304, Tract

1C, Tarrant County, Texas. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

3. [M&C 23-0954](#) (CD 11) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 0.017 Acres in Permanent Sewer Easement from Real Property Owned by Isaac W. Jones and Angel Manago, Located at 620 E. Jessamine Avenue in the Hyde Park Addition, Block 8, Lot 197, Tarrant County, Texas, for the Sanitary Sewer Rehabilitation Contract 100 Project

Motion: Council Member Martinez made a motion, seconded by Council Member Beck, that M&C 23-0954 be approved and Resolution No. 5843-11-2023 authorizing use of the power of eminent domain to acquire 0.017 acres permanent sewer facility easement from real property owned by Isaac W. Jones and Angel Manago. The property is needed for the Sanitary Sewer Rehabilitation Contract 100 Project, a public use that will upgrade and repair the permanent sewer line facility. The land rights in the subject property are needed for the construction, operation, maintenance and replacement of the sewer facility improvements as necessary. The property is located at 620 East Jessamine Street in the Hyde Park Addition, Block 8, Lot 197, Tarrant County, Texas. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

4. [M&C 23-0961](#) (CD 5) Authorize the Acquisition of a Fee Simple Interest in Approximately One Hundred and Fifty-Three Acres of Land Located at 6501 Wilbarger Street, Fort Worth, Tarrant County, Texas 76119 in the James W. Daniel Survey, Abstract 395, Tract 1A and 2, the Handley Heights South Addition, Block 6, Lot 17B and 18B, and the J A Creary Survey, Abstract 269, Tract 2C01 from Susan Olcott and Michael Olcott in the Amount of \$5,600,000.00 to Align with the Goals of the Lake Arlington Master Plan for Open Space and Parkland at Lake Arlington, Authorize the Payment of Closing Costs in an Amount Up to \$80,000.00, and Adopt Appropriation Ordinance (2022 Bond Program)

Property Description: 153 acres of land described as the James W. Daniel Survey, Abstract No. 395, Tract 1A and 2, the Handley Heights South Addition, Block 6, Lot 17B and 18B, and the J.A. Creary Survey, Abstract No. 269, Tract 2C01, Fort Worth, Tarrant County, Texas, located at 6501 Wilbarger Street

Sam Kieschnick, Dallas/Fort Worth, Texas, completed a comment card in support of M&C 23-0961.

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 23-0961 be approved and Appropriation Ordinance No. 26601-11-2023 be adopted. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

F. Award of Contract

1. [M&C 23-0947](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Cultivated Holdings, LLC for the Construction of a Single-Family Dwelling of Approximately 1,289 Square Feet and Having a Cost of at Least \$146,650.00 on Property Located at 1615 E. Hattie Street, in the Historic Southside Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that M&C 23-0947 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

2. [M&C 23-0948](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Cultivated Builders, LLC for the Construction of a Single-Family Dwelling of Approximately 1,422 Square Feet and Having a Cost of at Least \$173,112.00 on Property Located at 1404 E. Cannon Street, in the Historic Southside Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 23-0948 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

3. [M&C 23-0949](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Adam Dietrich for the Rehabilitation of a Commercial Building for Use as Office Space, with a Total of Approximately 3,100 Square Feet, Having a Cost of at Least \$177,845.00 on Property Located at 1300 Thrall Street in the Polytechnic Heights Neighborhood and Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 23-0949 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

4. [M&C 23-0950](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Cultivated Builders, LLC for the Construction of a Single-Family Dwelling of Approximately 2,024 Square Feet and Having a Cost of at Least \$240,420.00 on Property Located at 1517 Ave D, in the Historic Southside Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 23-0950 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

5. [M&C 23-0951](#) (CD 11) Authorize Execution of a Five-Year Tax Abatement Agreement with Michelle Dunn and Marcus Joseph Jacobson for the Remodel and Addition of Approximately 1,638 Square Feet to a Single-Family Dwelling and Having a Cost of at Least \$244,267.00 on Property Located at 2717 Stark Street, in the Handley Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Council Member Martinez made a motion, seconded by Council Member Crain, that M&C 23-0951 be approved. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

6. [M&C 23-0988](#) (CD 11) Authorize Execution of a Construction Contract with Heritage Links, a Division of Lexicon, Inc., in the Amount of \$11,358,398.00, for the Renovation of Meadowbrook Golf Course, Provide for Project Administration and Contingencies in the Amount of \$1,005,905.12, for a Total Construction Cost of \$12,364,303.12. Adopt Appropriation Ordinances, and Amend the Fiscal 2024 Adopted Budget and Fiscal Years 2024-2028 Capital Improvements Program (2022 Bond Program)

Motion: Council Member Martinez made a motion, seconded by Council Member Williams, that M&C 23-0988 be approved and Appropriation Ordinance Nos. 26602-11-2023, 26603-11-2023, and 26604-11-2023 be adopted. Motion passed 9-0, Mayor Pro tem Bivens and Council Member Nettles absent.

ADJOURNMENT

There being no further business, Mayor Parker adjourned the meeting at 8:15 p.m.