

**CITY OF FORT WORTH, TEXAS**  
**CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 11, 2022**

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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  
Laetitia Brown, Acting City Attorney  
Jannette Goodall, City Secretary

**CALL TO ORDER**

With a quorum of the City Council Members present, Mayor Parker called the City Council Regular Session of the Fort Worth City Council to order 6:04 p.m. on Tuesday, January 11, 2022, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

**INVOCATION - Pastor Alonzo Winston, Worth Hills Church of Christ**

The invocation was provided via conference call by Pastor Alonzo Winston, Worth Hills Church of Christ.

**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.

**ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**

City Manager Cooke requested that M&Cs 22-0003, 22-0017, 22-0032, and 22-0030 be withdrawn from the Consent Agenda for individual consideration.

**ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF**

City Manager Cooke requested that M&C 21-0943 and companion Zoning Docket ZC-21-190 be continued to the April 12, 2022, Council meeting.

**CONSENT AGENDA**

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

**A. General - Consent Items**

1. [M&C 22-0001](#) (ALL) Authorize Payment of the City of Fort Worth's Assessed Pro-Rata Allocation of the Tarrant Appraisal District and Denton Central Appraisal District Budgets for January through December 2022 in an Amount Up to \$3,068,711.00

Motion: Approved.

2. [M&C 22-0002](#) (ALL) Authorize Financial Transactions in Certain Capital Project Funds to Facilitate the Clean-Up and Close-Out of Capital Projects, Adopt Attached Appropriation Ordinances, and Amend the Fiscal Years 2022-2026 Capital Improvement Program

Motion: Approved. Appropriation Ordinance Nos. 25256-01-2022, 25257-01-2022, 25258-01-2022, 25259-01-2022, and 25260-01-2022

5. [M&C 22-0022](#) (CD 9) Rejection of All Bids Received for 2022 Downtown Resurfacing Project

Motion: Approved.

6. [M&C 22-0023](#) (ALL) Accept Funds Received from the Texas Department of Transportation in the Amount of \$369,235.32 for Fiscal Year 2022, in Accordance with the Texas Department of Transportation Signal Maintenance Agreement for the Routine Operation and Maintenance of State-Owned Traffic Signals and for the Non-Routine Repair of State-Owned Traffic Signals and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25261-01-2022

8. [M&C 22-0035](#) (ALL) Adopt Resolution Appointing Marie Ornelas as a Substitute Hearing Officer for the Fort Worth Parking Violations Bureau for a Two-Year Term and Designating the Substitute Hearing Officer to Conduct Hearings and Appeals Pursuant to Chapters 7, 10, 12.5, and 22 of the City Code and Perform Other Duties as Assigned

Motion: Approved. Resolution No. 5517-01-2022

9. [M&C 22-0040](#) (ALL) Authorize an Agreement with CLS Sewer Equipment Company, Inc., for a Total Amount Up to \$300,000.00 for the First Year, for Original Equipment Manufacturer (OEM) Cues CCTV Sewer Inspection Equipment Parts and Repair for the Water Department and Property Management Department

Motion: Approved.

10. [M&C 22-0043](#) (ALL) Authorize Acceptance of Funds in the amount up to \$1,700,000.00 from Proceeds of Sales of Scrap Related to MYH2O Program and Adopt Attached Appropriation Ordinances

Motion: Approved. Appropriation Ordinance Nos. 25262-01-2022 and 25263-01-2022

11. [M&C 22-0051](#) (ALL) Adopt Attached Appropriation Ordinance Increasing Estimated Receipts and Appropriations in General Capital Projects Fund for Equipment Replacement at City Golf Courses and Amend the Fiscal Years 2022-2026 Capital Improvement Program

Motion: Approved. Appropriation Ordinance No. 25264-01-2022

12. [M&C 22-0052](#) (ALL) Authorize Acceptance of Sub-Award from the Texas State Library and Archives Commission in an Amount Up to \$13,194.55, Authorize Use of Interest Earnings in an Amount Up to \$1,000.00 and Adopt Attached Appropriation Ordinance for the Purpose of Purchasing Library Materials

Motion: Approved. Appropriation Ordinance No. 25265-01-2022

13. [M&C 22-0053](#) (ALL) Ratify Application for and Authorize Acceptance of a Federal Institute of Museum and Library Services Grant in an Amount of \$49,942.00, Adjust Appropriations in the Library Special Revenue Fund by the Grant Amount in addition to \$50,000.00 from the Library Special Revenue Fund, as Required for the City's Match, to the Grants Operating Federal Fund, and Adopt Attached Appropriation Ordinance for the Purpose of Purchasing Laptops for Use by Library Users

Motion: Approved. Appropriation Ordinance No. 25266-01-2022

14. [M&C 22-0054](#) (ALL) Adopt Attached Appropriation Ordinance to Increase Estimated Receipts and Appropriations in the Library Special Revenue Fund in the Amount of \$10,000.00 for Funds Received from The H.W. Wilson Foundation Inc. in Conjunction with the John Cotton Dana Award for the Purpose of Enhancing the Library's Future Marketing Projects

Motion: Approved. Appropriation Ordinance No. 25267-01-2022

15. [M&C 22-0055](#) (ALL) Adopt Attached Appropriation Ordinance to Increase Estimated Receipts and Appropriations in the Library Special Revenue Fund in an Amount Up to \$5,000.00 from Future Revenues Received from Internet Archive for the Purpose of Funding the Library Department's Participation in the Community Webs Archiving Program

Motion: Approved. Appropriation Ordinance No. 25268-01-2022

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

1. [M&C 22-0004](#) (ALL) Authorize Purchase Agreement with Artex Overhead Door Company for Overhead Door Repairs and Services for City Facilities, with an Annual Amount Up to \$348,220.00 during the Initial Term and in each of Four, One-Year Renewal Options

Motion: Approved.

2. [M&C 22-0005](#) (ALL) Authorize Amendment to Increase Annual Expenditure under City Secretary Contract No. 56516, Cooperative Purchase Agreement with All Safe Industries, Using General Services Administration Contract No. GS-07F-5501R, by \$73,500.00, for a Portable Gas Monitor Kit and Accessories for the Fire Department, resulting in Total Annual Contract Amount of Up to \$150,000.00

Motion: Approved.

3. [M&C 22-0006](#) (CD 3) Authorize the Execution of a One-Time Purchase Agreement in an Amount Up to \$200,000.00 with EZ Dock of Texas, L.P., Utilizing Buyboard Cooperative Contract 592-19, for the Park & Recreation Department's Lake Como Boardwalk Trail Project

Motion: Approved.

4. [M&C 22-0007](#) (ALL) Authorize the Execution of a Purchase Agreement in an Amount of \$203,000.00 with MoboTrex, Inc., Utilizing Buyboard Cooperative Contract 608-20, for a MioVision Traffic Detection System for the Transportation & Public Works Department (2018 Bond Program)

Motion: Approved.

5. [M&C 22-0008](#) (CD 9) Authorize Execution of Cooperative Purchase Agreement with TK Elevator Corporation, Using OMNIA Partners Group Contract No. R200502, for Elevator and Escalator Repairs and Services at the New City Hall for the Property Management Department, with an Annual Amount Up to \$324,000.00 during the Initial Term and Each of Three, One-Year Renewal Options

Motion: Approved.

6. [M&C 22-0009](#) (ALL) Authorize the Purchase of Two Mowers for the Park & Recreation Department in an Amount Up to \$243,933.35 from Professional Turf Products, L.P., Using OMNIA Cooperative Contract 2017025

Motion: Approved.

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

1. [M&C 22-0010](#) (CD 9) Authorize Execution of Consent to Assignment of City Secretary Contract No. 51261, a Tax Abatement Agreement with Jefferson Oakhurst Scenic, LLC to All Storage Walsh Ranch, LLC for Property Located at 336 Oakhurst Scenic Drive

Motion: Approved.

2. [M&C 22-0018](#) (CD 9) Authorize Execution of Consent to Assignment of City Secretary Contract No. 50882, a Tax Abatement Agreement with PMA FW Presidio, LLC to Starboard Presidio DST for Property Located at 2312 McLemore Avenue

Motion: Approved.

3. [M&C 22-0012](#) (ALL) Authorize Acceptance of Funds if Awarded and Execution of Agreement with Tarrant County in the Amount of \$30,000.00 for Fiscal Year 2022-2023 for the Operation of the Southeast Community Action Partners Center in Arlington, Authorize Acceptance of Estimated Interest Earnings for the Advance Funds in the Amount of \$500.00 and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25269-01-2022

4. [M&C 22-0015](#) (ALL) Authorize Acceptance of 2022 Community Services Block Grant Funds, a Federally Funded Program Sponsored by the United States 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 Attached Appropriation Ordinance and Waive Indirect Costs

Motion: Approved. Appropriation Ordinance No. 25270-01-2022

5. [M&C 22-0021](#) (CD 6 and CD 8) Authorize Execution of Change Order No. 1 in the Amount of \$243,200.00 to the City Secretary Contract No. 56002 with Urban Infraconstruction Inc., for 2021 Concrete Restoration Contract 4 for a Revised Contract Amount of \$1,266,500.00 and the Addition of 30 Calendar Days to the Project Schedule

Motion: Approved.

6. [M&C 22-0024](#) (CD 3) Authorize Execution of an Engineering Services Agreement with Kimley-Horn and Associates, Inc. in an Amount Not to Exceed \$1,314,503.00 for the Horne Street Streetscape Improvement Project

Motion: Approved.

7. [M&C 22-0025](#) (CD 6) Authorize Execution of Amendment Number 2 to City Secretary Contract Number 51288, a Standard Agreement for Engineering Related Professional Services with AECOM Technical Services, Inc., to Increase the Contract Amount by \$227,673.00 for a Revised Contract Amount of \$534,048.00 for the North Crowley Road and North Crowley Cleburne Road Intersection Improvements Project (2018 Bond Program)

Motion: Approved.

8. [M&C 22-0026](#) (CD 6) Authorize Execution of Amendment No. 5 to the Engineering Services Agreement with Bridgfarmer and Associates, Inc. in an Amount of \$207,240.00, for the McCart Avenue and McPherson Boulevard Project, and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25271-01-2022

9. [M&C 22-0027](#) (CD 9) Authorize Execution of Amendment No. 1, in the Amount Up to \$38,467.00, to the Engineering Services Agreement with HDR Engineering, Inc., for the 5th Street at Carroll Street to Fort Worth & Western Railroad Right-of-Way Storm Drain Rehabilitation Project for a Revised Contract Amount Up to \$131,905.00

Motion: Approved.

10. [M&C 22-0028](#) (CD 9) Authorize Execution of Amendment Number 5 to an Engineering Services Agreement with HDR, Inc., in the Amount of \$77,647.00, for the Design of West 7th Street from University Drive to Trinity River, for a Revised Engineering Services Contract Amount of \$1,052,528.00 (2018 Bond Program)

Motion: Approved.

11. [M&C 22-0029](#) (CD 3) Authorize Amendment No. 5, in the Amount of \$112,600.00, to a Professional Services Agreement with RPGA Design Group, Inc., for Design Services for a New Fire Station 43 on Walsh Ranch Parkway for a Total Contract Value of \$549,354.97

Motion: Approved.

12. [M&C 22-0033](#) (ALL) Authorize Execution of a Memorandum of Agreement with Texas A&M Engineering Extension Service in the Amount of \$162,800.00 for the Jurisdictional Crisis Incident Management - Emergency Operations Center Training and Certification for the Fire Department Using 2021 Urban Area Security Initiative Grant Funds

Motion: Approved.

13. [M&C 22-0034](#) (ALL) Authorize Execution of an Interlocal Agreement Concerning Mutual Aid Fire Services with the City of Flower Mound

Motion: Approved.

14. [M&C 22-0036](#) (CD 3) Authorize Execution of Change Order No. 7 in the Amount of \$663,976.00 to a Contract with Jackson Construction, Ltd., for Water and Sanitary Sewer Replacement Contract 2014 WSM-B, Part 1 Project, for a Revised Contract Amount of \$7,423,601.74 and Adopt Attached Appropriation Ordinances

Motion: Approved. Appropriation Ordinance Nos. 25272-01-2022 and 25273-01-2022

15. [M&C 22-0037](#) (CD 6) Authorize Execution of an Engineering Agreement with Pacheco Koch Consulting Engineers, Inc. in the Amount of \$413,850.00 for the Water and Sanitary Sewer Replacements Contract 2019, WSM-P Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25274-01-2022



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16. [M&C 22-0038](#) (ALL) Adopt Attached Appropriation Ordinance in the Amount of \$225,000.00 to Fund the Second Renewal for the 2020 Miscellaneous Sanitary Manhole Repair Contract

Motion: Approved. Appropriation Ordinance No. 25275-01-2022

17. [M&C 22-0039](#) (CD 4) Authorize Execution of Change Order No. 3 in the Amount of \$125,299.65 to a Contract with S.J. Louis Construction of Texas, Ltd. for Sanitary Sewer Main M-280-B Rehabilitation Project and Adopt Attached Appropriation Ordinances

Motion: Approved. Appropriation Ordinance Nos. 25276-01-2022 and 25277-01-2022

18. [M&C 22-0041](#) (CD 9) Authorize Execution of Change Order No. 3 in the Amount of \$586,505.50 and the Addition of 250 Calendar Days to a Contract with William J. Schultz dba Circle C Construction Company, for Main 34, 100, D100 Drainage Areas Sanitary Sewer Improvements, Part 1, Located in the Downtown Central Business District, and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25278-01-2022

19. [M&C 22-0042](#) (CD 2 and CD 9) Authorize Execution of an Engineering Agreement with Kimley-Horn & Associates, Inc., in the Amount of \$1,454,775.00 for Design of Marine Creek Sanitary Sewer Parallel Interceptor, Adopt Attached Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Attached Appropriation Ordinance

Motion: Approved. Resolution No. 5518-01-2022 and Appropriation Ordinance No. 25279-01-2022

20. [M&C 22-0044](#) (CD 8) Authorize Execution of an Engineering Agreement with Shield Engineering, PLLC., in the Amount of \$367,951.00, for the Sanitary Sewer Replacement, Contract 120 Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25280-01-2022

21. [M&C 22-0045](#) (CD 2) Adopt Attached Appropriation Ordinance in the Amount of \$84,357.00 for Increased Project Costs for Sanitary Sewer Rehabilitation, Contract 98

Motion: Approved. Appropriation Ordinance No. 25281-01-2022

22. [M&C 22-0046](#) (CD 9) Authorize Execution of an Engineering Agreement with Lockwood, Andrews & Newnam, Inc., in the Amount of \$485,380.00, for the Water & Sanitary Sewer Replacement Contract 2019, WSM-L Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25282-01-2022

23. [M&C 22-0047](#) (CD 5) Authorize Execution of an Engineering Agreement with Binkley & Barfield, Inc., in the Amount of \$309,159.00 for the Water and Sanitary Sewer Replacement Contract, 2020 WSM-B Project and Adopt Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25283-01-2022

24. [M&C 22-0048](#) (CD 8) Authorize Execution of an Engineering Agreement with Nathan D. Maier Consulting Engineers, Inc. in the Amount of \$323,025.00 for the Water and Sanitary Sewer Replacement Contract 2020, WSM-H Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25284-01-2022

25. [M&C 22-0049](#) (CD 5 and CD 8) Authorize Execution of an Engineering Agreement with Neel Shaffer, Inc., in the Amount of \$543,512.00, for the Water & Sanitary Sewer Replacement Contract 2020, WSM-J Project and Adopt Attached Appropriation Ordinance

Motion: Approved. Appropriation Ordinance No. 25285-01-2022

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

1. [22-1923](#) Notice of Claims for Alleged Damages or Injuries

End of Consent Agenda.

#### **A. General - Removed from Consent Agenda**

3. [M&C 22-0003](#) (ALL) Adopt Appropriation Ordinance Related to the Transfer of One Position from Municipal Court Department to Communications & Public Engagement Department to create Two Sr. Customer Service Representatives to Answer Increased Volume for Mayor and Council and City Manager's Office

Interim Assistant City Manager Manya Shorr, City Manager's Office, appeared before Council and provided a staff report.

Mr. Thomas Torlincasi, 1515 6th Avenue, appeared before Council undecided relative to M&C 22-0003.

Motion: Council Member Crain made a motion, seconded by Council Member Beck, that M&C 22-0003. be approved and Appropriation Ordinance No.25286-01-2022 be adopted. Motion passed 9-0.

4. [M&C 22-0017](#) (ALL) Authorize Substantial Amendment to the 2019-2020 Action Plan for use of Federal Grant Funds, Authorize Execution of Contract Amendments to Agreements with Nonprofit Subrecipients of Emergency Solutions Grant Funds Received Under the Coronavirus Aid, Recovery and Economic Security Act, and Ratify Execution of Amendment to Agreement with The Salvation Army, A Georgia Nonprofit Corporation to Expand the Scope of Work to Include Shelter Operations

Mr. Victor Turner, Neighborhood Services Department, appeared before Council and provided a staff report.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Beck, that M&C 22-0017 be approved. Motion passed 9-0.

7. [M&C 22-0032](#) (ALL) Ratify Application for, and Authorize Acceptance of, if Awarded, a Grant from the Texas Department of Transportation for 2021 Incident Management Freeway Blocking Equipment Program in an Amount Up to \$200,000.00, Authorize Execution of Related Grant Agreement, and Adopt Attached Appropriation Ordinances

Assistant Chief Robert Alldredge, Police Department, appeared before Council and provided a staff report.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Flores, that M&C 22-0032 be approved and Appropriation Ordinance Nos. 25287-01-2022 and 25288-01-2022 be adopted. Motion passed 9-0.

**C. Land - Removed from Consent Agenda**

1. [M&C 22-0030](#) (CD 5) Authorize Execution of a Lease Agreement with Sun Valley Properties, LP for Approximately 7,494 Square Feet of Space Located at 5300 Sun Valley Drive, Fort Worth, Texas, 76119 to be Used as a Storefront and Storage by the Fort Worth Police Department

*Property Description - Approximately 7,494 square feet of space located at 5300 Sun Valley Drive, Fort Worth, Texas, 76119*

Assistant Chief Robert Alldredge, Police Department, appeared before Council and provided a staff report.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that M&C 22-0030 be approved. Motion passed 9-0.

**SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.**

1. Presentation on the Annual Fort Worth Stock Show and Rodeo

Council Member Firestone gave a brief presentation about the Fort Worth Stock Show and Rodeo.

2. [M&C 22-0050](#) (ALL) Authorize Acceptance and Recording of a Gift Deed from the Fort Worth Zoological Association for the Elephant Springs Exhibit at the Fort Worth Zoo

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that M&C 22-0050 be approved. Motion passed 9-0.

In Attendance: Fort Worth Zoological Association - Michael Fouraker, Megan Deen, and Avery Elander

**ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF**

**1. Upcoming and Recent Events**

Mayor Pro tem Bivens and Council Members Flores, 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**

There was no approval of ceremonial travel.

## **PRESENTATIONS BY THE CITY COUNCIL**

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

#### 22-1922 Board Appointments - District 8

Motion: Council Member Nettles made a motion, seconded by Mayor Pro tem Bivens, that the following individuals be appointed to the various boards and commissions effective January 11, 2022, and with terms expiring October 1, 2022:

- Ms. Lucretia Powell – Board of Adjustment – Residential
- Mr. James Walker – Building Standards Commission
- Mr. Malik Cook – Community Development Council
- Ms. AnnaKatrina Kelly – Historic & Cultural Landmarks Commission
- Ms. Mary Hughes – Urban Design 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.

## **PUBLIC HEARING**

1. M&C 22-0020 (CD 9) Conduct a Public Hearing on the Application by Tobias Place, LP to the Texas Department of Housing and Community Affairs for Non-Competitive (4%) Housing Tax Credits for Tobias Place, a Tax-Exempt Development to be Located at 505 West Biddison Street and 3500 South Jennings Avenue and Adopt a Resolution of No Objection to the Application

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

Mayor Parker opened the public hearing.

**a. Report of City Staff**

Mr. Chad LaRoque, Neighborhood Services Department, appeared before Council and provided a staff report.

**b. Public Comments**

There were no public comments.

**c. Council Action**

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that the public hearing be closed, M&C 22-0020 be approved and Resolution No. 5519-01-2022 be adopted. Motion passed 8-1, Council Member Moon casting the dissenting vote.

2. [M&C 21-0943](#) (ETJ Future CD 7) Conduct Public Hearing and Consider Adopting Ordinance for the Owner-Initiated Limited Purpose Annexation of Approximately 47.26 Acres of Land Located in the 11600-12000 Blocks of Highway 114 and Approving Regulatory Plan (Annexation Case No. AX-21-014) (Continued from a Previous Meeting)

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

Motion: It was the consensus of the City Council that M&C 21-0943 be continued to the April 12, 2022, Council meeting.

## ZONING HEARING

1. [ZC-21-190](#) (CD 7) Traditions Investors, 11600-12000 blocks Highway 114, From: “AG” Agricultural To: “PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal; “PD/MU-2” Planned Development for all uses in High Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, façade on primary street frontage and height; “PD/E” Planned Development for “E” Neighborhood Commercial, site plan required (47.26 ac) (Recommended for Approval by the Zoning Commission and related to annexation case AX-21-014) (Continued from a Previous Meeting)

Motion: It was the consensus of the City Council that Zoning Docket ZC-21-190 be continued to the April 12, 2022, Council meeting.

It appeared that the City Council, at its meeting of December 14, 2021, continued Zoning Docket ZC-21-195.

2. [ZC-21-195](#) (CD 2) Southside City Church, 2712-2722 (evens) NW 20th Street, From: “A-5” One-Family To: “CF” Community Facilities (0.79 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-21-195:

Pastor Darrel Auvenshine, 7204 Jewel Avenue  
Ms. Shelley Davis, 5317 Purington Avenue B

The following individuals completed speaker cards in support of Zoning Docket ZC-21-195 and were recognized by Mayor Parker but did not wish to address Council:

Ms. Carolyn Hanke, 128 South Briaroaks Road, Burleson, Texas  
Mr. Joseph Lockhart, 2140 Benning Way

Motion: Council Member Flores made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-195 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 December 21, 2021.

Mayor Parker opened the public hearing.

3. [SP-21-025](#) (CD 7) NTP35 LP, 8400-8600 blocks Tehama Ridge Parkway, To: Add Site Plan to Planned Development PD 1302 for “UR” Urban Residential uses (6.03 ac) (Recommended for Approval by the Zoning Commission)

Mr. Klayton Hedges, 12225 Greenville Avenue, Suite 1000, Dallas, Texas, completed a speaker card via conference call in support of Site Plan SP-21-025 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 Site Plan SP-21-025 be approved. Motion passed 9-0.

4. [ZC-21-111](#) (CD 8) N & A Properties, Inc., 1400 & 1410 E Berry St, From: “MU-1” Low Intensity Mixed-Use To: “E” Neighborhood Commercial (3.99 ac) (Recommended for Denial by the Zoning Commission)

Motion: Council Member Nettles made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-111 be denied without prejudice. Motion passed 9-0.

5. [ZC-21-173](#) (CD 3) High Five Trust - BJA, 2900 block Chapel Creek Boulevard, From: “AG” Agricultural, “G” Intensive Commercial To: “E” Neighborhood Commercial (1.30 ac) (Recommended for Approval by the Zoning Commission)

Motion: Council Member Crain made a motion, seconded by Council Member Firestone, that Zoning Docket ZC-21-173 be approved. Motion passed 9-0.



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

Mr. Victor Trotter, 1726 Layton Avenue, Haltom City, Texas, appeared before Council in support of Zoning Docket ZC-21-177 and provided slides.

Ms. Nora Story, 1726 Layton Avenue, Haltom City, Texas, completed a speaker card in support of Zoning Docket ZC-21-177 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-177 be continued to the February 8, 2022, Council meeting. Motion passed 9-0.

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

Mr. Ivan Escobar, 420 Throckmorton Street, Suite 1210, completed a speaker card in support of Zoning Docket ZC-21-179 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Nettles made a motion, seconded by Council Member Williams, that Zoning Docket ZC-21-179 be continued to the February 8, 2022, Council meeting. Motion passed 9-0.

8. [ZC-21-182](#) (CD 8) DFW Investments Properties Enterprises, 1800 E Leuda Street, From: “A-5” One-Family To: “CR” Low Density Multifamily (0.56 ac) (Recommended for Approval by the Zoning Commission)

Motion: Council Member Nettles made a motion, seconded by Council Member Beck, that Zoning Docket ZC-21-182 be approved. Motion passed 9-0.

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

Motion: Council Member Beck made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-193 be continued to the February 8, 2022, Council meeting. Motion passed 9-0.

10. [ZC-21-200](#) (CD 6) Hollis Fund LLC, 800 block of E. Rendon Crowley Road, From: “AG” Agricultural To: “I” Light Industrial (1.12 ac) (Recommended for Approval by the Zoning Commission)

Mr. Carlos Andreani, 4060 Bryan Irvin Road, completed a speaker card in support of Zoning Docket ZC-21-200 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Williams made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-200 be approved. Motion passed 9-0.

11. [ZC-21-202](#) (CD 3) FW Stonegate Partners LLC, 4100 Stonegate Boulevard, From: “D” High Density Multifamily, “G” Intensive Commercial To: “R2” Townhouse/Cluster (2.89 ac) (Recommended for Approval by the Zoning Commission)

Ms. Margaret DeMoss, 2600 West 7th Street #2644, completed a comment card in support of Zoning Docket ZC-21-202.

Motion: Council Member Crain made a motion, seconded by Council Member Williams, that Zoning Docket ZC-21-202 be approved. Motion passed 9-0.

12. [ZC-21-203](#) (CD 3) Winwood Club Apartments, 9750 Verna Trail N, 1300 Silver Creek Road, From: “A-10” One-Family To: “PD/I” Planned Development for all uses in “I” Light Industrial excluding truck wash, batch plant, and outdoor kennels, plus outdoor storage with attached development standards; site plan waiver requested (201.3 ac) (Recommended for Approval as Amended by the Zoning Commission)

The following individuals completed speaker cards in support of Zoning Docket ZC-21-203 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Brandon Middleton, 801 Cherry Street, Suite 1300  
Mr. Kyle Valley, 131 East Exchange Avenue, Suite 212

Motion: Council Member Crain made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-203 be approved as amended. Motion passed 9-0.

13. [ZC-21-206](#) (CD 6) Total E&P USA Barnett LLC, 9705 Old Granbury Road, From: “A-5” One-Family To: “R2” Townhouse/Cluster (38.77 ac) (Recommended for Approval by the Zoning Commission)

Mr. Zac Thompson, 2023 Glenco Terrace, appeared before Council in support of Zoning Docket ZC-21-206 and provided slides.

Motion: Council Member Williams made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-206 be approved. Motion passed 9-0.

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

Mr. John Weber, 16000 Dallas Parkway, Dallas, Texas, appeared before Council in support of Zoning Docket ZC-21-207.

Mr. Nick Keran 8140 Walnut Hill Lane, Dallas, Texas, completed a speaker card in support of Zoning Docket ZC-21-207 and was recognized by Mayor Parker but did not wish to address Council.

Motion: Council Member Firestone made a motion, seconded by Mayor Pro tem Bivens, that Zoning Docket ZC-21-207 be continued to the February 8, 2022, Council meeting. Motion passed 9-0.

15. [ZC-21-209](#) (CD 5) Todd Boone II, 1819 Dillard St, From: "A-5" One-Family with Stop Six Overlay, To: "B" Two-Family with Stop Six Overlay (0.16 ac) (Recommended for Approval by the Zoning Commission)

Ms. Lesley Boone, 5969 Starbroadway Drive, appeared before Council in support of Zoning Docket ZC-21-209.

Mr. Bob Willoughby, 617 Fay Boulevard, appeared before Council in opposition to Zoning Docket ZC-21-209.

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-209 be approved. Motion passed 9-0.

16. [ZC-21-210](#) (CD 2) Blue Maple Group LLC, 7700-8100 blocks North Freeway (I-35W), From: "G" Intensive Commercial/I-35 Central Overlay To: "I" Light Industrial/I-35 Central Overlay (104.91 ac) (Recommended for Approval by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket ZC-21-210:

Ms. Angela Hunt, 500 North Akard Street, Suite 3800, Dallas, Texas (provided slides)

Mr. Steve Meyer, 5310 Harvest Hill Lane, Suite 250, Dallas, Texas

Motion: Council Member Flores made a motion, seconded by Council Member Crain, that Zoning Docket ZC-21-210 be approved. Motion passed 9-0.

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

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that Zoning Docket ZC-21-211 be continued to the February 8, 2022, Council meeting. Motion passed 9-0.

18. [ZC-21-215](#) (CD 7) AutoZone, Inc., 2100 block Avondale Haslet Road, From: Unzoned (ETJ) To: “E” Neighborhood Commercial with Conditional Use Permit for auto parts sales; site plan included (0.86 ac) (Recommended for Approval by the Zoning Commission) (Related to Annexation case AX-21-012)

Motion: Council Member Firestone made a motion, seconded by Council Member Williams, that Zoning Docket ZC-21-215 be continued to the January 25, 2022, Council meeting. Motion passed 9-0.

19. [ZC-21-217](#) (CD 5) Benedict & Trudy Termini, 1700 blocks E & T Square Streets, From: “E” Neighborhood Commercial, “G” Intensive Commercial To: “A-5” One-Family (11.76 ac) (Recommended for Denial by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket ZC-21-217:

Mr. Jerry Barton, 6301 Randol Mill Road (provided slides)  
Dr. Benedict Termini, 8520 Meadowbook Drive  
Ms. Suzanne Thomas, 8528 Meadowbook Drive  
Ms. Mary Lou Granados, 5733 Boca Rotan Boulevard

Mr. Wes Homeyer, 2201 East Lamar Boulevard, Arlington, Texas, completed a speaker card in support of Zoning Docket ZC-21-217 and was recognized by Mayor Parker but did not wish to address Council

The following individuals appeared before Council in opposition to Zoning Docket ZC-21-217:

Mr. Ray Oujesky, 201 Main Street (provided slides)  
Mr. Lonnie Jeffers, 1744 S. Square Street (via conference call)  
Ms. Megan Wilkinson, 1912 Canterbury Drive (via conference call)  
Mr. Mark Peebles, 1600 T Square Drive (via conference call)  
Mr. Darwish Otrok, 2805 Crestridge Court, Grapevine, Texas  
Ms. Daniella Yang, 1732 East Square Street, Cedar Hill, Texas (via conference call)  
Mr. Michael Shedd, 1132 South Adams Street

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Moon, that Zoning Docket ZC-21-217 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 to Zoning Ordinance No. 21653-02-2015 for the above-listed cases, Mayor Pro tem Bivens made a motion, seconded by Council Member Moon, that the hearing be closed and Ordinance No. 25289-01-2022 be adopted. Motion passed 9-0.

## REPORT OF THE CITY MANAGER

### B. General

1. [M&C 22-0019](#) (CD 5) Accept a Total of \$877,500.00 in Donations from the Sid Richardson, Amon Carter, and Rainwater Foundations and Affiliated Bank for The Hub, a Proposed new Multipurpose Center to be located in the 5100 Block of Avenue G in the Stop Six Neighborhood, Amend the Fiscal Years 2022-2026 Capital Improvement Program, and Adopt Attached Ordinance

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Nettles, that M&C 22-0019 be approved and Appropriation Ordinance No. 24290-01-2022 be adopted. Motion passed 8-0, with one abstention by Council Member Williams.

### F. Award of Contract

1. [M&C 22-0011](#) (CD 5) Authorize Execution of a Five-Year Tax Abatement Agreement with Wafa Business, LLC - Miller Ave for the Rehabilitation of a Car Wash for Use as a Shopping Center with Office, Retail and Restaurant Space, with a Total of Approximately 4,300 Square Feet, Having a Cost of at Least \$457,000.00 on Property Located at 4809 Miller Avenue in Neighborhood Empowerment Zone and Reinvestment Zone Area Six

Motion: Mayor Pro tem Bivens made a motion, seconded by Council Member Williams, that M&C 22-0011 be approved. Motion passed 9-0.

2. [M&C 22-0013](#) (ALL) Authorize Acceptance of a Grant from the Texas Department of Housing and Community Affairs in an Amount Up to \$8,000,000.00 for the 2022 Comprehensive Energy Assistance Program, a Federally Funded Program Sponsored by the United States 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 Attached Appropriation Ordinance, and Waive Indirect Costs

Motion: Council Member Beck made a motion, seconded by Council Member Nettles, that M&C 22-0013 be approved and Appropriation Ordinance No. 25291-01-2022 be adopted. Motion passed 9-0.

3. [M&C 22-0014](#) (ALL) Authorize Acceptance of Comprehensive Energy Assistance Program American Rescue Plan Funds in an Amount Up to \$6,496,163.00 from the Texas Department of Housing and Community Affairs, 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 Under the American Rescue Plan Act of 2021, Authorize Execution of Related Contracts, Authorize Waiver of the Indirect Cost, and Adopt Attached Appropriation Ordinance

Motion: Council Member Crain made a motion, seconded by Council Member Flores, that M&C 22-0014 be approved and Appropriation Ordinance No. 25292-01-2022 be adopted. Motion passed 9-0.

4. [M&C 22-0016](#) (ALL) Authorize Acceptance of Low Income Household Water Assistance Program Funds, a Federally Funded Program Sponsored by the United States Department of Health and Human Services Designed to Provide Funds to Assist Low-Income Households with Water and Wastewater Bills Under The Consolidated Appropriations Act, 2021 and The American Rescue Plan Act of 2021 in an Amount Up to \$7,000,000.00 from the Texas Department of Housing and Community Affairs, Authorize Execution of Related Contracts, Authorize a Waiver of Indirect Costs and Adopt Attached Appropriation Ordinance

Motion: Council Member Beck made a motion, seconded by Council Member Flores, that M&C 22-0016 be approved and Appropriation Ordinance No. 25293-01-2022 be adopted. Motion passed 9-0.

5. [M&C 22-0031](#) (CD 7) Authorize Execution of a Contract with Craft Culinary Concepts, LLC to Provide Food and Beverage Services at the Will Rogers Memorial Center for an Initial Term of 10 Year, with Five Optional One-Year Renewal Terms and a Management Fee in an Amount Equal to 2.75 of Annual Gross Sales

Ms. Erin Mueller, 208 Steamboat Drive, Coppell, Texas, appeared before Council in support of M&C 22-0031.

The following individuals completed comment cards in support of M&C 22-0031:

Mr. Gary Freeman, 8404 Warren Parkway, Frisco, Texas

Ms. Danielle Guadalupe, 921 West Belt Line Road, Suite 112, Desoto, Texas

The following individuals completed speaker cards in opposition to M&C 22-0031 and were recognized by Mayor Parker but did not wish to address Council:

Mr. Michael Micallef, 310 Houston Street

Mr. Jon Bonnell, 4259 Bryan Irvin Road

Ms. Vicki Cisneros, 2629 North Main Street

The following individuals completed comment cards in opposition to M&C 22-0031:

Ms. Teresa Moore, 3616 Watonga Street

Ms. Rachel Navejar Phillips, 700 Northwood

Ms. June Naylor Harris, 3815 North Crestline Road

Mr. Brandon Anderson, 12429 Silvermist Trail, Burleson, Texas

Ms. Kerry Picket, 611 Eastwood Avenue



Ms. Vicki Cisneros, 2629 North Main Street, appeared before Council undecided relative to M&C 22-0031.

Motion: Council Member Firestone made a motion, seconded by Council Member Crain, that M&C 22-0031 be approved with the following amendments: 1) That the catering facilities at Will Rogers remain available to outside caterers at the request of the clients, similar to the current catering model; and 2) Direct staff to negotiate and develop a process for local and business equity participation in the catering program at Will Rogers for future consideration by the City Council after an update on the catering program with 2022 outcomes related to local and MBD utilization. Council Member Nettles requested an update in six months. Motion passed 9-0.

#### **ADJOURNMENT**

There being no further business, Mayor Parker adjourned the meeting at 8:44 p.m.