
AUDIT COMMITTEE MEETING
TUESDAY, MARCH 19, 2019
1:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS

FORT WORTH LOCAL DEVELOPMENT CORPORATION MEETING
TUESDAY, MARCH 19, 2019
2:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS

CITY COUNCIL WORK SESSION
TUESDAY, MARCH 19, 2019
3:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS

1. Report of the City Manager - **David Cooke, City Manager**
 - a. Changes to the City Council Agenda
 - b. Upcoming and Recent Events
 - c. Organizational Updates and Employee Recognition(s)
 - d. Informal Reports

[IR 10248](#): Authorize Amendment No. 1 to Economic Development Program with Parker-Hannifin Corporation to Extend the Completion Deadline

[IR 10249](#): January 2019 Sales Tax Update

[IR 10250](#): Monthly Development Activity Report
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week
 - a. [ZC-19-008](#) - (Council District 7 – Dennis Shingleton) – CADG WS44, LLC, 4621 Keller Hicks Road; From: " A-5" One-Family and " I" Light Industrial To: " A-5" One-Family (Applicant request); PD/A-5 Planned Development for " A-5" One-Family uses and to add development standards for screening and buffering to the north with a location exhibit; site plan waived (Zoning Commission recommendation) 44.13 acres (Recommended for Approval as Amended by the Zoning Commission to PD/A-5 plus development standards for a landscape buffer on the north property line to include: In an area approximately 1300 feet from the northeast corner toward the Tri County property and approximately 150 to the south: a minimum width 50 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4" caliper trees planted a maximum

30 ft. apart; with an open style wrought iron fence installed on the southern line of the buffer. In an area approximately 450 feet on the southern boundary of the Tri County property: a minimum width 10 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4" caliper trees planted a maximum of 30 ft. apart with 5 gallon shrubs installed every 3 ft. between the trees. If an easement is required or existing, the berm or masonry wall will be installed on either the northern or southern boundary of the easement to ensure that a vertical screen is provided between the residential and industrial uses • Buffer area attached as Exhibit A)
(Continued from March 5, 2019 by Mayor Pro-Tem Shingleton)

- b. [ZC-18-177](#) - (All Council Districts) - City of Fort Worth Planning & Development, Text Amendment: Create Conditional Use Permit: An Ordinance amending the Comprehensive 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 (2015), by amending: Chapter 4, " District Regulations" to amend:
- Article 1, " General" To Add Conditional Use Permit to the list of districts established;
 - Article 3, " Planned Development " PD" District" to revise language in conformance with the creation of Conditional Use Permits;
 - Article 4 " Overlay Districts" To Add Section 4.407 " Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;
 - Articles 6, 8, and 12, " Residential Use Table," " Nonresidential District Use Table" and " Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; and
 - To Amend Chapter 5, " Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the " Conditional Use Permit"

To review the proposed amendments:

<http://fortworthtexas.gov/zoning/cases/> (Recommended for Approval as Amended by the Zoning Commission to amend section 5.149 to provide that if an application for a PD is on file before the adoption of this amendment, the use will be legal conforming and make an addition to the non residential use chart to identify indoor recycling allowed in I, J and K districts) **(Continued from March 5, 2019 by Council Member Jordan)**

4. Presentation of the Fiscal Year 2018 Comprehensive Annual Financial Report - **Kevin Gunn, Financial Management Services and Kevin Sanford, Weaver**
5. Presentation on Proposed Tax Abatement Agreement with Winner, LLC for Expansion of the Facebook Data Center on Property Located at 14100 Park Vista Boulevard - **Robert Sturns, Economic Development**

6. Presentation on Proposed Economic Development Program Agreement with FW Museum District Resort Partners, LLC for Development of a 21c Museum Hotel on Property Located at the Northwest Corner of Camp Bowie Boulevard and Van Cliburn Way - **Michael Hennig, Economic Development**
 7. Briefing and Plan on Staffing Study for the Police and Code Compliance Departments - **Lynda Johnson, Performance and Budget, Jay Chapa and Valerie Washington, City Manager's Office**
 8. City Council Requests for Future Agenda Items and/or Reports
 9. Executive Session (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) - **SEE ATTACHMENT A**
Attachment(s):
[Executive Session Agenda - Attachment A.pdf](#)
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CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT A
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, March 19, 2019

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. *Fred's Bluelight Investments, LLC d/b/a Corsets Cabaret v. City of Fort Worth, Texas*, Cause No. 352-306333-19; and
- b. Legal issues regarding any item listed on today's City Council meeting agenda.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.

**CITY COUNCIL AGENDA
FOR THE MEETING AT 7:00 P.M. TUESDAY, MARCH 19, 2019
CITY COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. INVOCATION - Deacon Kevin Bagley, Saint Andrew Catholic Parish

III. 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.")

IV. CONSIDERATION OF THE MINUTES OF THE CITY COUNCIL REGULAR MEETING OF MARCH 5, 2019

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

VII. CONSENT AGENDA

Items on the Consent Agenda require little or no deliberation by the City Council. Approval of the Consent Agenda authorizes the City Manager, or his designee, to implement each item in accordance with staff recommendations.

A. General - Consent Items

1. [M&C G-19505](#) - Authorize Extension of the Temporary Closure of a Segment of Mistletoe Boulevard between Jerome Street and Leslie Street for the Removal/Re-Installation of Curb and Gutter, Drainage, Sanitary Sewer, Water Utilities, and Paving from March 11, 2019 to April 25, 2019 (COUNCIL DISTRICT 9)
2. [M&C G-19506](#) - Authorize Execution of Change Order No. 5 to City Secretary No. 48125 with Jackson Construction, Ltd., in the Amount of - \$472,485.70 for the Marine Creek Parkway and Old Decatur Road Project, thereby Decreasing the Total Incentive Based Contract Amount to \$11,212,928.53 (COUNCIL DISTRICT 2)
3. [M&C G-19507](#) - Adopt Appropriation Ordinance Redistributing the Existing Project Funds Among Council District 5 Streets Improvement Projects (COUNCIL DISTRICT 5)

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

1. [M&C P-12310](#) - Authorize Amendment to the Contract with Century Fire Protection, LLC, for Fire Alarm Equipment and Services to Increase Contract from \$300,000.00 Up to \$400,000.00 Annually (ALL COUNCIL DISTRICTS)
2. [M&C P-12311](#) - Authorize Purchase of Laboratory Equipment, Parts, Software and Support Services from Agilent Technologies, Inc., in an Amount Up to \$227,942.00 for the Police Department (ALL COUNCIL DISTRICTS)
3. [M&C P-12312](#) - Authorize Amendment to Mayor and Council Communication M&C P-12285 to Authorize the Purchase of Additional

CourtView Software and Professional Service through CourtView Justice Solutions, Inc. d/b/a equivalent in the Amount of \$95,334.64, Increasing the Authorization to \$246,488.64 for the CourtView Case Management System for the Municipal Court Department (ALL COUNCIL DISTRICTS)

4. [M&C P-12313](#) - Authorize Amendment to the Purchase Agreement with Carrier Enterprise, LLC, Using a Cooperative Contract to Increase the Annual Amount Up to \$500,000.00 for HVAC Parts and Units for the Water Department and Property Management Department (ALL COUNCIL DISTRICTS)
5. [M&C P-12314](#) - Authorize Execution of a Contract with Oracle America, Inc., Using a Cooperative Contract in the Total Amount Up to \$145,000.00 Annually, to Provide Oracle RightNow Licensing and Program Support Fees for Oracle Cloud Services for the Water Department (ALL COUNCIL DISTRICTS)
6. [M&C P-12315](#) - Authorize Execution of a Contract with DataProse, LLC, Using a Cooperative Contract in an Annual Amount of Up to \$1,487,740.00 for Utility Bill Printing and Mailing Services for the Water Department (ALL COUNCIL DISTRICTS)

C. Land - Consent Items

1. [M&C L-16191](#) - Authorize Direct Sale of a Tax-Foreclosed Property Located at 905 Park Street for a Total Cost of \$7,830.45 to Shane Smith, in Accordance with Section 34.05 of the Texas Property Tax Code (COUNCIL DISTRICT 2)

D. Planning & Zoning - Consent Items - None

E. Award of Contract - Consent Items

1. [M&C C-29056](#) - Authorize Execution of a Communications System Agreement with the Parker County Emergency Services District No. 3 for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)
2. [M&C C-29057](#) - Authorize Execution of Development Agreement and Community Facilities Agreement with Sun Valley Industrial Park, L.P., Sun Valley Properties, L.P., South Loop 820, L.P., Mosson L.P., 5301 Sun Valley Drive, L.P., SM Equities, LLC, and Sun Valley Developers, LLC, with an Estimated Project Amount of \$2,978,864.81, with City Participation in an Amount Not to Exceed \$2,300,000.00 for the Construction and Oversizing of a Public Regional Stormwater Detention Facility (COUNCIL DISTRICT 5)
3. [M&C C-29058](#) - Rescind M&C C-28985 Awarding a Contract to Joe Funk Construction, Inc., and Authorize Execution of a Contract with Gibson & Associates, Inc., in the Amount of \$468,060.00 for Bridge Rehabilitation (2018-2) on Four Bridges in Two Locations (COUNCIL DISTRICTS 4 and 7)

4. [M&C C-29059](#) - Authorize Execution of a Contract with Fort Worth Civil Constructors, LLC, in the Amount of \$197,925.00 for North Riverside Bridge Fascia Stone Repair at North Riverside Bridge (Dalton Street - Heritage Trace Parkway) Located at 0.04 Miles South of Heritage Trace Parkway (COUNCIL DISTRICT 4)
5. [M&C C-29060](#) - Authorize Execution of a Construction Contract with DMI, Corp. d/b/a Decker Mechanical, in the Total Amount of \$835,515.00, Including 7.5 Percent for the Owner's Construction Contingency Allowance, for the Fort Worth Convention Center Air Handler Unit Replacement Project, and Provide for Administrative Costs, for a Total Project Cost of \$892,946.00 (COUNCIL DISTRICT 9)
6. [M&C C-29061](#) - Authorize Execution of a Construction Contract with FPI Builders, LLC, in the Total Amount of \$720,754.00, Including 7.5 Percent for the Owner's Construction Contingency Allowance, for Richardson Bass Stall Replacement Project at Will Rogers Memorial Center, and Provide for Administrative Costs for a Total Project Amount of \$916,552.00 (COUNCIL DISTRICT 7)
7. [M&C C-29062](#) - Authorize Execution of an Interlocal Agreement with Tarrant County to Participate in the Tarrant Regional Auto Crimes Task Force, Authorize Acceptance of Grant Funding from the Tarrant County Regional Auto Crimes Task Force in the Amount of \$129,419.00, Authorize Transfer from the Police Department - General Fund in the Amount of \$31,105.26 for the City's Match Requirement and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
8. [M&C C-29063](#) - Authorize Execution of Amendment No. 4 in the Amount of \$39,692.00 to City Secretary Contract No. 47844 and Engineering Agreement with Stream Water Group, Inc., for a Revised Contract Amount of \$721,825.00 for Water and Sanitary Sewer Replacement Contract 2016, WSM-A, Located on Various Streets in the Ridglea North Neighborhood (COUNCIL DISTRICT 3)
9. [M&C C-29064](#) - Adopt Appropriation Ordinance in the Amount of \$500,000.00 to Fund the Second Renewal of City Secretary Contract No. 50061 with Tejas Commercial Construction, LLC, for the 2018 Water Lead Services Replacement Contract for Various Locations throughout the City (ALL COUNCIL DISTRICTS)
10. [M&C C-29065](#) - Authorize Execution of Contract Amendment No. 3 to City Secretary Contract No. 48192 with SL-serco, Inc., to Modify the Contract from an Annual Renewal to a Not to Exceed Format for the City's MyH2O Advanced Metering Infrastructure Program (ALL COUNCIL DISTRICTS)
11. [M&C C-29066](#) - Authorize Execution of a Contract with Mountain Cascade of Texas, LLC, in the Amount of \$3,996,075.00 for the Jenkin Heights and Meadow Lakes Sanitary Sewer Improvements, Provide for Project Costs for a Project Total in the Amount of \$14,564,576.00, Adopt a Reimbursement Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of

Future Debt and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)

12. [M&C C-29067](#) - Authorize Execution of Amendment No. 1 in the Amount of \$229,755.00 to City Secretary Contract No. 50312, an Engineering Agreement with Freese and Nichols, Inc., for a Revised Contract Amount of \$3,329,116.00 for Design of the Lake Arlington Lift Station and Force Main, Located in the Carver Heights East and Enchanted Bay Neighborhoods (COUNCIL DISTRICT 5)
13. [M&C C-29068](#) - Adopt Appropriation Ordinance in the Amount of \$65,992.00 for Increased Project Costs for the Large Diameter Pipe Bursting ICAP Contract 2018 at Various Locations within the City Project (ALL COUNCIL DISTRICTS)
14. [M&C C-29069](#) - Authorize Execution of Change Order No. 1 in the Amount of \$170,150.00 to City Secretary Contract No. 51291 with R & D Burns Brothers, Inc., for a Total Revised Contract Amount of \$2,591,445.00 and the Addition of 60 Calendar Days for Lake Worth Water and Sanitary Sewer Improvements, Part 1, Provide for Project Costs and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)
15. [M&C C-29070](#) - Authorize Execution of Amendment No. 1 in the Amount of \$157,325.00 to City Secretary No. 50005 with RJN Group, Inc., for a Revised Contract Amount of \$682,325.00 for M-199 C-R Sanitary Sewer Main Parallel Interceptor and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)
16. [M&C C-29071](#) - Authorize Execution of Amendment No. 3 in the Amount of \$166,706.00 to City Secretary Contract No. 47117 an Engineering Agreement with Teague Nall and Perkins, Inc., for a Revised Contract Amount of \$678,091.00, Authorize Execution of a Contract with William J. Schultz, Inc. dba Circle C Construction Company, in the Amount of \$13,006,286.25 for Upper Big Fossil Creek Drainage Basin Parallel Interceptor Improvements within the Upper Big Fossil Creek Drainage Basin, Provide for Project Costs for a Total Project Total in the Amount of \$15,505,861.00, Adopt Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Appropriation Ordinance (COUNCIL DISTRICT 4)
17. [M&C C-29072](#) - Authorize Execution of Engineering Agreement with Criado & Associates, Inc., in the Amount of \$188,641.00 for Water and Sanitary Sewer Replacement Contract 2018, WSM-L and Adopt Appropriation Ordinance (COUNCIL DISTRICT 6)
18. [M&C C-29073](#) - Authorize Execution of a Construction Contract with Henneberger Construction, Inc., in the Amount of \$631,050.77 for the Construction of Playground Improvements at Harmon Field Park, Delga Park and Forest Park and Provide for Additional Project Cost and Contingencies in the Amount of \$59,200.00 for a Total Construction Cost of \$690,250.77 (COUNCIL DISTRICTS 8 and 9)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation for Marty Craddock Day

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events
2. Recognition of Citizens
3. Approval of Ceremonial Travel

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

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

XIII. RESOLUTIONS

1. A Resolution Approving for Purposes of Section 147(f) of the Internal Revenue Code of 1986, the Multifamily Housing Revenue Bonds for the Stallion Ridge Apartments to be Issued by Trinity River Public Facility Corporation (COUNCIL DISTRICT 8)
2. A Resolution Establishing Stop Six Design Boundary and Standards for Single Family Development Receiving Neighborhood Empowerment Zone Incentives
3. A Resolution Approving the Continuing Disclosure Agreement with Trinity River Authority

XIV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-19508](#) - Adopt Ordinance to Amend the Fort Worth Building Administrative Code, Chapter 7, Article I, Table 119 1-B to Update the Fees for the Construction and Fire Prevention Board of Appeals, Add Fees for Simultaneous Plan and Plat Review and Expedited Plan Review, and Delete the Fee for Sexually Oriented Business Specialized Certificate of Occupancy which Appears Elsewhere (ALL COUNCIL DISTRICTS)
2. [M&C G-19509](#) - Denial of Police Officer Kellie Whitehead's Second Request for an Extension of Occupational Injury Leave that is Currently being made for the Period beginning December 10, 2018 through March 10, 2019, which Amounts to \$21,377.20 (ALL COUNCIL DISTRICTS)
3. [M&C G-19510](#) - Adopt Ordinance to Establish the Sewer Per Acre Charge in the Amount of \$3.05 Per Acre for a Sewer Main Extension beginning at the City Limit Line between the City of Crowley and City of Fort Worth Near 13421 McCart Ave to Serve 1,804.96 Acres (The Bridges Phase 1) and to Establish the Basin Boundaries, Pursuant to Chapter 35, Article III, Division 3, Sections 35-81 through 35-86 of the City Code (ETJ adjacent to COUNCIL DISTRICT 6)
4. [M&C G-19511](#) - Adopt Ordinance Establishing Pay Rate Adjustments for Seven

Municipal Judges, Deputy Chief Judge, and Chief Judge to be Effective April 1, 2019 (ALL COUNCIL DISTRICTS)

5. [M&C G-19512](#) - Adopt Ordinance Appointing the Substitute Municipal Judges for a two-year term commencing April 1, 2019 and ending March 31, 2021 (ALL COUNCIL DISTRICTS)

C. Purchase of Equipment, Materials, and Services - None

D. Land

1. [M&C L-16192](#) - Authorize Acquisition of 8201 Calmont Avenue from YMCA of Metropolitan Fort Worth, in the Amount of \$245,500.00 and Pay Estimated Closing Costs Up to \$3,000.00 for a Park and Community Center, Dedicate a Portion of the Property as Park Land, Authorize the Execution of a Lease Agreement with LVTRise, a Non-Profit Corporation, to Provide Programs and Services that Benefit the Community, and Adopt Appropriation Ordinances (COUNCIL DISTRICT 3)
2. [M&C L-16193](#) - Authorize Execution of Municipal Services Agreement for the Proposed Owner-Initiated Annexation of Approximately 55.29 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and West of the Texas Motor Speedway, in the Far North Planning Sector, AX-18-006 (FUTURE COUNCIL DISTRICT 7)
3. [M&C L-16194](#) - Adopt Ordinance for the Owner-Initiated Annexation of Approximately 55.29 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and West of the Texas Motor Speedway, in the Far North Planning Sector, AX-18-006 (FUTURE COUNCIL DISTRICT 7)
4. [M&C L-16195](#) - Authorize Execution of Municipal Services Agreement for the Proposed Owner-Initiated Annexation of Approximately 53.397 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and along FM 156, in the Far North Planning Sector, AX-18-0013 (FUTURE COUNCIL DISTRICT 7)
5. [M&C L-16196](#) - Adopt Ordinance for the Owner-Initiated Annexation of Approximately 57.8 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and along FM 156, in the Far North Planning Sector, AX-18-0013 (FUTURE COUNCIL DISTRICT 7)
6. [M&C L-16197](#) - Authorize Execution of Municipal Services Agreement for the Proposed Owner-Initiated Annexation of Approximately 56.823 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and Along FM 156, in the Far North Planning Sector, AX-18-0014 (FUTURE COUNCIL DISTRICT 7)
7. [M&C L-16198](#) - Adopt Ordinance for the Owner-Initiated Annexation of Approximately 61.4 Acres of Land in Denton County, Located North of Alliance Airport, South of Highway 114 and along FM 156, in the Far North Planning Sector, AX-18-0014 (FUTURE

COUNCIL DISTRICT 7)

E. Planning & Zoning - None

F. Award of Contract

1. [M&C C-29074](#) - Authorize Execution of a Final Design Agreement with Etty Horowitz and Kevin Sloan, in an Amount Up to \$105,479.84, for Final Design and Contingencies for the State Highway 121 Public Art and Landscaping Project Located on Westbound State Highway 121 in the North Right-of-Way Median (West of Maxine Street and East of Beach Street) 76117 (COUNCIL DISTRICT 4)

XV. PUBLIC HEARING

1. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 55.29 Acres of Land in Denton County, Known as the Wilson Tract, in the Far North Planning Sector, AX-18-006 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments
2. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 57.8 Acres of Land in Denton County, Known as Hines One, in the Far North Planning Sector, AX-18-0013 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments
3. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 61.4 Acres of Land in Denton County, Known as Hines Two, in the Far North Planning Sector, AX-18-0014 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments

XVI. ZONING HEARING

1. [ZC-18-169](#) - (CD 7) - Jerry and William Wilson, 15000 block FM 156/2250 Texan Drive; From: Unzoned To: "I" Light Industrial/Fort Worth Alliance Airport Overlay 51.48 acres **(Recommended for Approval by the Zoning Commission)**
2. [ZC-18-177](#) - (CD-ALL) - City of Fort Worth Planning & Development, Text Amendment: Create Conditional Use Permit: An Ordinance amending the Comprehensive 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 (2015), by amending: Chapter 4, "District Regulations" to amend:
 - Article 1, "General" To Add Conditional Use Permit to the list of districts established;
 - Article 3, "Planned Development "PD" District" to revise language in conformance with the creation of Conditional Use Permits;
 - Article 4 "Overlay Districts" To Add Section 4.407 "Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;
 - Articles 6, 8, and 12, "Residential Use Table," "Nonresidential District Use Table" and "Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; and
 - To Amend Chapter 5, "Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the "Conditional Use Permit"

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

(Recommended for Approval as Amended by the Zoning Commission to amend section 5.149 to provide that if an application for a PD is on file before the adoption of this amendment, the use will be legal conforming and make an addition to the non residential use chart to identify indoor recycling allowed in I, J and K districts) (Continued from a Previous Meeting)

3. [ZC-19-008](#) - (CD 7) - CADG WS44, LLC, 4621 Keller Hicks Road; From: "A-5" One-Family and "I" Light Industrial To: "A-5" One-Family (Applicant request); PD/A-5 Planned Development for "A-5" One-Family uses and to add development standards for screening and buffering to the north with a location exhibit; site plan waived (Zoning Commission recommendation) 44.13 acres **(Recommended for Approval as Amended by the Zoning Commission to PD/A-5 plus development standards for a landscape buffer on the north property line to include: In an area approximately 1300 feet from the northeast corner toward the Tri County property and approximately 150 to the south: a minimum width 50 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4" caliper trees planted a maximum 30 ft. apart; with an open style wrought iron fence installed on the southern line of the buffer. In an area approximately 450 feet on the southern boundary of the Tri County property: a minimum width 10 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4" caliper trees planted a maximum of 30 ft. apart with 5 gallon shrubs installed every 3 ft. between the trees. If an easement is required or existing, the berm or masonry wall will be installed on either the northern or southern boundary of the easement to ensure that a vertical screen is provided between the residential and industrial uses & Buffer area attached as Exhibit A. (Continued from a Previous Meeting)**
4. [ZC-19-011](#) - (CD 7) - Jeanne Shelton, 15000 block FM 156; From: Unzoned To: "I/AO" Light Industrial/Alliance Airport Overlay 53.39 acres **(Recommended for Approval by the Zoning Commission)**
5. [ZC-19-012](#) - (CD 7) - Alliance 156 Partners, LP, 15000 block FM 156; From: Unzoned To: "I/AO" Light Industrial/Alliance Airport Overlay 56.81 acres **(Recommended for Approval by the Zoning Commission)**
6. [ZC-19-029](#) - (CD 4) - Hamm Educational Trust, 2404 Austin Road; From: "AG" Agricultural To: "K" Heavy Industrial 3.45 acres **(Recommended for Approval by the Zoning Commission)**
7. [ZC-19-035](#) - (CD 6) - Pate Ranch Land, LP, Pate Ranch Commercial LP, 7400 - 7500 blocks Chisholm Trail Parkway; From: "PD 1064" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding: community home, group home I & II, probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), baseball/softball facility (commercial), massage parlor (allow massage therapy), mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, recreational vehicle (RV) sales/service, assaying, assembly of pre-manufactured parts, except for vehicle, trailers, airplanes or mobile homes, bottling works, milk or soft drinks, food processing (no slaughtering), manufacture of artificial flowers, ornaments, awning, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade, monument/marble works, finishing and carving only, monument works, stone, paper box manufacturing, pattern shop, printing, lithographing, book-binding, newspaper or publishing, rubber stamping, shearing/punching, sheet metal shop, welding

shop, custom work (not structural), airport, aviation field, or landing area (allow helistop), railroad roundhouse or railroad car repair shop, recycling collection facility, storage outside (display outside allowed), trailer, portable, sales, construction or storage, site plan required

To: Amend PD 1064 to provide the required PD site plan for a school and waivers to the following development standards for the development of an elementary or secondary school (public or private): vicinity and project test, building street frontages, primary and side street setback, rear and common line setbacks, height minimum, required parking, parking location, landscaping, urban forestry, building entries, primary entries, façade variation, fenestration, fencing and roof-mounted equipment; site plan included 12.66 acres **(Recommended for Approval by the Zoning Commission)**

XVII. CITIZEN PRESENTATIONS

XVIII. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) - See Attachment B

Attachment(s):

[Executive Session Agenda - Attachment B.pdf](#)

XIX. ADJOURNMENT

According to the City Council Rules of Procedures, individual citizen presentations shall be limited to three minutes, and group presentations shall be limited to six minutes. At the Mayor's discretion, time limits may be reasonably extended.

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT B
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, March 19, 2019

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. *Fred's Bluelight Investments, LLC d/b/a Corsets Cabaret v. City of Fort Worth, Texas*, Cause No. 352-306333-19; and
- b. Legal issues regarding any item listed on today's City Council meeting agenda.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.



AUDIT COMMITTEE

Tuesday, March 19, 2019

1:00 pm

City Council Conference Room, City Hall, Room 290

200 Texas Street

Fort Worth, Texas 76102

Committee Members

Council Member Cary Moon, Chair

Council Member Dennis Shingleton, Vice-Chair

Council Member Jungus Jordan

Council Member Brian Byrd

City Staff

Patrice Randle, City Auditor

John Riggs, Assistant City Auditor

Denis McElroy, Sr. Assistant City Attorney

Joanna Ramirez, Sr. Administrative Assistant

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of January 15, 2019 meeting minutes
- B. Proposed Change to FY2019 Annual Audit Plan

III. BRIEFINGS

- A. Fiscal Year 2018 External Audit – Kevin Sanford, Partner at Weaver
- B. FY2019 Audit Plan Update– Patrice Randle, City Auditor

IV. EXECUTIVE SESSION

- A. The Audit Committee may conduct a closed meeting to seek the advice of its attorneys about pending or contemplated litigation, settlement offers, or any matter in which the duty of the Attorney to the Committee under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, as authorized by Section 551.071 of the Texas Government Code:
Legal issues concerning any item listed on today's agenda.

V. FUTURE AGENDA ITEMS

- A. Requests for future agenda items
- B. The next meeting is scheduled for April 9, 2019, 1:00 PM

VI. ADJOURN

Please Note: Additional members of the Fort Worth City Council may be attending the meeting for information-gathering purposes. Any members of the Council who are not on the Committee will not be deliberating or voting on any Committee agenda items.

City Hall and the City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

FORT WORTH LOCAL DEVELOPMENT CORPORATION

TUESDAY, MARCH 19, 2019

2:00 PM

City Council Conference Room, City Hall, Room 290

200 Texas Street

Fort Worth, Texas 76102

Board of Trustees

Gyna M. Bivens, President	Dennis Shingleton, Trustee	Carlos Flores, Trustee
Cary Moon, Vice President	Betsy Price, Trustee	Ann Zadeh, Trustee
Brian Byrd, Trustee	Kelly Allen Gray, Trustee	Jungus Jordan, Trustee

City Staff

Staff Liaison: Susan Alanis, Assistant City Manager

Leann Guzman, Senior Assistant City Attorney

Kevin Gunn, Treasurer

Mary Kayser, Secretary

I. CALL TO ORDER

II. ACTION ITEMS

- a. Approval of February 5, 2019 Meeting Minutes

III. BRIEFINGS

- a. Overview of Use of Pinnacle Bank Place/250 Lancaster Sale Proceeds – Brenda Hicks-Sorensen, Assistant Director

IV. PRESENTATIONS

- a. Consider and Adopt a Resolution Authorizing a Professional Services Agreement in an amount up to \$100,000.00 with the firm Camoin Associates, Inc. for the Completion of a Small Business and Entrepreneurship Ecosystem Analysis – Brenda Hicks-Sorensen, Assistant Director

V. WRITTEN REPORTS

- a. Financial Report through January 2019
- b. Update on the Pending Sale of Blue Mound Road Industrial Complex

VI. EXECUTIVE SESSION

The Fort Worth Local Development Corporation's Board of Trustees will conduct a closed meeting to:

- a. Seek the advice of its attorneys about any matter regarding the following in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]: (i) legal issues related to any current agenda items
- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

VII. FUTURE AGENDA ITEMS

- a. Request for Future Agenda Items

VIII. ADJOURN

ASSISTANCE AT THE PUBLIC MEETING

The Fort Worth City Hall and City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations at least two working days prior to the meeting so that appropriate arrangements can be made.

**CITY OF FORT WORTH, TEXAS
FORT WORTH LOCAL DEVELOPMENT CORPORATION
TUESDAY, FEBRUARY 5, 2019**

Present:

President Gyna Bivens
Vice President Cary Moon
Secretary Dennis Shingleton (arrived at 2:44 pm)
Trustee Carlos Flores
Trustee Brian Byrd
Trustee Jungus Jordan
Trustee Kelly Allen Gray (arrived at 2:43pm)
Trustee Ann Zadeh

Absent:

Trustee Betsy Price

City Staff:

Susan Alanis, Assistant City Manager
Leann Guzman, Senior Assistant City Attorney
Mary J. Kayser, City Secretary

I. Call to Order.

With a quorum present President Bivens called the meeting to order for the Board of Directors of the Fort Worth Local Development Corporation (Corporation) at 2:30 p.m. on Tuesday, February 5, 2019 in the City Council Conference Room, Room 290 of the Fort Worth Municipal Building, 200 Texas Street, Fort Worth, Texas.

II. Presentations

- a. Approval of Minutes from the Meeting Held on December 4, 2018.

Motion was made and seconded to approve the December 4, 2018, minutes of the Corporation. The motion passed 6-0. (Allen Gray, Shingleton and Price absent)

III. Presentations

- a. Consider and Adopt a Resolution Authorizing a Professional Services Agreement in an amount up to \$100,000.00 with the firm Camoin Associates, Inc. for the Completion of a Small Business and Entrepreneurship Ecosystem Audit

Ms. Brenda Hicks-Sorensen presented the results of the Request for Proposal (RFP) for a firm to conduct a Small Business and Entrepreneurship Ecosystem Audit.

Motion was made by Trustee Jordan and seconded by Trustee Flores to continue this item until the next regularly scheduled Corporation Board meeting and at that time staff bring back a list of expected deliverables from Camoin Associates, Inc. Motion passed 8-0 (Price absent)

IV. Written Reports

There were no written reports.

V. Executive Session:

There was no Executive Session.

VI. Future Agenda Items

Trustee Moon – What funding does the Corporation have to deploy on projects and what are the qualifications for those projects.

Trustee Byrd – How is the Corporation being proactive in bringing the right companies/development to the City?

VII. Adjourn

With no further discussion, President Bivens adjourned the meeting of the Fort Worth Local Development Corporation Board at 2:56 p.m. on Tuesday, February 5, 2019.

These minutes approved by the Fort Worth Local Development Corporation Board of Directors on the ____ day of _____, 2019.

APPROVED:

Gyna Bivens
President

ATTEST:

Prepared and respectfully submitted by:

Mary J. Kayser
Corporate Secretary

RESOLUTION NO. _____

FORT WORTH LOCAL DEVELOPMENT CORPORATION

**RESOLUTION
OF THE BOARD OF TRUSTEES**

***Authorizing a Professional Services Agreement in an Amount Up To \$100,000.00
with Camoin Associates, Inc. for the Completion of a
Small Business and Entrepreneurship Ecosystem Analysis***

WHEREAS, the City Council of the City of Fort Worth (“**City**”) adopted the Economic Development Strategic Plan on December 12, 2017 (the “Strategic Plan”) that includes a goal to “Ensure Community Vitality and Initiative”, known as “Goal 3”, which goal included a provision related to “Small Business Support”;

WHEREAS, the “Small Business Support” provision of Goal 3 recommended an audit of small business support mechanisms available in Fort Worth, to evaluate how small businesses access the resources and support they need and to assess the ability of Fort Worth’s small business support providers to serve the needs of local businesses;

WHEREAS, the Strategic Plan also recommended that the audit should evaluate how the Fort Worth Hispanic Chamber and the Fort Worth Metropolitan Black Chamber can further support small business development throughout the City’s neighborhoods;

WHEREAS, the Strategic Plan includes a goal to “Become a Hub for Creative Businesses and Initiative”, known as “Goal 2”, which goal included a provision related to “Entrepreneurship”;

WHEREAS, the “Entrepreneurship” provision of Goal 2 recommended that the City expand the reach of local entrepreneur networking events and create new opportunities for face-to-face connection among the city’s startup and tech communities; expand access to capital in Fort Worth for high-growth companies; and provide the real estate space desired by tech firms and creative workers;

WHEREAS, the Fort Worth Local Development Corporation (the “**Corporation**”) was created in 1987 to assist the City with, among other things, the creation of jobs and other economic development activities of the City;

WHEREAS, the Corporation desires to assist the City with the achievement of Goal 2 and Goal 3 of the Strategic Plan by engaging a consultant for the completion of a small business and entrepreneurship ecosystem analysis;

WHEREAS, the Corporation’s Board of Trustees approved the Corporation’s Fiscal Year 2019 budget on September 25, 2018, which included up to \$100,000.00 for the performance of the small business and entrepreneurship ecosystem audit;

WHEREAS, Camoin Associates, Inc. has been selected to provide consulting services to perform the small business and entrepreneurship ecosystem audit, including assessment of small business and entrepreneurial support, identify any necessary services that are not currently available, conduct benchmarking of Fort Worth against the top ten startup communities in the United States, provide recommendations for service delivery, and deliver a final report and presentation of findings;

WHEREAS, the Board of Trustees desires to approve an agreement to retain Camoin Associates, Inc. to provide consulting services to perform the small business and entrepreneurship ecosystem audit.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT WORTH LOCAL DEVELOPMENT CORPORATION:

1. THAT the Board authorizes the execution and delivery of an agreement (the “**Agreement**”) by and between the Corporation and Camoin Associates, Inc. for consulting services for a small business and entrepreneurship ecosystem audit for a total cost not to exceed **\$100,000.00**.
2. THAT any authorized signatory of the Corporation are each authorized to execute and deliver the Agreement for and on behalf of the Corporation along with any related documents necessary to implement the Agreement, and each is authorized to extend, modify and amend the Agreement, provided any such extensions, modifications and amendments are within the scope of the project.
3. THAT this Resolution takes effect from the date of its adoption.

AND IT IS SO RESOLVED.

Adopted March 19, 2019.

FORT WORTH LOCAL DEVELOPMENT CORPORATION

By: _____
Gyna Bivens, President

9:05 AM

Fort Worth Local Development Corporation

Trial Balance

02/19/19

As of January 31, 2019

Accrual Basis

	Jan 31, 19	
	Debit	Credit
Chase - Operating	106,736.64	
Frost - Rental	129,593.15	
Pinnacle Bank - CD	517,081.67	
Pinnacle Bank - MM	233,657.24	
Southwest Bank	111,159.16	
Deferred Rent Receivable	270,932.00	
A/D SW Courthouse		321,026.89
Inventory - Land	186,908.60	
Land - BMR	900,000.00	
SW Courthouse	2,703,385.09	
Investment - Lancaster LLC	1,000.00	
Note Receivable - Olivers	337,971.39	
Notes Receivable-Lancaster LLC	844,174.92	
N/P SW Courthouse		970,533.58
Unrestricted Net Assets		4,839,011.40
Gas Lease Royalties		12,965.01
Investments:Interest-Savings, Short-term CD		2,513.31
Revenue from Rents		446,576.71
Bank Charges	65.68	
Contract Services:Accounting Fees	25,000.00	
Contractual Services	2,704.00	
Facilities and Equipment:Depr and Amort - Allowable	22,528.20	
Insurance	37,556.29	
Interest Expense	10,432.39	
Property Management	10,910.44	
Property Taxes	50,682.86	
Property Taxes Reimbursement		119,089.48
Repairs	15,122.50	
Storm Water Utility	9,153.00	
Transfer to City	185,000.00	
Utilities		38.84
TOTAL	6,711,755.22	6,711,755.22

Fort Worth Local Development Corporation

Profit & Loss

02/19/19

October 2018 through January 2019

Accrual Basis

	Oct '18 - Jan 19
Ordinary Income/Expense	
Income	
Gas Lease Royalties	12,965.01
Investments	
Interest-Savings, Short-term CD	2,513.31
Total Investments	2,513.31
Revenue from Rents	446,576.71
Total Income	462,055.03
Expense	
Bank Charges	65.68
Contract Services	
Accounting Fees	25,000.00
Total Contract Services	25,000.00
Contractual Services	2,704.00
Facilities and Equipment	
Depr and Amort - Allowable	22,528.20
Total Facilities and Equipment	22,528.20
Insurance	37,556.29
Interest Expense	10,432.39
Property Management	10,910.44
Property Taxes	50,682.86
Property Taxes Reimbursement	(119,089.48)
Repairs	15,122.50
Storm Water Utility	9,153.00
Transfer to City	185,000.00
Utilities	(38.84)
Total Expense	250,027.04
Net Ordinary Income	212,027.99
Net Income	212,027.99

Fort Worth Local Development Corporation

02/19/19

Balance Sheet

Accrual Basis

As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Chase - Operating	106,736.64
Frost - Rental	129,593.15
Pinnacle Bank - CD	517,081.67
Pinnacle Bank - MM	233,657.24
Southwest Bank	111,159.16
Total Checking/Savings	1,098,227.86
Other Current Assets	
Deferred Rent Receivable	270,932.00
Total Other Current Assets	270,932.00
Total Current Assets	1,369,159.86
Fixed Assets	
A/D SW Courthouse	(321,026.89)
Inventory - Land	186,908.60
Land - BMR	900,000.00
SW Courthouse	2,703,385.09
Total Fixed Assets	3,469,266.80
Other Assets	
Investment - Lancaster LLC	1,000.00
Note Receivable - Olivers	337,971.39
Notes Receivable-Lancaster LLC	844,174.92
Total Other Assets	1,183,146.31
TOTAL ASSETS	6,021,572.97
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P SW Courthouse	970,533.58
Total Long Term Liabilities	970,533.58
Total Liabilities	970,533.58
Equity	
Unrestricted Net Assets	4,839,011.40
Net Income	212,027.99
Total Equity	5,051,039.39
TOTAL LIABILITIES & EQUITY	6,021,572.97



MEMORANDUM

Date: March 19, 2019

To: President Gyna Bivens & Trustees

From: Robert Sturns, Economic Development Director

Subject: Update on Pending Sale of Blue Mound Road Industrial Complex

At the September 25, 2018 the Fort Worth Local Development Corporation (LDC) board meeting approved a resolution authorizing the sale of the Blue Mound Road Properties to CHM Industries and Anchor Fabrication in an amount of no less than \$11,000,000 and that any authorized signatory for the Corporation is authorized to execute any and all documents on behalf of the Corporation that are necessary to effect the sale of the Blue Mound Road Industrial Complex.

Property Management, Legal, and Economic Development staff have been working diligently with the potential buyers and their representatives to move forward with the sale. We received estimates for the required re-plat and associated engineering to extend the 12" water line along Blue Mound Road, which is required by the City of Fort Worth as part of the re-plat process.

The team continues to work through the various items associated with the potential sale and is anticipating it being another 9-12 months before the sale can occur.

Upon finalization of the sale, staff will present associated program guidelines and/or policy documents for consideration specific to the sale proceeds.

If you have any questions, please feel free to contact me at (817) 392-2663.



Updated March 15, 2019

***City of Fort Worth
City Council Work Session Agenda Calendar***

March 19, 2019

1:00 p.m. Audit Committee

2:00 p.m. Fort Worth Local Development Corporation

3:00 p.m. City Council Work Session

Continued Items:

- **ZC-18-177** - (All Council Districts) - City of Fort Worth Planning & Development, Text Amendment: Create Conditional Use Permit: An Ordinance amending the Comprehensive 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 (2015), by amending: Chapter 4, "District Regulations" to amend:
 - Article 1, "General" To Add Conditional Use Permit to the list of districts established;
 - Article 3, "Planned Development "PD" District" to revise language in conformance with the creation of Conditional Use Permits;
 - Article 4 "Overlay Districts" To Add Section 4.407 "Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;
 - Articles 6, 8, and 12, "Residential Use Table," "Nonresidential District Use Table" and "Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; and
 - To Amend Chapter 5, "Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the "Conditional Use Permit"

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/> (Recommended for Approval as Amended by the Zoning Commission to amend section 5.149 to provide that if an application for a PD is on file before the adoption of this amendment, the use will be legal conforming and make an addition to the non residential use chart to identify indoor recycling allowed in I, J and K districts) (**Continued from March 5, 2019 by Council Member Jordan**)

- **ZC-19-008** - (Council District 7 – Dennis Shingleton) – CADG WS44, LLC, 4621 Keller Hicks Road; From: "A-5" One-Family and "I" Light Industrial To: "A-5" One-Family (Applicant request); PD/A-5 Planned Development for "A-5" One-Family uses and to add development standards for screening and buffering to the north with a location exhibit; site plan waived (Zoning Commission recommendation) 44.13 acres (Recommended for Approval as Amended by the Zoning Commission to PD/A-5 plus development standards for a landscape buffer on the north property line to include: In an area approximately 1300 feet from the northeast corner toward the Tri County property and approximately 150 to the south: a minimum width 50 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4"



Updated March 15, 2019

***City of Fort Worth
City Council Work Session Agenda Calendar***

March 19, 2019 (continued)

caliper trees planted a maximum 30 ft. apart; with an open style wrought iron fence installed on the southern line of the buffer. In an area approximately 450 feet on the southern boundary of the Tri County property: a minimum width 10 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include large 4" caliper trees planted a maximum of 30 ft. apart with 5 gallon shrubs installed every 3 ft. between the trees. If an easement is required or existing, the berm or masonry wall will be installed on either the northern or southern boundary of the easement to ensure that a vertical screen is provided between the residential and industrial uses • Buffer area attached as Exhibit A) (Continued from March 5, 2019 by Mayor Pro-Tem Shingleton)

- o Presentation of the Fiscal Year 2018 Comprehensive Annual Financial Report *[Kevin Gunn, Financial Management Services and Kevin Sanford, Weaver]*
- o Presentation on Proposed Tax Abatement Agreement with Winner, LLC for Expansion of the Facebook Data Center on Property Located at 14100 Park Vista Boulevard *[Robert Sturns, Economic Development]*
- o Presentation on Proposed Economic Development Program Agreement with FW Museum District Resort Partners, LLC for Development of a 21c Museum Hotel for Property Located at the Northwest Corner of Camp Bowie Boulevard and Van Cliburn Way *[Michael Hennig, Economic Development]*
- o Briefing and Plan on Staffing Study for the Police and Code Compliance Departments *[Lynda Johnson, Performance and Budget, Jay Chapa and Valerie Washington, City Manager's Office]*

March 26, 2019

3:00 p.m. City Council Work Session

- o Presentation on Convention Center Expansion and Redevelopment of Southern Downtown *[Susan Alanis, City Manager's Office]*
- o Presentation on Downtown Facilities Planning *[Jay Chapa, City Manager's Office]*



Updated March 15, 2019

City of Fort Worth
City Council Work Session Agenda Calendar

April 2, 2019 **Monthly Zoning Meeting**

1:00 p.m. Legislative and Intergovernmental Affairs Committee

2:30 p.m. Fort Worth Housing Finance Corporation

3:00 p.m. City Council Work Session Meeting

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Presentation on the 2019 Debt Plan [*Kevin Gunn and Alex Laufer, Finance*]

April 9, 2019

1:00 p.m. Audit Committee

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. City Council Work Session Meeting

- o Briefing on Analysis of Disparities in Municipal Services [*Morgan Hix, Performance and Budget Department*]

April 16, 2019

2:00 p.m. Fort Worth Local Development Corporation

Central City Local Government Corporation

(Immediately following the Fort Worth Local Development Corporation)

AllianceAirport Authority

(Immediately following the Central City Local Government Corporation)

Lone Star Local Government Corporation

(Immediately following the AllianceAirport Authority, Inc.)

3:00 p.m. City Council Work Session Meeting

April 23, 2019

City Council Work Session (cancelled)

April 30, 2019

City Council Work Session (cancelled)



Updated March 15, 2019

City of Fort Worth
City Council Work Session Agenda Calendar

May 7, 2019 **Monthly Zoning Meeting**

Fort Worth Crime Control and Prevention District Board of Directors Quarterly Meeting (TBD)

1:00 p.m. Legislative and Intergovernmental Affairs Committee

2:00 p.m. Housing and Neighborhood Services Committee

3:00 p.m. City Council Work Session Meeting

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]

May 14, 2019

***11:00 a.m. Ad Hoc Municipal Court Advisory Committee
(CMO Conference Room 380)***

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. City Council Work Session Meeting

May 21, 2019

1:00 p.m. Audit Committee

***2:00 p.m. Fort Worth Local Development Corporation
Central City Local Government Corporation***

***(Immediately following the Fort Worth Local Development Corporation)
AllianceAirport Authority***

***(Immediately following the Central City Local Government Corporation)
Lone Star Local Government Corporation***

(Immediately following the AllianceAirport Authority, Inc.)

3:00 p.m. City Council Work Session Meeting

- o Briefing on Annual MedStar Update [*Doug Hooten, Medstar*]

May 27, 2019

City Hall Closed – Memorial Holiday

May 28, 2019

City Council Work Session (cancelled)

City Council Meeting of March 5, 2019
Staff Action Tracking

Item #1	Report on recent software upgrades and impacts.		
Due Date:	March 26, 2019	Council District:	6
Staff Action:	IR on recent upgrade to Office 365 and its impacts and solutions.		
Responsibility:	Roger Wright - ITS		

Item #2	Briefing on response to life span study and the results from Zip Code 76164		
Due Date:	March 26, 2019	Council District:	3
Staff Action:	IR on participating in an event with Kiev Tatum on April 13, 2019, regarding health issues.		
Responsibility:	Valerie Washington, CMO		

Item #3	Update on Electric Vehicle charging stations		
Due Date:	March 26, 2019	Council District:	3
Staff Action:	IR on City's role/participation in Electric Vehicle charging stations.		
Responsibility:	Roger Venables, TPW		

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
MARCH 5, 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

I. 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 7:03 p.m. on Tuesday, March 5, 2019, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

II. INVOCATION – Reverend Dr. Russ Peterman, University Christian Church

The invocation was provided by Reverend Dr. Russ Peterman, University Christian Church.

III. PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS

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

IV. CONSIDERATION OF THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF FEBRUARY 12, 2019

Motion: Council Member Moon made a motion, seconded by Council Member Byrd, that the minutes of the City Council Work Session and Regular Meeting of February 12, 2019, be approved. Motion passed 8-0, one abstention for Mayor Price.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

City Manager Cooke requested that Mayor and Council Communications G-19493, L-16186, L-16187, and C-29051 be removed from the Consent Agenda for individual consideration. He advised that L-16186 and L-16187, along with Zoning Docket ZC-18-182 would be considered after the second public hearing for annexation AX-18-008.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

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

VII. CONSENT AGENDA

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

A. General - Consent Items

2. **M&C G-19494 - Authorize Amendment to the Economic Development Program Agreement (City Secretary Contract No. 48085) with Roanoke 35/114 Partners, LP, (Developer) for the Construction of an Approximately 1,985,000 Square Foot Multi-Use Project Consisting of Commercial, Office and Residential Space, Known as Champion Circle, Located at the Southwest Corner of Interstate 35 and Highway 114 (COUNCIL DISTRICT 7)**
3. **M&C G-19495 - Authorize the Temporary Closure of a 1200-ft Section of Willow Springs Road between US 287 SBSR and Blue Mound Road from March 5, 2019 to March 5, 2020 to Allow Phase II Construction of the North Roundabout of the Blue Mound Road, Eagle Boulevard, and Willow Springs Road Project (COUNCIL DISTRICT 7)**
4. **M&C G-19496 - Authorize Extension of Temporary Closure of Riverlakes Drive between Trinity Boulevard and Trinity Vista Trail from February 28, 2019 through April 30, 2019 to Allow for the Completion of Construction Improvements for the Trinity River Authority of Texas Walker Calloway Branch Outfall Trunk Sewer System (COUNCIL DISTRICT 5)**
5. **M&C G-19497 - Authorize Temporary Closure of a 560-ft Section of Lake Street between W. Terrell Avenue and W. Rosedale Street from February 22, 2019 through April 19, 2019 for an Expansion of the Klabzuba Parking Garage at Harris Methodist Hospital (COUNCIL DISTRICT 9)**
6. **M&C G-19498 - Approve Settlement of Lawsuit Entitled *City of Fort Worth v. DBE Realty Investments, LTD, et al.*, Cause No. 2017-003312-2 by the Payment of \$611,500.00 (COUNCIL DISTRICT 7)**

7. **M&C G-19499 - Adopt Ordinance No. 23577-03-2019 Amending Chapter 7 "Buildings", Article IV "Minimum Building Standards Code", of the Code of the City of Fort Worth Texas (2015) to add Provisions Relating to the Hearing of Building Standards Cases in Municipal Court and the Building Standards Commission in Accordance with State Laws (ALL COUNCIL DISTRICTS)**

Mr. Mark Boling and Mrs. Cindy Boling completed a comment card in support of Mayor and Council Communication G-19499.

8. **M&C G-19500 - Authorize Acceptance of an Additional Award in the Amount of \$75,000.00 in Fiscal Year 2016 Homeland Security Grant Program Funds from the United States Department of Homeland Security through the State of Texas, Office of the Governor, Authorize Execution of Related Documents, and Adopt Appropriation Ordinance No. 23578-03-2019 (ALL COUNCIL DISTRICTS)**
9. **M&C G-19501 - Authorize Amendment to the Agreement for Water Service with the City of Keller, City Secretary Contract No. 41100 for Improvements to the City of Keller's Alta Vista Pump Station at the City of Fort Worth's Wholesale Meter Location at Property Located at the North Beach Street Pump Station, 4705 Ray White Road (COUNCIL DISTRICT 7)**
10. **M&C G-19502 - Adopt Appropriation No. 23579-03-2019 Ordinance Decreasing Surplus Receipts and Appropriations Resulting from an Error in the Appropriation for Furniture, Fixtures and Equipment in the Como Community Center Project of the General Capital Projects Fund in the Amount of \$480,000.00 (COUNCIL DISTRICT 3)**

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

1. **M&C P-12301 - Authorize Execution of Agreements with Howard Mikiel Lauderback d/b/a New Era Contract Services, Redirection Opportunities, Inc., and RNDI Companies, Inc., for Nuisance Abatement Clean-Up Services for a Combined Annual Amount Up to \$150,000.00 and Authorize Five Renewal Options for the Code Compliance Department (ALL COUNCIL DISTRICTS)**
2. **M&C P-12302 - Authorize Amendment to Non Exclusive Purchase Agreements with Ferguson Enterprises Inc., d/b/a Ferguson Waterworks, Fortiline Inc., and Core & Main LP, for PVC Sewer Fittings to Increase the Contract Amount from \$99,999.99 Up to \$125,000.00 for the Water Department (ALL COUNCIL DISTRICTS)**

- 3. M&C P-12303 - Authorize Execution of Non-Exclusive Agreements with Civilian Division LLC, d/b/a GI Mow, Scott Landscape Maintenance, Inc., and Segarra & Watson International LLC, for Grounds Maintenance and Mowing Services of Corner Clips Located throughout the City in an Annual Amount Up to \$76,925.00 and Authorize Four Annual Renewal Options for the Park and Recreation Department (ALL COUNCIL DISTRICTS)**
- 4. M&C P-12304 - Authorize Execution of Non-Exclusive Agreements with Abescape Group, LLC, Civilian Division LLC, d/b/a GI Mow and Prestige Worldwide Services LLC, for Grounds Maintenance and Mowing Services for the Central District Parks and Other Central District City Facilities in an Annual Amount Up to \$318,407.00 and Authorize Four Annual Renewal Options for the Park and Recreation Department (COUNCIL DISTRICTS 2, 8 and 9)**
- 5. M&C P-12305 - Authorize Execution of Non-Exclusive Agreements with Cedric Carson, Greener Pastures Landscape, Inc., Lawn Patrol Service Inc., and Segarra & Watson International LLC, for Grounds Maintenance and Mowing Services for South District Parks and Other South District City Facilities in an Annual Amount Up to \$457,976.00 and Authorize Four Annual Renewal Options for the Park and Recreation Department (COUNCIL DISTRICTS 6, 7 and 8)**
- 6. M&C P-12306 - Authorize Execution of Non-Exclusive Agreements with Abescape Group, LLC, Cedric Carson, Civilian Division LLC, d/b/a GI Mow, Greener Pastures Landscape Inc, and Segarra & Watson International LLC, for Grounds Maintenance and Mowing Services for East District Traffic Dividers and Other East District City Facilities in an Annual Amount Up to \$366,468.00 and Authorize Four Annual Renewal Options for the Park and Recreation Department (COUNCIL DISTRICTS 5 and 8)**
- 7. M&C P-12307 - Authorize Execution of Non-Exclusive Agreements with Abescape Group, LLC, Cedric Carson, Greener Pastures Landscape Inc, Prestige Worldwide Services LLC, WorkQuest and Segarra & Watson International LLC, for Grounds Maintenance and Mowing Services for North District Parks and Other North District City Facilities in an Annual Amount Up to \$643,168.00 and Authorize Four Annual Renewal Options for Park and Recreation Department (COUNCIL DISTRICTS 2 and 4)**

- 8. M&C P-12308 - Authorize Execution of an Amendment to the System Upgrade Agreement with Motorola Solutions, Inc., for an Increase of \$280,502.81 for the Total Cost of the Agreement Up to \$9,129,170.00 for System Upgrades to Support the City's Public Safety Radio Communications System Using a Cooperative Contract (ALL COUNCIL DISTRICTS)**
- 9. M&C P-12309 - Ratify Execution of City Secretary Contract No. 51777, an Emergency Procurement Agreement with Century Fire Protection, LLC, in the Amount of \$291,954.00 for a New Fire Alarm System for the Fort Worth Convention Center and Adopt Appropriation Ordinance No. 23580-03-2019 (COUNCIL DISTRICT 9)**

C. Land - Consent Items

- 3. M&C L-16188 - Authorize Sale of City-Owned Surplus Property Described as Abstract No. 177, Tract 2 1, Lorenzo D. Burnett Survey, Located at 15200 Frye Road to Nirvana Retirement Fund-II, LLC, for a Total Purchase Price of \$18,450.00 (COUNCIL DISTRICT 5)**
- 4. M&C L-16189 - Authorize Execution of a Lease Agreement with EG Cattle Co., LLC, for Grazing Approximately 285.8 Acres that Consists of 62.3 Acres of Improved Grazing Land that has been Previously Cultivated to Feed Crops and 223.5 Acres of Bottomland within the Fort Worth Nature Center and Refuge in an Annual Amount of \$2,052.00 and Authorize Successive One-Year Renewal Options (COUNCIL DISTRICT 7)**

E. Award of Contract - Consent Items

- 1. M&C C-29043 - Authorize Execution of Consent to Assignment of City Secretary Contract No. 46218, a Tax Abatement Agreement with VCB Property, LP, to Camp Bowie Dunhill, LLC, in the Former Ridglea/Como Neighborhood Empowerment Zone (COUNCIL DISTRICT 3)**
- 2. M&C C-29044 - Authorize Execution of Consent to Assignment of City Secretary Contract No. 46219, a Tax Abatement Agreement with VCB Property, LP, to Camp Bowie Dunhill, LLC, in the Former Ridglea/Como Neighborhood Empowerment Zone (COUNCIL DISTRICT 3)**
- 3. M&C C-29045 - Authorize Execution of a Contract with Makou, Inc., in the Amount of \$864,888.40 for Concrete Street Restoration of Approximately 1.76 Lane Miles on Bridgewood Drive and Eastchase Parkway (COUNCIL DISTRICTS 4 and 5)**

- 4. M&C C-29046 - Authorize Execution of Amendment No. 1 in an Amount Not to Exceed \$120,000.00, to City Secretary Contract No. 49287 an Engineering Services Agreement for Design for E. Bailey Boswell Road Extension Project Identified in the 2018 Bond Program (COUNCIL DISTRICT 2)**
- 5. M&C C-29047 - Authorize the Execution of Discretionary Service Agreement with AT&T Inc., in the Amount Not to Exceed \$139,836.45 for the Relocation of Overhead Utilities and Installation of Underground Utilities along Race Street from Holden Street to Oakhurst Scenic Boulevard (COUNCIL DISTRICT 9)**
- 6. M&C C-29048 - Authorize Execution of a Construction Contract with Ranger Builders, LLC, in the Amount of \$339,700.00, Including 7.5 Percent for the Owner's Construction Contingency Allowance, for the Installation of Fire Protection Sprinklers in the Will Rogers Memorial Center, Cattle Barn 3, Located at 3325 Burnett Tandy Drive and Provide for Administrative Costs of \$60,300.00 for a Total Project Cost of \$400,000.00 (COUNCIL DISTRICT 7)**
- 7. M&C C-29049 - Authorize Execution of an Amendment to Interlocal Agreement with the City of Dallas to Extend the Term and Increase Funding for the Internet Crimes Against Children Task Force, Authorize Acceptance of an Amount Up to \$14,000.00 from the Department of Justice through the City of Dallas, and Adopt Appropriation Ordinance No. 23581-03-2019 (ALL COUNCIL DISTRICTS)**
- 8. M&C C-29050 - Authorize Execution of Change Order No. 2 in the Amount of \$437,985.00, and the Addition of 325 Calendar Days to City Secretary Contract No. 48098 with Oscar Renda Contracting, Inc., for a Revised Contract Amount of \$8,483,807.45, for Big Fossil Creek Parallel Relief Sanitary Sewer M-402A, Phase 1 and Haltom City Meter Station and Sewer Outfall, Phase 3 and Adopt Appropriation Ordinance No. 23582-03-2019 (COUNCIL DISTRICT 4)**
- 10. M&C C-29052 - Authorize Execution of a Contract with Mountain Cascade of Texas, LLC, in the Amount of \$7,497,947.00 for the Wastewater Diversion from East of Eagle Mountain Lake Drainage Basin to Big Fossil Creek Drainage Basin Project, Provide for Project Costs for a Project Total in the Amount of \$9,774,000.00, Adopt Resolution No. 5063-03-2019 Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Appropriation Ordinance No. 23583-03-2019 (COUNCIL DISTRICTS 2 and 7)**

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. Notice of Claims for Alleged Damages and/or Injuries

End of Consent Agenda.

A. General – Removed from Consent Agenda

- 1. M&C G-19493 - Accession a Bronze Sculpture Titled *FWPD K9* by Artist Mick Doellinger into the Fort Worth Public Art Community Legacy Collection to be sited at Bob Bolen Public Safety Complex (COUNCIL DISTRICT 9)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Bivens that Mayor and Council Communication G-19493 be approved. Motion passed 9-0.

E. Award of Contract – Removed from Consent Agenda

- 9. M&C C-29051 - Authorize Execution of a Contract with Jackson Construction, Ltd., in the Amount of \$4,587,826.00 for Crowley Relief Interceptor M-325 for Village Creek Basin, Part 1, Provide for Project Costs for a Project Total in the Amount of \$16,295,053.00, Adopt Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Appropriation Ordinance (COUNCIL DISTRICT 6)**

Council Member Jordan advised that he filed a Conflict of Interest Affidavit with the City Secretary's Office pertaining to Mayor and Council Communication C-29051 and would abstain from voting on this issue.

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Allen Gray that Mayor and Council Communication G-19493 be approved and Resolution No. 5064-03-2019 and Appropriation Ordinance No. 23584-03-2019 be adopted. Motion passed 8-0, one abstention from Council Member Jordan.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation for Mary Keys Gipson

Mayor Price presented a Proclamation for Ms. Mary Keys Gipson, who was the first certified African-American nurse in the South in 1907, to Mr. Larry Oneal, Fort Worth Memories Museum.

2. Presentation on Naming the City's Education Initiative

Dr. Gleniece Robinson, Educational Strategies, gave a brief presentation relative to naming the City's education initiative, *FWTX 100 X 25, Ready to Read, Ready to Lead* program.

3. Presentation by Fort Worth Sister Cities and Administration of Citizen Diplomat Oath to Student Ambassadors

Ms. Mae Ferguson, Fort Worth Sister Cities, Inc., gave a brief presentation relative to those who will represent Fort Worth as part of the Youth Ambassadors Exchange Program and presented a gift from Nimes, France. Mayor Price administered the Citizen Diplomat Oath to the student ambassadors.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price, Mayor Pro tem Shingleton, and Council Members Flores, Moon, Bivens, and Allen Gray announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

There were no recognition of citizens.

3. Approval of Ceremonial Travel

Motion: Council Member Byrd made a motion, seconded by Council Member Allen Gray that Council Member Moon be approved for ceremonial travel to Bangdung, Indonesia, from June 17-28, 2019, with Fort Worth Sister Cities International. Motion passed 9-0.

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

There were no changes in membership on boards and commissions.

XII. 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.

XIII. ZONING HEARING

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 21653-02-2015 hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on January 31, 2019, for the text amendments, and February 17, 2019, for the zoning docket.

Mayor Price opened the public hearing.

1. **ZC-18-166 - (CD 6) - Nagy Mansour, 5600 McCart Avenue; From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto repair with waivers to residential adjacency, side and rear yard setbacks, signage; site plan included 0.45 acres (Recommended for Denial by the Zoning Commission)**

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-18-166 be denied. Motion passed 9-0.

2. **ZC-18-177 - (CD-ALL) - City of Fort Worth Planning & Development, Text Amendment: Create Conditional Use Permit: An Ordinance amending the Comprehensive 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 (2015), by amending: Chapter 4, "District Regulations" to amend:**

- **Article 1, "General" To Add Conditional Use Permit to the list of districts established;**
- **Article 3, "Planned Development "PD" District" to revise language in conformance with the creation of Conditional Use Permits;**
- **Article 4 "Overlay Districts" To Add Section 4.407 "Conditional Use Permit" to provide for regulations and processes applicable to Conditional Use Permits;**
- **Articles 6, 8, and 12, "Residential Use Table," "Nonresidential District Use Table" and "Form-Based Districts" respectively to remove special exception designations and replace with Conditional Use Permit Designations; and**
- **To Amend Chapter 5, "Supplemental Use Standards" to add certain uses and standards in conformance with the creation of the "Conditional Use Permit"**

(Recommended for Approval as Amended by the Zoning Commission to amend section 5.149 to provide that if an application for a PD is on file before the adoption of this amendment, the use will be legal conforming and make an addition to the non-residential use chart to identify indoor recycling allowed in I, J and K districts)

Mr. Justin Light, 500 West 7th Street, Suite 600, appeared before Council in opposition to Zoning Docket ZC-18-177

Motion: Council Member Zadeh made a motion, seconded by Mayor Pro tem Shingleton, that Zoning Docket ZC-18-177 be approved as with the following revisions:

- Changes to subsections (d)(2) and (g) to provide that a conditional use permit shall be in effect for the duration of the use with three exceptions: 1) the City Council places a condition on the duration of the use; 2) there is a specified time period listed in Chapter 5; or 3) the use is revoked.
- change to subsection (g) to delete the administrative renewal process and proceed with only a public renewal process for those conditional use permits that are time limited
- Change to subsection (j) to replace “affects” with “occurs on”
- Change to section 5 of the ordinance to revise the purpose and intent section to provide that a PD may be created for the purpose of 1) allowing for different types of residential uses in residential districts where not allowed; 2) providing for two or more uses or mix of residential uses not otherwise allowed or conditional in the zoning district for the property and 3) when required by the use tables.”

Motion: Council Member Jordan made a substitute motion, seconded by Council Member Bivens, that Zoning Docket ZC-18-177 be continued to the March 19, 2019, Council meeting. Motion passed 7-2, Council Members Byrd and Zadeh casting the dissenting votes.

The City Council, at its meeting of February 5, 2019, continued Zoning Docket ZC-18-205:

- 4. ZC-18-205 - (CD 7) - MeMo Hospitality Group LLC, 3619 - 3625 W. Byers Avenue; From: "J" Medium Industrial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan included 0.45 acres (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

The following individuals appeared before Council in support of Zoning Docket ZC-18-205:

Mr. Michael Bennett, 2429 Rogers Avenue
Ms. Megan Henderson, 3817 Bilgrade Road
Ms. Amy Bender, 2204 Hillcrest Street
Mr. Jonathan Morris, 2205 Hillcrest Street
Mr. Philip Weaver, 4121 Lovell Avenue
Ms. Kari Seher, 1505 6th Avenue
Mr. Russell Singleton, 4512 Collinwood Avenue
Mr. Jerry James, 3119 West 4th Street

Ms. Jessica Miller, 3821 Lenox Drive
Mr. Esther Miller, 3945 Tarpon Springs Drive
Mr. Jordan Johnson, 2204 Hillcrest
Mr. Ryan Schultz, 3144 Sangria Lane
Mr. Marc Bautista, 429 College Avenue #103

Ms. Frances De Leon, 4521 Diaz Avenue, completed a speaker card in support of Zoning Docket ZC-18-205 and was recognized by Mayor Price but was not present in the Council Chamber.

The following individuals completed comment cards in support of Zoning Docket ZC-18-205:

Ms. Katherine Niederer Morris, 2205 Hillcrest Street
Ms. Nicole Ellis, 1900 Sutter Street
Mr. Clifton Ellis, 1900 Sutter Street
Mr. Tony Prenger, 2517 Shirley Avenue
Ms. Laura Kirchhofer, 2332 West Rosedale Street South
Mr. Brent Dore, 6813 Middle Road
Mr. Riley Klitz, 4731 Camp Bowie Boulevard
Mr. John Warren, 500 Throckmorton Street #2008
Mr. Tyler Porter, 4317 Geddes Avenue
Ms. Megan Crase, 5512 Fursman Avenue
Mr. Eric Gonzalez, 3220 Donnelly Circle #2005
Mr. Edward Phillips VI, 1610 5th Avenue
Ms. Amy Stenzler, 1000 Long Pointe Avenue
Mr. Shawn Cox, 1808 Belle Place
Ms. Rosa Navejar, 2701 Calder Court
Ms. Rachel Phillips, 1610 5th Avenue
Ms. Lauren Wessinger, 2800 Harlanwood Drive
Ms. Katherine Stephens, 3900 White Settlement Road #44
Mr. Garrett Essl, 3821 Lenox Drive
Mr. Markus Kypreos, 7105 Meadows Road South
Mr. Robbie Werner, 6201 Greenfield Road
Mr. Juan Rodriguez, 3504 Creston Avenue
Mr. Adam Werner, 6201 Greenfield Road
Ms. Sarah Castillo, 1812 Montgomery
Ms. Michelle Davis, 3925 Byers Avenue
Ms. Morgan Jansing, 1816 Belle Place
Ms. Shelby Faries, 8408 Mojave Trail
Ms. Amy James, 4933 Birchman Avenue
Mr. Mark Euckert, 6924 Canyon Springs Road
Mr. Mark Seher, 1505 6th Avenue
Ms. Allison Kane, 2905 Hartwood Avenue
Mr. Graham Brizendine, 2101 West Morphy Street
Ms. Robin Greenhaw, 3925 Westcliff Road North
Ms. Rachel McBryde, 461 Silver Lane
Ms. Diana Dirks, 1709 Azteca Drive
Ms. Susanna Gorski Bartolomei, 6121 Valley View Drive
Ms. Esther Miller, 3945 Tarpon Springs Drive

CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
MARCH 5, 2019
Page 12 of 22

Ms. Emilie Watson, 1805 Thomas Place
Ms. Courtney Summers, 709 Edgefield Road
Ms. Stephanie Bunn, 7062 Serrano Drive
Mr. Christian Williams, 4237 Curzon Avenue
Ms. Emily Wittenbraker, 3790 West 5th Street #7610
Ms. Cosha Peterson, 1617 Belle Place
Ms. Kara Waddell, 4512 Briarhaven Road
Ms. Faith Geiger, 1205 Jerome Street
Ms. Susan Gruppi, 3774 West 4th Street
Ms. Kallie Redlin, 5608 Collinwood Avenue
Ms. Kam Phillips, 311 Bryan Avenue
Ms. Lottie Fowler, 4925 Dexter Avenue
Ms. Tegan Broadwater, 200 Carroll Street #150
Ms. Lacey Perkins, 3028 6th Avenue
Ms. Peyton Salavarria, 104 North Bailey Avenue #C
Mr. Victor Neil, 4337 Locke Avenue
Ms. Colleen Fischer, 1114 South Adams Street
Ms. Cassie King, 3913 Micki Lynn Avenue
Mr. Phillip Newburn, 2345 West Magnolia Avenue
Ms. Eric Wessinger, 2800 Harlanwood Drive
Mr. John Moncrief, 5507 Collinwood Avenue
Ms. Angela Munoz, 1705 Virginia Place
Ms. Jenny Sanders, 1200 Elizabeth Boulevard
Ms. Janice Townsend 2244 5th Avenue
Mr. Rambo Elliott, 3101 Park Hill Drive
Ms. Taylor Willis, 2232 Irwin Street
Ms. Isabel Hebert, 4609 Washburn Avenue
Mr. Holland Sanders, 1419 Hurley Avenue, Unit #
Mr. Paul Daly, 3208 Kayla Court
Ms. Monica Teague, 4513 Trueland Drive
Ms. Courtney Summers, 709 Edgefield Road
Mr. Loren Stewart, 4729 Calmont Avenue
Mr. Steve Davis, 3925 Byers Avenue
Ms. Meghan Jarrell, 5236 Ruston Avenue
Ms. Betsy Beaman, 3400 Medina Avenue
Mr. Robert Early, 4009 Byers Early
Mr. Carter Wooten, 4308 Westlake Drive
Mr. Neel Tanna, 6208 Forest Highlands Drive
Mr. Zack Wenthe, 5121 Whistler Drive
Mr. Anthony Aiello, 939 Scenic Hill Drive #621
Ms. Tracy Georges, 7104 Hightower
Ms. Kristen Camareno, 1330 Lipscomb Street
Mr. Dustin McLaughlin, 939 Scenic Hill Drive #615
Ms. Josie Villa-Singleton, 4512 Collinwood Avenue
Ms. Katy Rhodes, 3248 West 7th Street
Mr. Paul Hellman, 4208 Glenwood Drive
Ms. Sarah Hooton, 120 St. Louis Avenue #209
Ms. Jennifer Felli, 3332 8th Avenue

Ms. Rachel Wenthe, 5121 Whistler Drive
Mr. David Morris, 540 8th Avenue
Ms. Catherine Davenport, 3729 Modlin Avenue
Mr. Matt Doane, 4727 El Campo Avenue
Ms. Meda Kessler, 1816 Thomas Place
Mr. Sean Russell, 1808 Carleton Avenue #76
Mr. Marcus Pasley, 5412 El Dorado
Mr. Trevius Jones, 154 North Bailey Avenue #114-B
Mr. Thad Prugh, 4109 Willow Way Road
Ms. Robin Heim, 1371 Roaring Springs Road
Ms. Amanda Schulte Tacke, 1120 West Arlington Avenue
Mr. John Doumany, 501 Westview Avenue
Ms. Mandy Ralston, 3812 Birchman Avenue

Mr. Chris Quinn, 3608 Watonga, appeared before Council undecided relative to Zoning Docket ZC-18-205.

The following individuals appeared before Council in opposition to Zoning Docket ZC-18-205:

Ms. Brenda Helmer, 4836 Birchman Avenue (provided handouts)
Ms. Karen Weinman, 3713 Byers Avenue (provided handouts)
Ms. Beth Kaufmann, 1600 Frederick

The following individuals completed comment cards in opposition to Zoning Docket ZC-18-205:

Mr. Michael Beaupre, 3720 Linden Avenue
Ms. Cindy Hasio, 3717 Byers Avenue
Ms. Kristian Hasty, 3817 Linden Avenue
Ms. Betty Strong, 3725 Collinwood Avenue
Ms. Naomi Ayala, 3733 Byers Avenue
Mr. Ash R, 5107 Calmont
Dr. Norma Esparza, 3725 Linden Avenue
Ms. Anne Lydahl, 1720 Thomas Place
Mr. Rickey Crow, 3801 Linden Avenue
Ms. Christina Patoski, 4237 El Campo Avenue
Mr. Daniel Wright, 9945 Blue Bell Drive

Motion: Mayor Pro tem Singleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-18-205 be approved with Site Plan A-2. Motion passed 9-0.

5. **ZC-18-206 - (CD 7) - George & Julie Voigt, 3300, 3304, 3308 (evens) W. 5th Street; From: "C" Medium Density Multifamily To: PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard; site plan included (Applicant request); PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard and to require additional landscaping along corner parking lot; site plan included (Zoning Commission recommendation)0.43 acres (Recommended for Approval as Amended by the Zoning Commission to require additional landscaping along the corner parking lot)**

Mr. Clay Mazur, 111 Boland Street, Suite 201, completed a speaker card in support of Zoning Docket ZC-18-206 and was recognized by Mayor Price but did not wish to address Council.

Motion: Mayor Pro tem Singleton made a motion, seconded by Council Member Flores, that Zoning Docket ZC-18-206 be approved as amended to require additional landscaping along the corner parking lot. Motion passed 9-0.

6. **ZC-19-001 - (CD 8) - ACH Family and Child Services, 3001 Grayson Street; From: PD 722 Planned Development/Specific Use for all uses in "CF" Community Facilities, maximum height of any structure may be up to but shall not exceed 75 ft. Tower structures or steeples may this height per City ordinance; site plan waived To: Amend PD 722 to request a waiver to development standards to allow a 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waiver recommended 3.80 acres (Recommended for Approval by the Zoning Commission)**

Mr. Austin Baird, 6300 Ridglea Place, Suite 700, completed a speaker card in support of Zoning Docket ZC-19-001 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 Byrd, that Zoning Docket ZC-19-001 be approved. Motion passed 9-0.

7. **ZC-19-008 - (CD 7) - CADG WS44, LLC, 4621 Keller Hicks Road; From: "A-5" One-Family and "I" Light Industrial To: "A-5" One-Family (Applicant request); PD/A-5 Planned Development for "A-5" One-Family uses and to add development standards for screening and buffering to the north with a location exhibit; site plan waived (Zoning Commission recommendation) 44.13 acres (Recommended for Approval as Amended by the Zoning Commission to PD/A-5 plus development standards for a landscape buffer on the north property line to include: In an area approximately 1300 feet from the northeast corner toward the Tri County property and approximately 150 to the south: a minimum width 50 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include trees installed every 25 ft. with shrubs to form a vegetated screen per Section 6.301 of the Zoning Ordinance. In an area approximately 450 feet on the southern boundary of the Tri County property: a minimum width 10 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include trees installed every 25 ft. with shrubs to form a vegetated screen, per Section 6.301 of the Zoning Ordinance. If an easement is required or existing, the berm or masonry wall will be installed on either the northern or southern boundary of the easement to ensure that a vertical screen is provided between the residential and industrial uses. Buffer area attached as Exhibit A.)**

Motion: Mayor Pro tem Singleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-008 be continued to the March 19, 2019, Council meeting. Motion passed 9-0.

8. **ZC-19-014 - (CD 7) - Foremost Real Estate LLC, 14475 Day Road; From: "A-43" One-Family/I-35 Design Overlay To: "I" Light Industrial/I-35 Design Overlay 4.99 acres (Recommended for Approval by the Zoning Commission)**

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Allen Gray, that Zoning Docket ZC-19-014 be approved. Motion passed 9-0.

9. **ZC-19-016 - (CD 8) - Jackie Ann Presley, 2601 Joel East Road; From: "A-5" One-Family To: "I" Light industrial 16.88 acres (Recommended for Approval by the Zoning Commission)**

Mr. Kent Davis, 6817 Nob Hill Drive, North Richland Hills, Texas, completed a speaker card in support of Zoning Docket ZC-19-206 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 Byrd, that Zoning Docket ZC-19-016 be approved. Motion passed 9-0.

- 10. ZC-19-022 - (CD 7) - Store Master Funding X LLC, 6001 Quebec Street; From: "G" Intensive Commercial To: PD/G Planned Development for all uses in "G" Intensive Commercial plus outdoor RV sales and display and minor indoor RV service; site plan waiver recommended 5.67 acres (Recommended for Approval by the Zoning Commission)**

The following individuals appeared before Council and were recognized by Mayor Price but did not wish to address Council:

Mr. Bob Riley, 4000 Fossil Creek Boulevard
Ms. Tom Krampitz, 749 North Main Street

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-022 be approved as amended to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus RV sales and outdoor display within an area no greater than 40,000 square feet within tubular steel fence; open display along the storefront (south face) of products sold at this location; minor indoor RV services, parts and accessory installation and repairs (no body work or work outside the building); all bay doors to remain closed other than for the movement of RV's into and out of the building for customer deliveries, service or indoor display; no storage of RV's longer than 72 in areas other than the designated outdoor display area; site plan waiver requested. Motion passed 9-0.

- 11. ZC-19-024 - (CD-ALL) - City of Fort Worth Planning & Development, Text Amendment: Amend Near Southside Development Standards, An Ordinance amending the Comprehensive 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 (2015), by amending:**

- "The Near Southside Development Standards and Guidelines" as provided by Section 4.1305.D., "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1305, "Near Southside ("NS") District";
- To provide visual guidance of sign types; add reference to building code for side setbacks; add reference to adopted street standards for alleys and access;
- Require individual unit entrances from multifamily structures at the ground floor; require screening of ground floor mechanical equipment;
- Disallow brick panels for facades and screening;
- Differentiate between regulations for small and large parking structures; and
- To amend the use table to add cottage industry and tattoo parlors as allowed uses in the NS-T4 Zone

(Recommended for Approval by the Zoning Commission)

Motion: Council Member Zadeh made a motion, seconded by Council Member Byrd, that Zoning Docket ZC-19-024 be approved and Ordinance No. 23586-03-2019 be adopted. Motion passed 9-0.

12. ZC-19-025 - (CD-ALL) - City of Fort Worth Planning & Development, Text Amendment: Industrial Height and Buffers to One and Two-Family Districts, An Ordinance amending the Comprehensive 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 (2015), by amending:

- Article 10 "Industrial Districts" of Chapter 4, "District Regulations", Section 4.1000, "Light Industrial ("I") District" to increase the Maximum Height Allowed and Delete the Maximum Horsepower Requirement; and
- Amend Article 3, "Landscaping, Buffers and Urban Forestry" of Chapter 6, "Development Standards," Section 6.300 "Bufferyard and Supplemental Building Setback" to Provide Regulations when Light, Medium, and Heavy Industrial Districts are Adjacent to One and Two-Family Residential Districts

(Recommended for Approval by the Zoning Commission)

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-19-025 be approved as amended to strike the language in item 3 of subsection (k) and Ordinance No. 23587-03-2019 be adopted. 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 Shingleton made a motion, seconded by Council Member Bivens, that the hearing be closed and Ordinance No. 23585-03-2019 be adopted. Motion passed 9-0.

XVI. REPORT OF THE CITY MANAGER

B. General

1. M&C G-19503 - Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the General Capital Projects Fund in the Amount of \$1,245,500.00 from the Sale of Land for Park Related Improvements and Support Infrastructure at North Park (COUNCIL DISTRICT 4)

Motion: Council Member Moon made a motion, seconded by Council Member Byrd, that Mayor and Council Communication G-19503 be approved and Appropriation Ordinance No. 23588-03-2019 be adopted. Motion passed 9-0.

2. M&C G-19504 - Conduct Public Hearing on the Proposed City of Fort Worth 2019 Comprehensive Plan and Adopt Ordinance Approving the City of Fort Worth 2019 Comprehensive Plan (ALL COUNCIL DISTRICTS) (PUBLIC HEARING)

Mayor Price opened the public hearing.

a. Report of City Staff

Mr. Eric Fladager, Planning and Development Department, appeared before Council and provided a staff report.

b. Citizen Presentations

There were no Citizen Presentations.

c. Council Action

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that the public hearing be closed, Mayor and Council Communication G-19504 be approved as amended to reflect the following change: Remove from *Appendix C: Future Land Use by Sector* from the proposed Mixed-Use Growth Center Located at McPherson Boulevard and the Fort Worth and Western Railroad and Ordinance No. 23589-03-2019 be adopted. Motion passed 9-0.

D. Land

1. M&C L-16190 - Accept the Donation of Approximately 4.6 Acres of Land, Being Lot 8, Block 3 of the Handley Heights South Addition, City of Fort Worth, Tarrant County, Texas, from Bluestone Natural Resources II, LLC, for the Future Expansion of Eugene McCray Park at Lake Arlington (COUNCIL DISTRICT 5)

Motion: Council Member Bivens made a motion, seconded by Mayor Pro tem Shingleton, that Mayor and Council Communication L-16190 be approved with appreciation. Motion passed 9-0.

E. Planning & Zoning

- 1. M&C PZ-3187 - Authorize Initiation of Rezoning for Certain Properties Located in the United Riverside Neighborhood, in Accordance with the Comprehensive Plan (COUNCIL DISTRICT 8)**

Motion: Council Member Allen Gray made a motion, seconded by Council Member Bivens, that Mayor and Council Communication PZ-3187 be approved. Motion passed 9-0.

F. Award of Contract

- 1. M&C C-29053 - Authorize Execution of a Five-Year Tax Abatement Agreement with Ruben M. Perez for the Construction of a Single-Family Dwelling Located at 916 E. Powell Ave. in Neighborhood Empowerment Zone Area Six (COUNCIL DISTRICT 8)**

Motion: Council Member Allen Gray made a motion, seconded by Council Member Byrd, that Mayor and Council Communication C-29053 be approved. Motion passed 9-0.

- 2. M&C C-29054 - Authorize Execution of a Five-Year Tax Abatement Agreement with Mayra Medina and Roberto Carlos Flores for the Construction of a Single-Family Dwelling Located at 5521 Curzon Avenue in Neighborhood Empowerment Zone Area Three (COUNCIL DISTRICT 3)**

Motion: Council Member Byrd made a motion, seconded by Council Member Zadeh, that Mayor and Council Communication C-29054 be approved. Motion passed 9-0.

- 3. M&C C-29055 - Authorize Execution of a Construction Contract with North Texas Contracting, Inc., in the Amount of \$2,886,564.50 for the Construction of Fort Worth Zoo Creek Drainage, Water and Sewer Improvements at Forest Park and Provide for Additional Project Cost and Contingencies in the Amount of \$265,332.63 for a Total Construction Phase Cost of \$3,151,897.13, and Adopt Appropriation Ordinances (COUNCIL DISTRICT 9)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Moon, that Mayor and Council Communication C-29055 be approved and Appropriation Ordinance Nos. 23590-03-2019, 23591-03-2019, and 23592-03-2019 be adopted. Motion passed 9-0.

XV. PUBLIC HEARING

- 1. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 45.36 Acres of Land in Tarrant County, Known as the 3600 FM RD 1187, in the Far South Planning Sector, AX-18-008 (FUTURE COUNCIL DISTRICT 6)**

Mayor Price opened the public hearing.

a. Report of City Staff

Ms. Dana Burghdoff, Planning and Development Department, appeared before Council and provided a staff report.

b. Citizen Comments

There were no citizen comments.

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that the public hearing be closed. Motion passed 9-0.

D. Land – Removed from Consent Agenda

- 1. M&C L-16186 - Authorize Execution of Municipal Services Agreement for the Proposed Owner-Initiated Annexation of Approximately 45.36 Acres of Land in Tarrant County, Located South of FM 1187 and East of Oak Grove Road South, in the Far South Planning Sector, AX-18-008 (FUTURE COUNCIL DISTRICT 6)**

Motion: Council Member Jordan made a motion, seconded by Council Member Flores, that Mayor and Council Communication L-16186 be approved. Motion passed 9-0.

- 2. M&C L-16187 - Adopt Ordinance for the Owner-Initiated Annexation of Approximately 45.36 Acres of Land in Tarrant County, Located South of FM 1187 and East of Oak Grove Road South, in the Far South Planning Sector, AX-18-008 (FUTURE COUNCIL DISTRICT 6)**

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that Mayor and Council Communication L-16186 be approved and Ordinance No. 23593-03-2019 be adopted. 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 February 17, 2019.

Mayor Price opened the public hearing.

- 3. ZC-18-182 - (CD 6) - Mentone Partners, LLC, 12400 - 12600 blocks of Oak Grove Road South; From: Unzoned To: "A-5" One-Family 44.97 acres (Recommended for Approval by the Zoning Commission)**

Mr. Collin Prater, 4006 Valley Ridge Road, Dallas, Texas, completed a speaker card in support of Zoning Docket ZC-18-182 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that the public hearing be closed and Zoning Docket ZC-18-182 be approved and included in Zoning Ordinance No. 23585-03-2019. Motion passed 9-0.

City Secretary Kayser advised that Items 2 through 4 would be heard under one motion.

- 2. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 55.29 Acres of Land in Denton County, Known as the Wilson Tract, in the Far North Planning Sector, AX-18-006 (FUTURE COUNCIL DISTRICT 7)**
- 3. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 57.8 Acres of Land in Denton County, Known as Hines One, in the Far North Planning Sector, AX-18-0013 (FUTURE COUNCIL DISTRICT 7)**
- 4. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 61.4 Acres of Land in Denton County, Known as Hines Two, in the Far North Planning Sector, AX-18-0014 (FUTURE COUNCIL DISTRICT 7)**

Mayor Price opened the public hearing.

a. Report of City Staff

Ms. Dana Burghdoff, Planning and Development Department, appeared before Council and provided a staff report.

b. Citizen Comments

There were no citizen comments.

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Bivens, that the public hearings be closed. Motion passed 9-0.

XVI. CITIZEN PRESENTATIONS

Ms. LaSondra Huggins, 8504 O'Hara Lane, completed a Citizen Presentation card and was recognized by Mayor Price but was not present in the Council Chamber.

Mr. Gerald Banks, Sr., 6861 Routt Street, appeared before Council relative to police brutality, wrongful arrest, killing, race relations, SB4, 287g, etc.

Mr. Peter Rokkas, 616 North Riverside Drive, completed a Citizen Presentation card relative to code enforcement and was recognized by Mayor Price but was not present in the Council Chamber.

Mr. Charles Dreyfus, 2416 Park Place Avenue, completed a Citizen Presentation card to make some remarks and was recognized by Mayor Price but was not present in the Council Chamber.

Bishop Mark Kirkland, 6425 Vel Drive, appeared before Council relative to the community.

XVII. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)

XVIII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 9:19 p.m.

No Documents for this Section

To the Mayor and Members of the City Council**March 19, 2019**

Page 1 of 2

**SUBJECT: AUTHORIZE AMENDMENT NO. 1 TO ECONOMIC DEVELOPMENT PROGRAM WITH PARKER-HANNIFIN CORPORATION TO EXTEND THE COMPLETION DEADLINE**

On October 25, 2016 (M&C C-27976) the City Council authorized the execution of an Economic Development Program Agreement (City Secretary Contract No. 52016) with Parker-Hannifin Corporation (Company) for the consolidation of its existing business operation into a 242,000 square foot expansion at 4701 Mercantile Drive to support increasing business needs. Under the Agreement, the Company must invest at least \$25.5 million in real and business personal property improvements (exclusive of land costs) and have at least 525 full-time equivalent jobs filled on the property by a date certain (defined as the Completion Deadline). In return, as authorized by Chapter 380, Texas Local Government Code, the City will pay Company 10 annual economic development program grants in an amount not to exceed 60 percent of incremental real and personal property taxes.

Due to delays in finalizing development plans upon conducting an environmental assessment on the site, the construction schedule had to be pushed out. In order to fulfill the commitments of the Agreement, the Company had requested a revised completion deadline of March 31, 2019. On December 12, 2017, the City Council authorized an amendment to extend the completion deadline from December 31, 2018 to March 31, 2019 (M&C C-28501).

The company has currently expended approximately \$12.0 M on the demolition and renovation portion of the project, but the expansion project has moved slower than anticipated due to strong customer demand and the need for company resources to be focused on meeting the demand. It is anticipated that the renovations will be completed later this year and that the construction of the office facility will begin shortly thereafter with an estimated completion in 2021. As such, the company has requested an additional extension of the completion deadline from March 31, 2019 to December 31, 2021. The adjustment of the completion deadline would also extend the deadline for having New Taxable Tangible Personal Property valued at least Three Million Eight Hundred Thousand Dollars (\$3,800,000.00) to January 1, 2022. The current deadline is January 1, 2020.

All other terms and conditions outlined out in the Agreement will remain the same. The Company will spend or cause to be expended the greater of 20 percent or \$4,340,000.00 of all hard construction costs with Fort Worth companies, and will spend or cause to be expended the greater of 15 percent or \$3,255,000.00 of all hard construction costs with companies that are Fort Worth Certified Minority/Women Owned Business Enterprise companies. The Company will fill a minimum of 40 percent of all FTEs with Fort Worth residents and a minimum of 20 percent of all FTEs with Fort Worth Central City residents.

The Company will also spend the greater of 35 percent or \$1,400,000.00 in annual discretionary service and supply expenses with Fort Worth companies and the greater of 20 percent or \$800,000.00 in annual discretionary service and supply expenses with companies that are Fort Worth Certified Minority/Women Owned Business Enterprise companies. The maximum annual program grant will be equal to 60 percent of the incremental value of real and business personal property taxes on the development.

**To the Mayor and Members of the City Council****March 19, 2019**

Page 2 of 2

SUBJECT: AUTHORIZE AMENDMENT NO. 1 TO ECONOMIC DEVELOPMENT PROGRAM WITH PARKER-HANNIFIN CORPORATION TO EXTEND THE COMPLETION DEADLINE

Staff has no objection to this request because Parker-Hannifin is a Fortune 250 global leader in motion and control technologies, many of which support Fort Worth's target and emerging industries. The project, which is underway, consolidates two Fort Worth business operations into a world-class divisional headquarters facility. The project involves the renovation of 150,000 SF of former call center into manufacturing space, which provides for higher value jobs, and includes the construction of 92,400 SF office addition.

While the delayed investment delays the impact for the City of Fort Worth, in general, the company will end up paying taxes on the renovated manufacturing space without getting any of their incentive payment until the entire project is completed. At that time, the City will also be benefiting from the entire investment.

Staff will place an M&C for City Council consideration on the March 26, 2019 agenda, requesting that the completion deadline be revised to December 31, 2021 and that New Taxable Tangible Personal Property having a value of at least Three Million Eight Hundred Thousand Dollars (\$3,800,000.00) must be in place on the Development Site by January 1, 2022.

If you have any questions concerning this information, please contact Robert Sturns, Economic Development Director at 817-212-2663 or robert.sturns@fortworthtexas.gov.

David Cooke
City Manager

To the Mayor and Members of the City Council

March 19, 2019

Page 1 of 3



SUBJECT: JANUARY 2019 – SALES TAX UPDATE

Sales tax revenue represents approximately twenty-two percent (22.3%) of the City's General Fund anticipated revenue in Fiscal Year 2019. It is the second largest revenue source, with property tax being the largest. In addition, sales tax revenue represents the largest revenue source in the Crime Control and Prevention District Fund. Staff is committed to providing regular updates on this important and sometimes volatile revenue source. The Texas Comptroller's Office posted January 2019 (Fiscal Year 2019, Period 4) collection results on March 6, 2019. Actual receipts are dependent upon the timeliness and accuracy of sales tax payers' returns. This report provides Fort Worth's sales tax collection compared to last year and the impact on the current year's budget.

JANUARY NET SALES TAX COLLECTIONS (10-YEAR HISTORY)



The City's net sales tax collection is up **\$777,936** or **6.9%**, compared to the same month last year. As depicted in the table below, the City experienced **\$510,050** or a **4.5%** increase when compared to last year's collections for the same month. Current period collections include transactions that were collected for the current period on schedule within the due date.

COLLECTION DETAIL FOR CITY SALES TAX

	January 18	January 19	Variance (\$)	Variance (%)
Current Period Collections	\$11,400,771	\$11,910,821	\$510,050	4.5%
Other Collections	132,521	179,166	46,645	35.2%
Audit Adjustments	(53,181)	186,159	239,340	450.0%
Service Fee	(229,602)	(245,523)	(15,921)	(6.9%)
Retainage	95,145	92,967	(2,178)	(2.3%)
Net Collections	\$11,345,654	\$12,123,590	\$777,936	6.9%

*OTHER COLLECTIONS ARE PAYMENTS ATTRIBUTED TO NON-CURRENT COLLECTIONS INCLUDING PRIOR PERIOD, FUTURE PERIOD AND UNIDENTIFIED COLLECTIONS. (AUDIT ADJUSTMENTS MAY FLUCTUATE BASED UPON RESULTS OF TAXPAYER SALES TAX AUDITS CONDUCTED BY THE STATE OF TEXAS.)

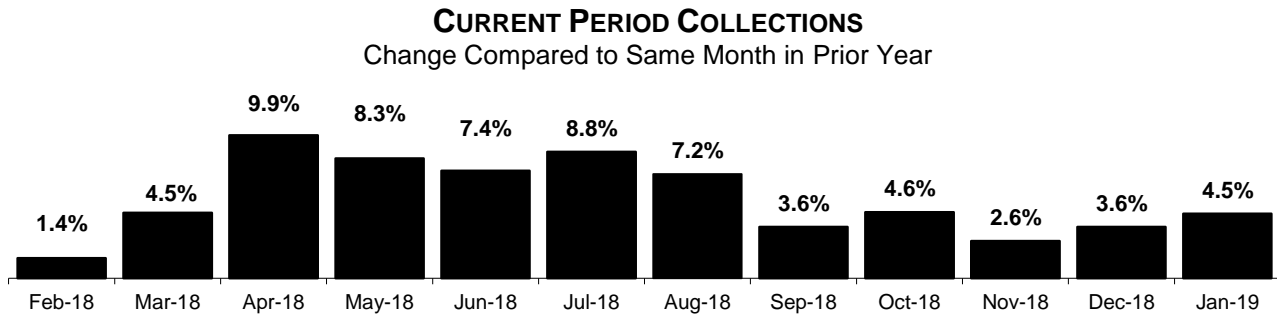
To the Mayor and Members of the City Council

March 19, 2019

Page 2 of 3



SUBJECT: JANUARY 2019 – SALES TAX UPDATE



The City's General Fund sales tax collections as of FY2019 M04 are 102% to budget, and at 106% for the same period last year. The City's Crime Control and Prevention District Fund (CCPD) sales tax collections as of FY2019 M04 are 103% to budget, and 106% for the same period last year.

CITY OF FORT WORTH YTD NET COLLECTIONS COMPARISON

CITY OF FORT WORTH	Budget as of Period 4	Current Receipts Through Period 4	FY2018 Receipts Through Period 4
GENERAL FUND	\$53,925,617	\$54,886,450	\$51,598,489
CRIME CONTROL AND PREVENTION DISTRICT	25,343,986	26,158,141	24,564,270
TOTAL	\$79,269,603	\$81,044,591	\$76,162,759

CITY OF FORT WORTH BUDGET COMPARISON – FY2019

CITY OF FORT WORTH	Adopted Budget	Amended Budget	Fiscal Year Projections	Projected Variance to Amended	
				(\$)	(%)
GENERAL FUND	\$163,151,802	\$163,151,802	\$163,151,802	\$0	0.0%
CRIME CONTROL & PREVENTION DISTRICT	\$76,678,160	\$76,678,160	\$76,678,160	\$0	0.0%

The City anticipates collecting **\$163,151,802** by fiscal year end, which matches original estimates in the FY2019 adopted budget.



To the Mayor and Members of the City Council

March 19, 2019

Page 3 of 3

SUBJECT: JANUARY 2019 – SALES TAX UPDATE

The chart below indicates how current year sales tax net collections in Fort Worth and other select cities in the state compare to FY2018 collections for the same period.

**CITIES COMPARISON – NET COLLECTIONS
FY2019 vs. FY2018**

City	1st Quarter	January
IRVING	113.0%	122.6%
DALLAS	104.7%	108.9%
AUSTIN	108.0%	107.9%
FORT WORTH	106.2%	106.9%
MCKINNEY	105.8%	104.2%
EL PASO	102.8%	104.1%
SAN ANTONIO	106.6%	103.5%
GARLAND	103.1%	102.6%
HOUSTON	99.2%	102.1%
ARLINGTON	111.3%	100.4%
GRAND PRAIRIE	104.1%	99.7%
FRISCO	103.1%	98.2%
PLANO	103.0%	94.2%
STATE TOTAL	106.5%	106.0%

Source: Allocation Payment Detail and Monthly All Fund Revenue Report, Texas Comptroller of Public Accounts

If you have any questions, please call Terry Hanson, Assistant Director of Budget and Analysis, at 817-392-7934.

David Cooke
City Manager

**To the Mayor and Members of the City Council**

March 19, 2019

Page 1 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

This Informal Report is in response to the City Council's request to receive a monthly update on development activity within the City and the measures staff are using to improve the development process. Staff also generates a monthly report to keep the Council informed of the volume of development activity, process improvements and to outline staff's performance in implementing changes and improving the delivery of plan review and permits. This monthly report consists of metrics associated with building permits, infrastructure, stormwater development, and water development plan review. It provides updates on continuous development process improvement efforts. The Fort Worth Development Activity report is attached for your use and information. The following are highlights for the month January 2019:

January/February 2019 Highlights**Building Permits**

- In January 2019, 66 new commercial permits were issued compared to 37 new commercial permits issued in December 2018, up 78%.
- In January 2019, 66 new commercial permits were issued compared to 94 new commercial permits issued in January 2018, down 30%.
- In February 2019, 142 new commercial permits were issues compared to 66 new commercial permits in January 2019, an increase of 115%.
- In February 2019, 142 new commercial permits were issues compared to 70 new commercial permits in February 2018, an increase of 103%.
- Total commercial valuation (including remodels and additions) for January 2019 and December 2018 was \$103 million, there was no change.
- Total commercial valuation (including remodels and additions) for January 2019 and was \$103 million compared to \$650 million in January 2018, down 84%.
- Total commercial valuation (including remodels and additions) for February 2019 was \$208 million compared to \$103 million in January 2019, up 102%.
- Total commercial valuation (including remodels and additions) for February 2019 was \$208 compared to \$126 million in February 2018, up 65%.
- New commercial valuation (excluding remodels and additions) increased to \$71 million in January 2019 from \$66 million in December 2018, up 8%.

**To the Mayor and Members of the City Council**

March 19, 2019

Page 2 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- New commercial valuation (excluding remodels and additions) decreased to \$71 million in January 2019 from \$616 million in January 2018, down 88%.
- New commercial valuation (excluding remodels and additions) increased to \$193 million in February 2019 from \$71 million in January 2019, up 172%.
- New commercial valuation (excluding remodels and additions) increased to \$193 million in February 2019 from \$99 million in February 2018, up 95%.
- In January 2019, 396 new single family permits were issued compared to 454 new single family permits issued in December 2018, a decrease of 13%.
- In January 2019, 396 new single family permits were issued compared to 583 new single family permits issued in January 2018, a decrease of 32%.
- In February 2019, 415 new single family permits were issued compared to 396 new single family permits issued in January 2019, an increase of 5%.
- In February 2019, 415 new single family permits were issued compared to 492 new single family permits issued in February 2018, an increase of 16%.
- Property owners in historic districts of Fort Worth can now obtain Certificate of Appropriateness (COA) online for residential and commercial projects, and it is mobile friendly. COA is required for property located in the historic district prior to starting exterior work or an individually designated structure. The new online process will enhance application submittal, project tracking, and communication between the City and the preservation community.

Customer Service

- The Overall Customer Service Satisfaction was 86% Very Positive or Somewhat Positive for February 2019, up from 75% in January 2019.



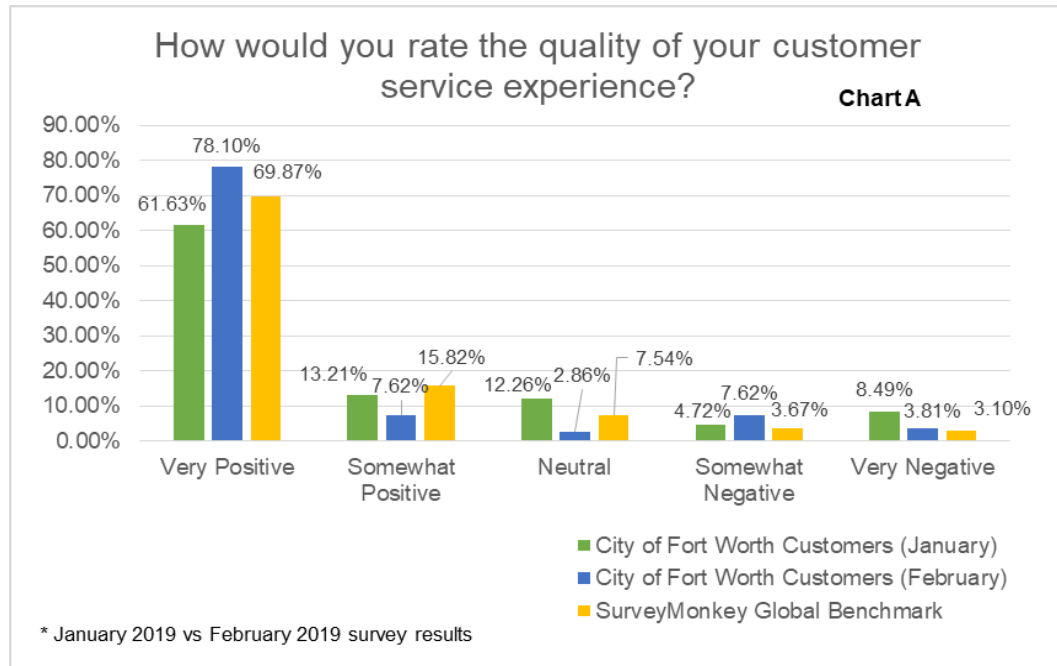
To the Mayor and Members of the City Council

March 19, 2019

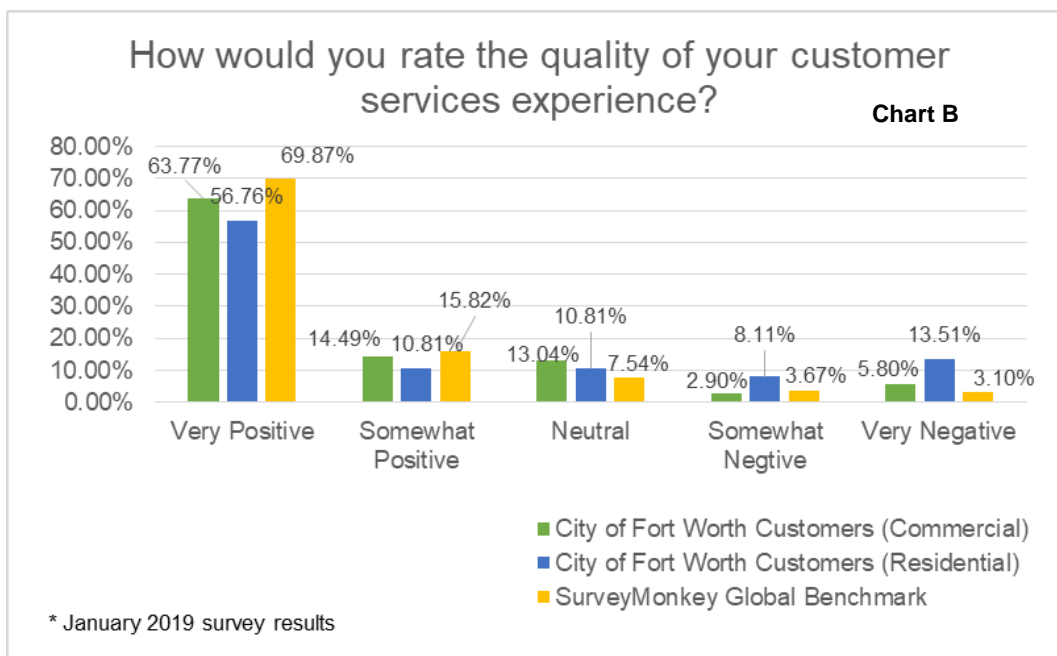
Page 3 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- Chart A shows January vs February survey responses



- Chart B shows commercial vs residential survey responses for the month of January





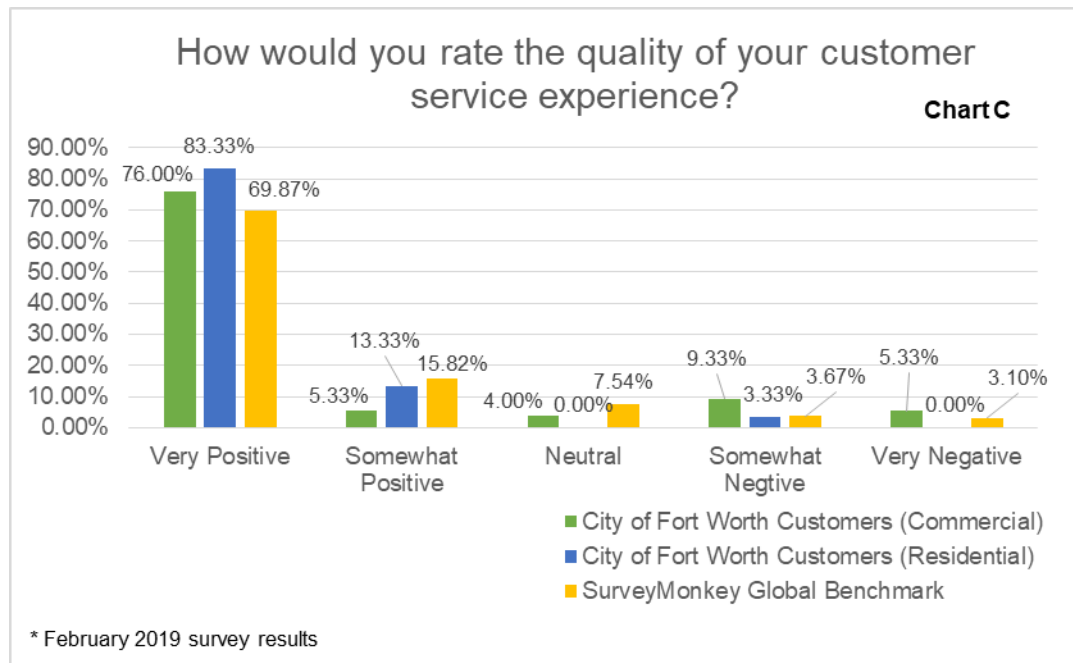
To the Mayor and Members of the City Council

March 19, 2019

Page 4 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- Chart C shows commercial vs residential survey responses for the month of February



- In February 2019, a total of 100% of our customers surveyed thought that our Inspections team was extremely helpful or very helpful compared to 92% in January 2019.

Building Plan Review

- On September 18, 2018, Council requested data on the time it takes a new commercial building permits from application to issuance and requested that miscellaneous permits such as retaining walls, pool, fences or carports be omitted. Once miscellaneous permits were filtered, Planning and Development staff excluded permits that were walk-ins, foundation only, temporary construction, third party and early plan review. As a result, staff analyzed a total of 88 new commercial building permits that were final and issued in CY 2018. The following below are the review times for CY 2018:

Average days from customer application to permit issuance: 77 days

Average days to first comment for city review: 24 days

- On March 12, 2019 review times were as follows:

Days to first review Commercial Plans	Actual 8 Days	Goal 7 Days
Days to first review Residential Plans	Actual 6 Days	Goal 7 Days

**To the Mayor and Members of the City Council**

March 19, 2019

Page 5 of 5

SUBJECT: MONTHLY DEVELOPMENT ACTIVITY REPORT

- All departmental reviews time to first comment were as follows:

Commercial Plans 12 Days

Residential Plans 11 Days

Infrastructure Plan Review

- Infrastructure Plan Review Center (IPRC) reviewed 92% of the plans submitted within the 14-day goal timeframe in February 2019.
- Staff continues to monitor the implementation of phase two of the Accela Automation shared database.

Community Facility Agreements (CFA)

- Staff briefed the Infrastructure and Transportation Committee on the proposed CFA policy on February 12, 2019. The CFA ordinance draft was completed on February 20, 2019 and reviewed by the committee on February 26, 2019. Staff's goal is to present the final draft ordinance to City Council in April 2019.

Development Process Improvements

- Commercial Permitting Lean Review: The process improvement team, consisting of both external development stakeholders and internal process teams has completed analyzing the processes and prioritizing potential recommendations. Staff will be presenting an update to the Development Advisory Committee on March 21, 2019.

Please contact Randle Harwood, Planning and Development Director, at 817-392-6101 or Randle.Harwood@fortworthtexas.gov if you have any questions, concerns or comments.

David Cooke
City Manager



Development Activity Report



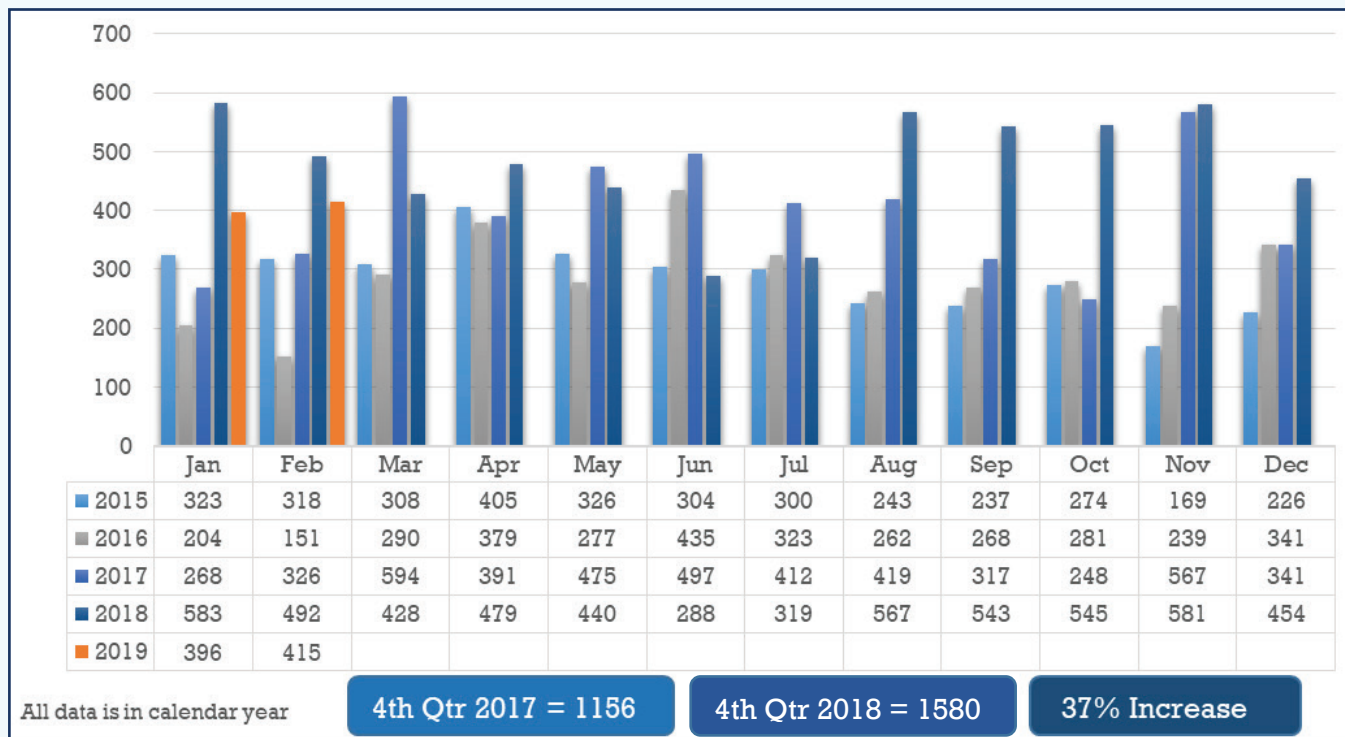
FEBRUARY 2019

INSIDE THIS EDITION

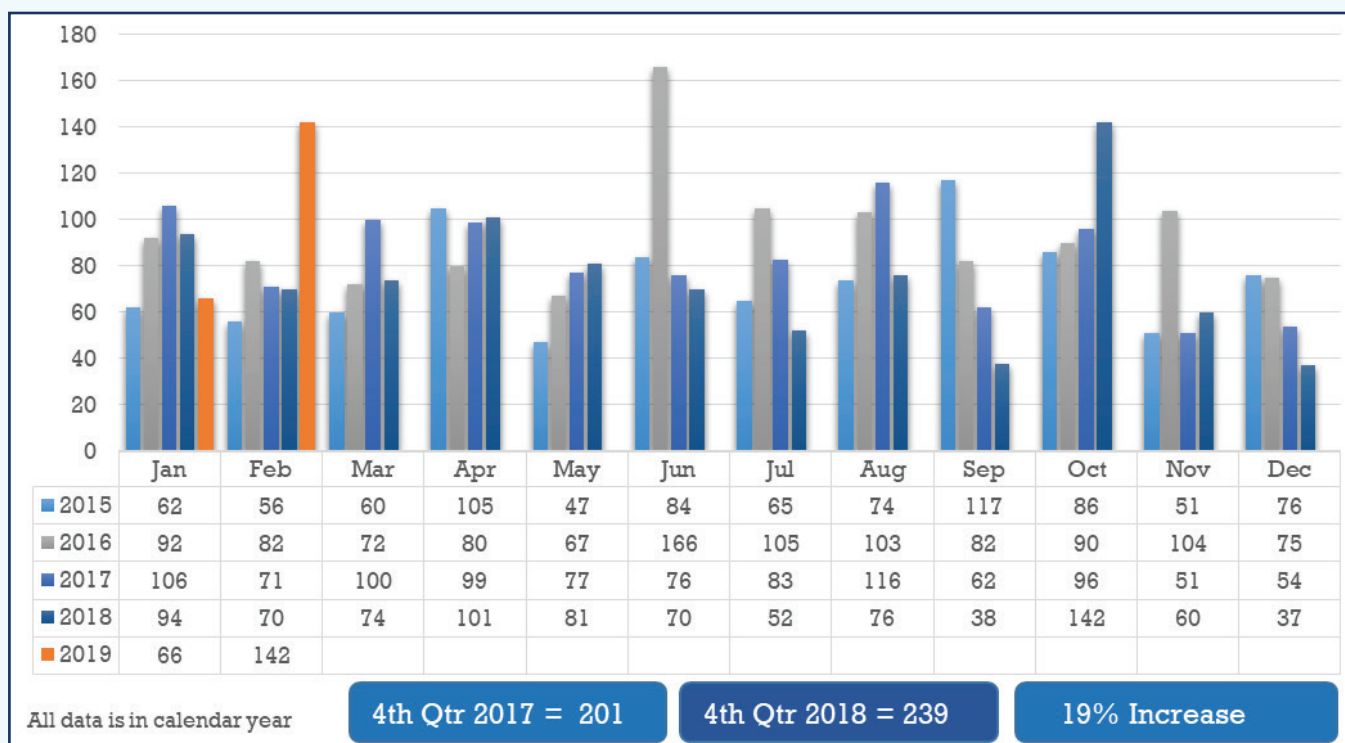
BUILDING PERMITS.....	2-7
INFRASTRUCTURE.....	8-11
STORMWATER	12-13
WATER.....	14
DEVELOPMENT PROCESS IMPROVEMENTS	15

BUILDING PERMITS

New Single Family Permits

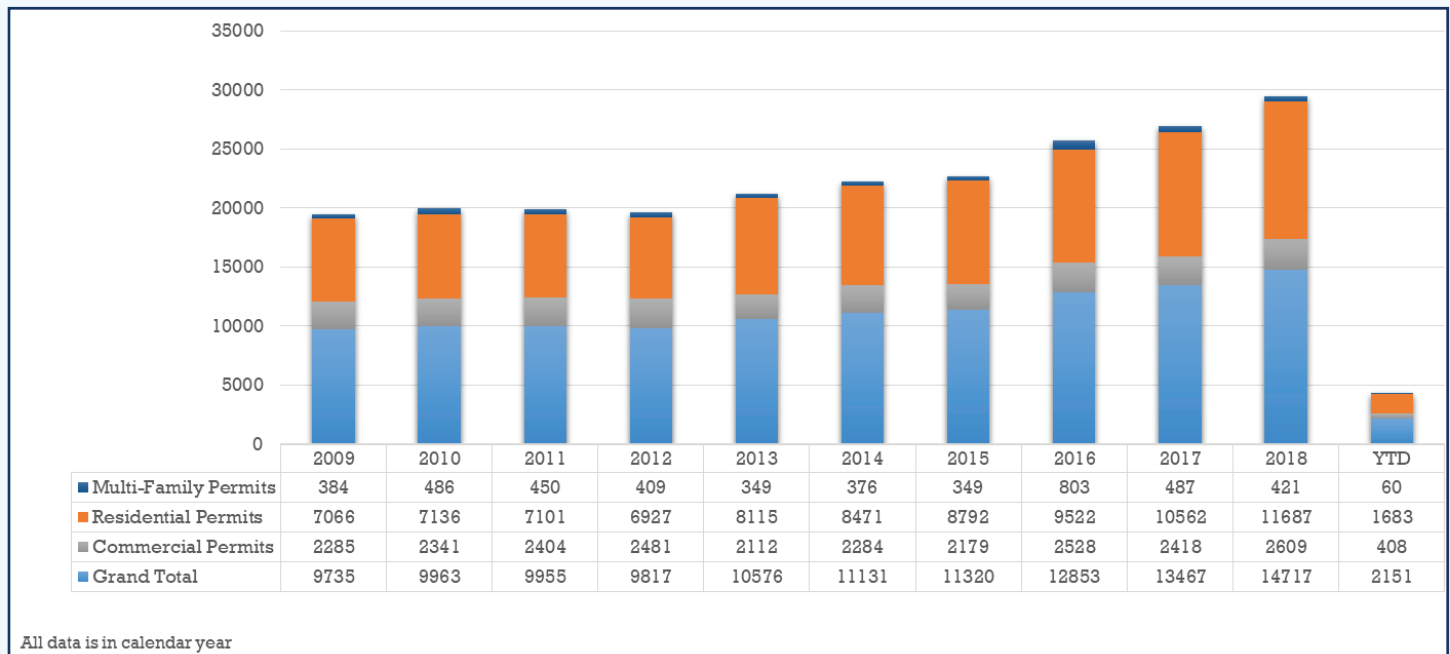


New Commercial Permits

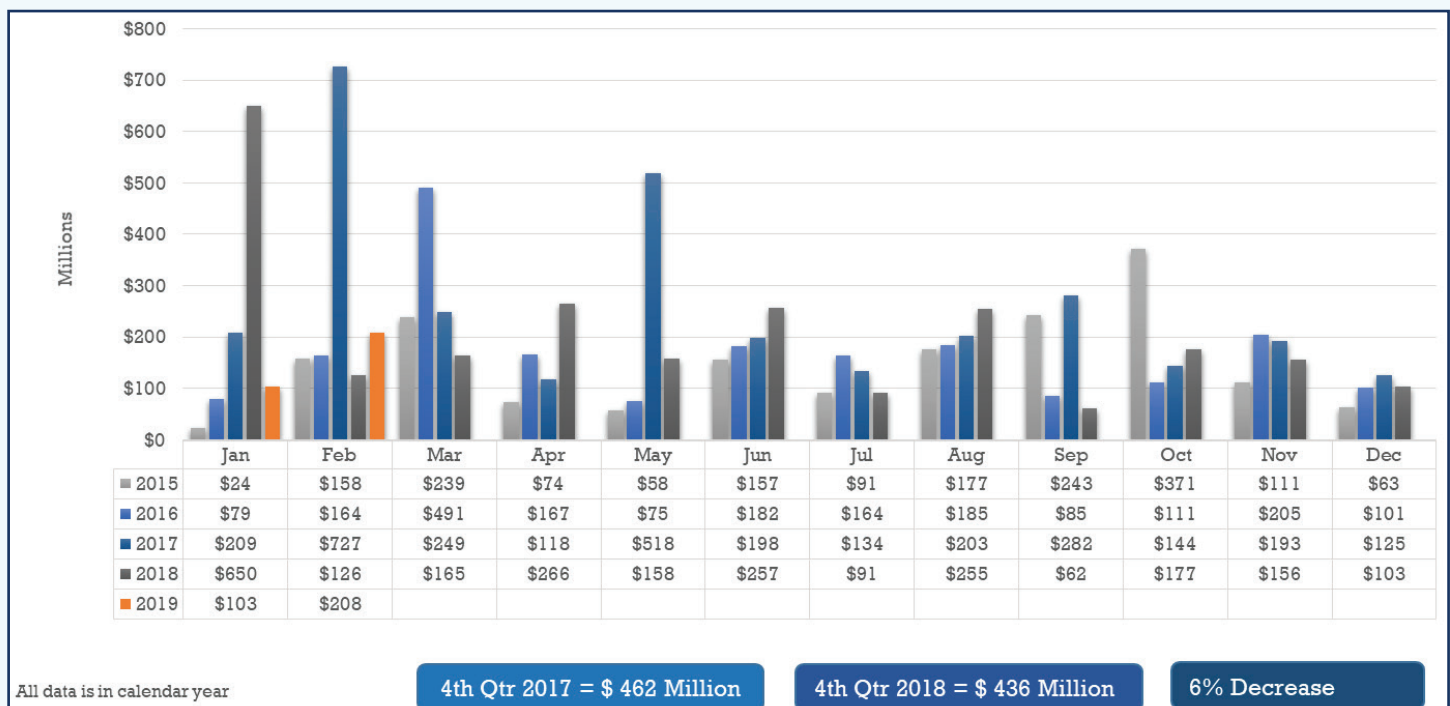


BUILDING PERMITS

Building Permit Comparison



Total Commercial Valuation



BUILDING PERMITS

New Commercial Valuation



* excludes additions and remodels

Monthly Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Difference Y-Y %	CY18 vs CY19 %	
	February	January	%	February '18	February '19 vs February '18	Jan - Dec 2018	Jan- Dec 2019
New SF Permits	415	396	19 5%	492	-77 -16%	5719	811
						14%	
New SF Value	\$76,137,423	\$70,981,858	\$5,155,565 7%	\$87,821,139	-\$11,683,716 -13%	\$970,351,567	\$147,119,281
						15%	
New Comm Permits	142	66	76 115%	70	72 103%	895	208
						23%	
New Comm Value	\$192,980,429	\$71,126,324	\$121,854,105 171%	\$99,284,533	\$93,695,896 94%	\$1,910,313,426	\$264,106,753
						14%	

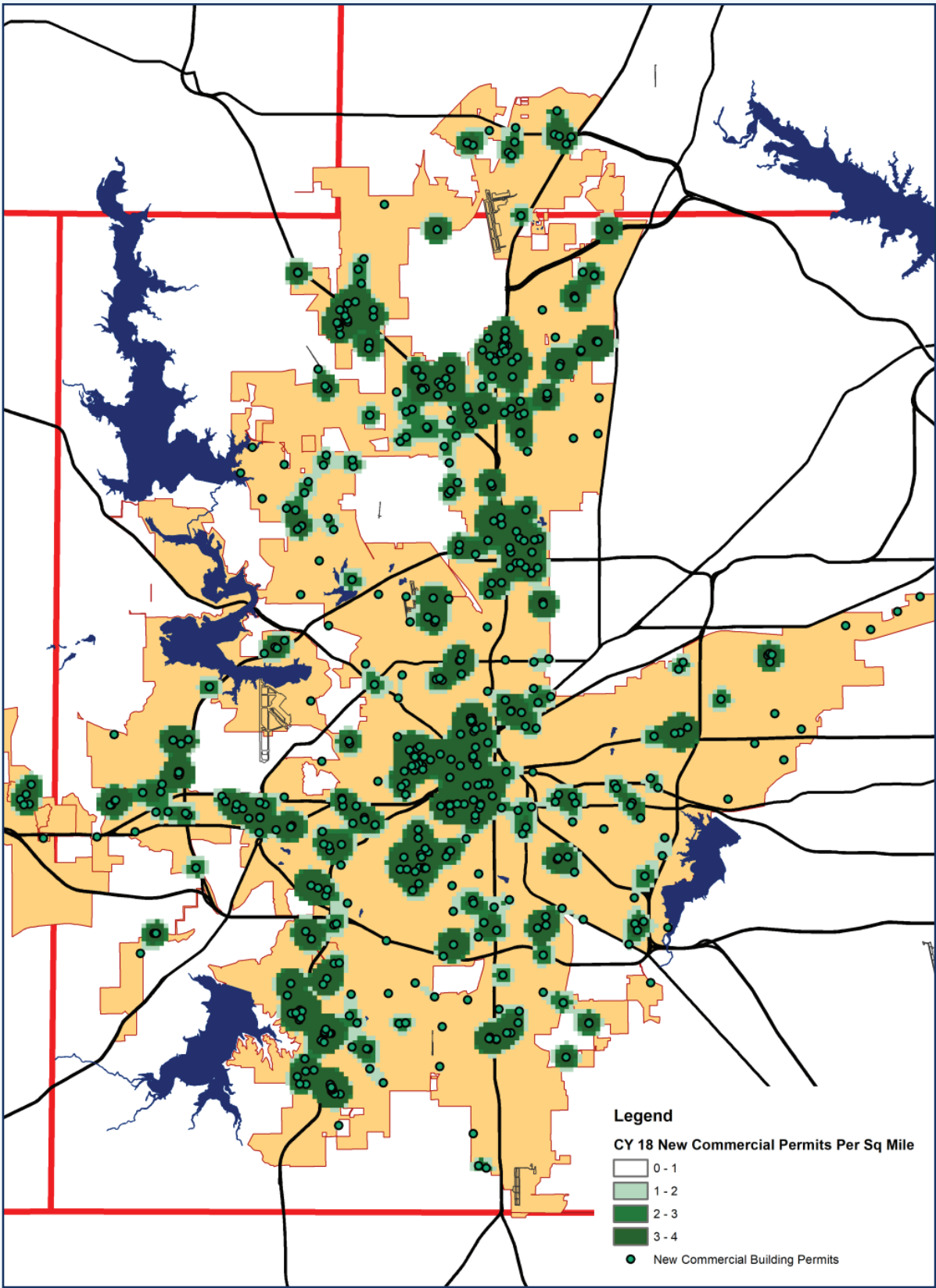
BUILDING PERMITS

Large Commercial Projects

February Large Commercial Projects

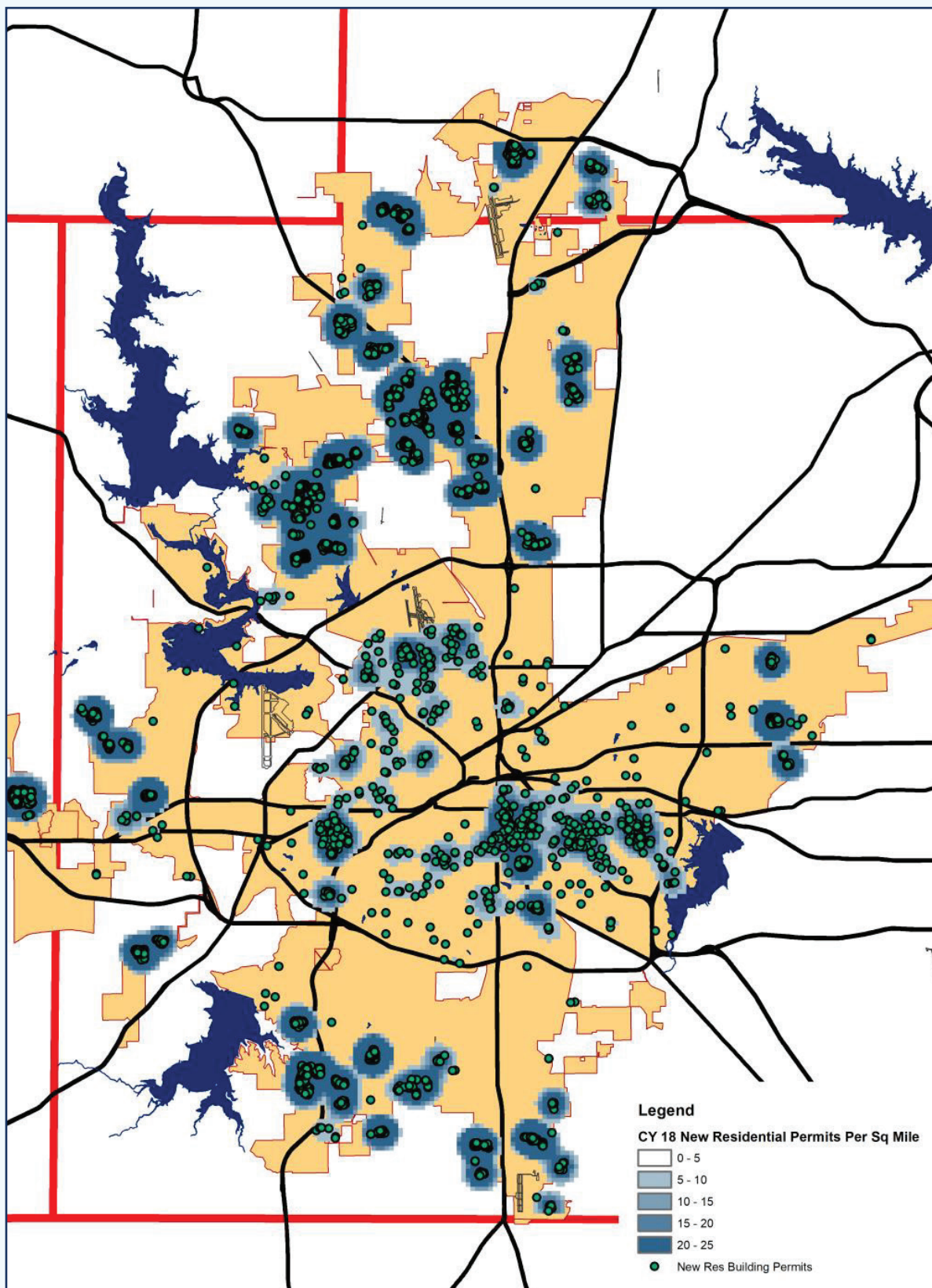
Address	Project Name	Work Desc	Valuation
11325 PARK VISTA BLVD	PARK VISTA APARTMENTS	NEW CONSTRUCTION MULTIFAMILY; 318 UNITS, BLDGS 1 & 2 A-F	\$36,860,822.00
501 ROSEDALE STREET	PODIUM GARAGE APARTMENTS- ROSEDALE MULTIFAMILY	NEW CONSTRUCTION; 5 STORY MULTIFAMILY, 275 UNITS, PARKING GARAGE	\$34,598,738.00
15848 CHAMPIONSHIP PKWY	ALTA CHAMPIONS CIRCLE	NEW CONSTRUCTION APARTMENTS, OFFICE, CLUBHOUSE, BUILDINGS 1-5 C,D,E,F,G	\$31,350,000.00
10400 CROWLEY ROAD	CROWLEY ISD VMF WHS AND FUEL CANOPY	NEW CONSTRUCTION OF FUEL CANOPY AND WHS	\$14,634,876.00
15513 NORTHCREEK RD	CHAMPIONS CIRCLE	NEW COSNTRUCTION APARTMENTS, BUILDINGS 1-8, 264 UNITS, CLUBHOUSE AND OFFICE	\$9,900,000.00
2150 BECKHAM PL	MISTLETOE STATION	NEW CONSTRUCTION APARMTENTS, 110 UNITS, BUILDINGS A & B	\$9,900,000.00
5585 SIERRA SPRINGS LN	CHISOLM TRAIL RANCH	NEW CONSTRUCTION RETAIL SHELL BUILDING	\$9,589,184.00
4500 WILMA LN	VILLAGE CREEK WATER RECLAMATION FACILITY	STORAGE BUILDING FOR CHLORINE TANKS/ CFW PROJECT	\$8,000,000.00
11120 MORIAH DR	MORIAH AT TIMBERLINE	4 STORY HOTEL; 99 UNITS,RESTARAUNT, MEETING ROOMS, CONCRETE PARKING, SWIMMING POOL	\$7,500,000.00
2900 W SEMINARY DR	NT WINDOWS	CHANGE OF USE FROM OFFICE WHS TO OFFICE WHS MANUFACTURING	\$7,400,000.00
5668 EDWARDS RANCH RD	DR. BOOTHBY: MOB	NEW CONSTRUCTION; 3 STORY MEDICAL OFFICE BUILDING	\$5,000,000.00
6225 SANDSHELL DR	AVID HOTEL	NEW HOTEL CONSTRUCTION	\$3,100,000.00
6716 BOB HANGER ST	CREEKVIEW MIDDLE SCHOOL	ADMINISTRATION AND LIBRARY RENOVATIONS; SECURITY SYSTEM, LANDSCAPE, GYM FLOOR, LIGHTING, TENNIS COURT SCREEN, FIRE ALARMS, ALL FLOORING, SOUND SYSTEM	\$2,000,000.00
3110 GREENE AVE	THE GREEN HOUSE- CHRIS CHAPEL BAPTIST BIBLE CHURCH	NEW CONSTRUCTION	\$1,900,000.00
1300 E NORTHSIDE DR	UPS	ADD CONVEYER SYSTEM TO UPS FACILITY	\$1,257,686.00
7100 S HULEN ST	HULEN STREET BAPTIST CHURCH	REMODEL OF SUNDAY SCHOOL CLASSROOM	\$1,200,000.00
2000 GREEN OAKS RD	RIDGMAR STORAGE	CHANGE OF USE WITH REMODEL OF AN EXISTING DEPARTMENT STORE INTO SELF SERVICE MINI STORAGE FACILITY	\$1,200,000.00
4728 BRYANT IRVIN RD	ALTITUDE TRAMPOLINE PARK	REMODEL EXISTING THEATRETO A TRAMPOLINE PARK/INDOOR EXERCISE EQUIPMENT/RECREATION EQUIPMENT/NEW RESTROOM AND FIXTURES	\$1,200,000.00

CY18 New Commercial Permits Heat Map



BUILDING PERMITS

CY18 New Residential Permits Heat Map



IPRC Overview

IPRC Overview Report	2016	2017	2018	2019
Cycle Complete	52	52	52	9
Total Projects	157	170	148	25
Avg. Project Total Per Cycle	3.02	3.27	2.85	2.78
Total Accepted Projects	138	156	139	14
Plan Rev. & Ret w/n 14 days	93%	95%	98%	96%

*All data is in calendar year

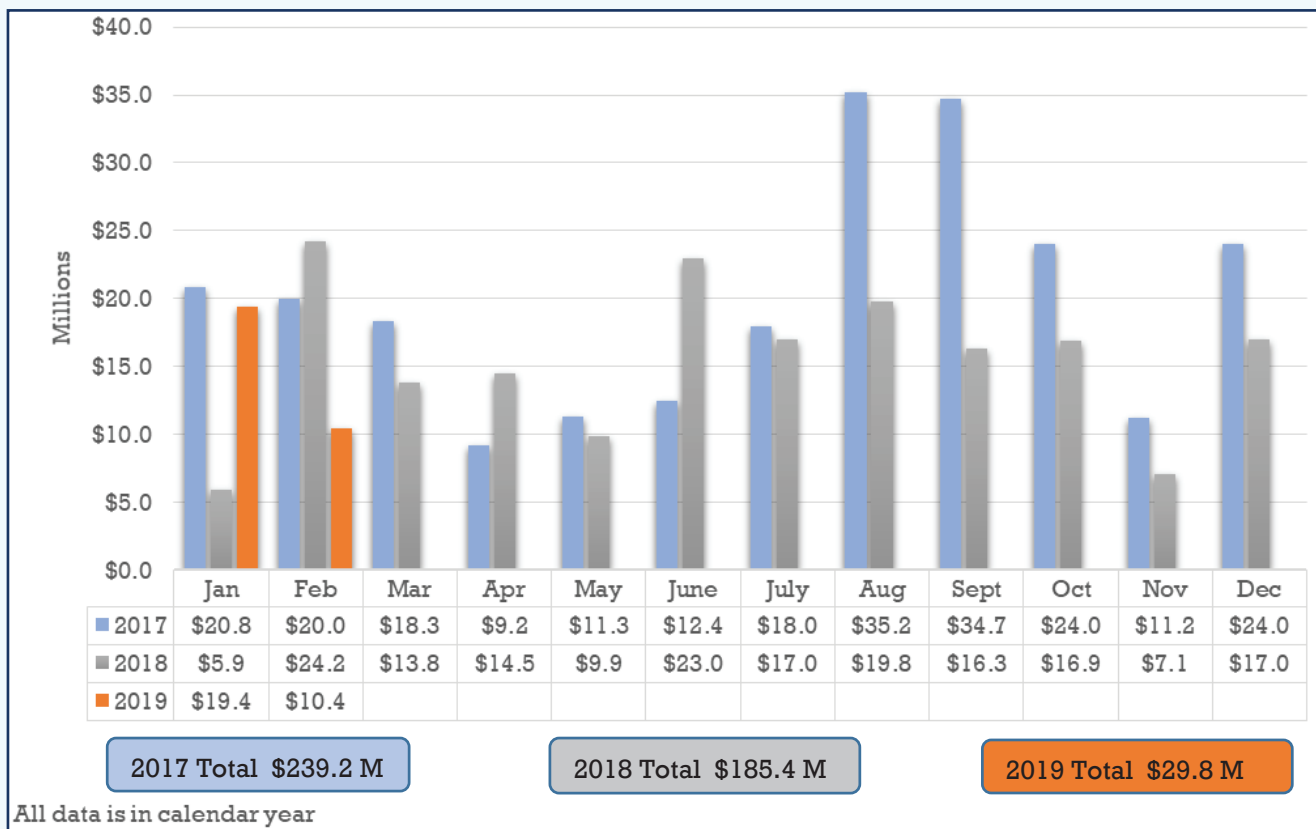
IPRC Quarterly Details

	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Cycles	13	13	13	9
Total Projects	36	47	35	25
Avg. Projects Total Per Cycle	2.77	3.62	2.7	2.78
Total Avg. Accepted Projects Per Cycle	2.08	3.54	2.15	1.00
Plan Rev. & Ret w/n 14 days	97%	96%	100%	96%

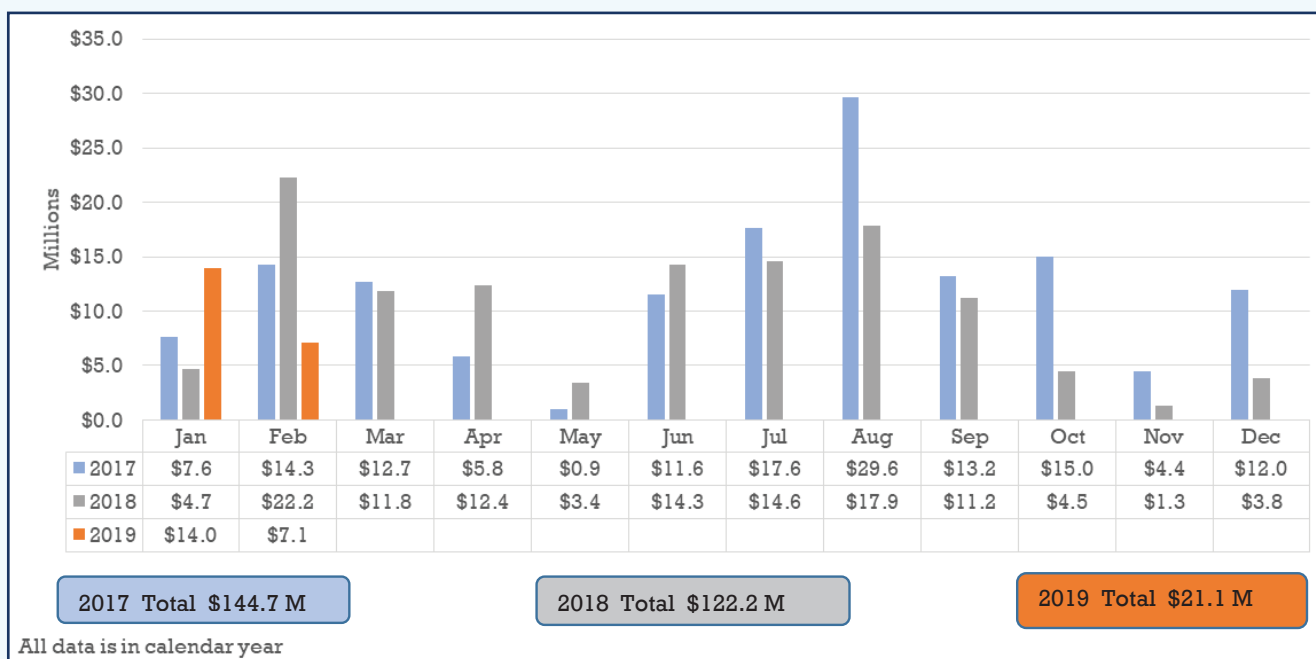
*All data is in calendar year

INFRASTRUCTURE

CFA Project Overview



Public Infrastructure Residential Projects

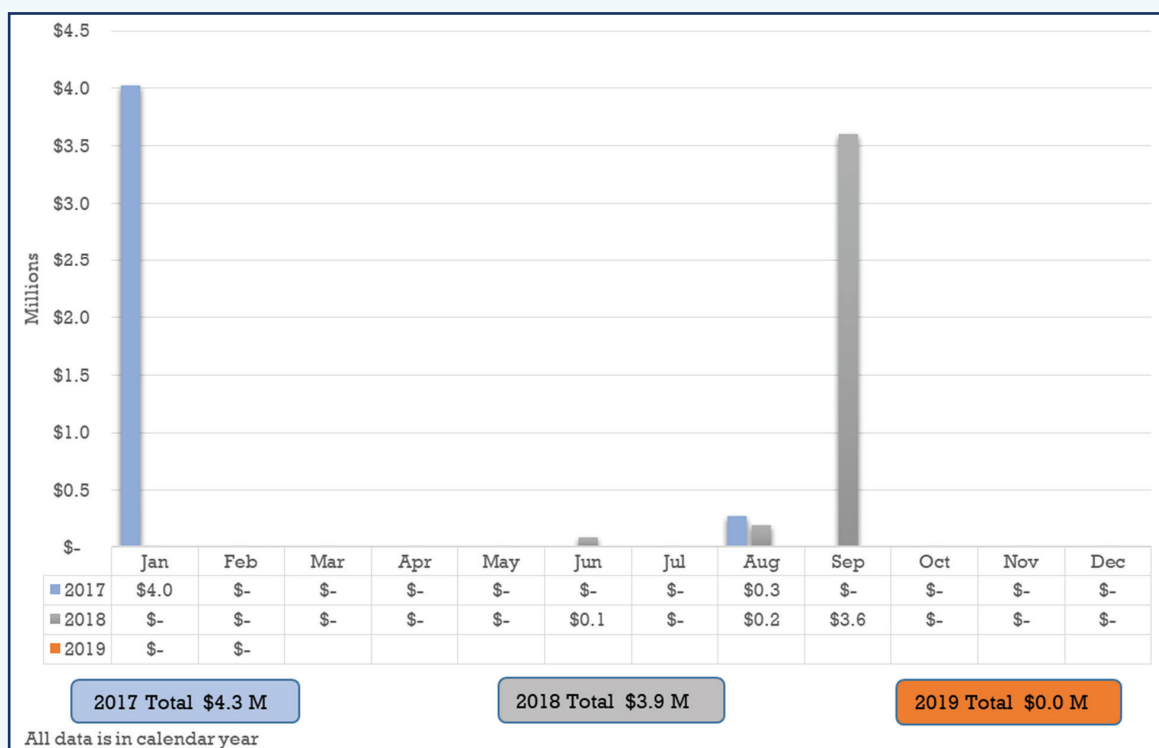


INFRASTRUCTURE

Public Infrastructure Commercial Projects

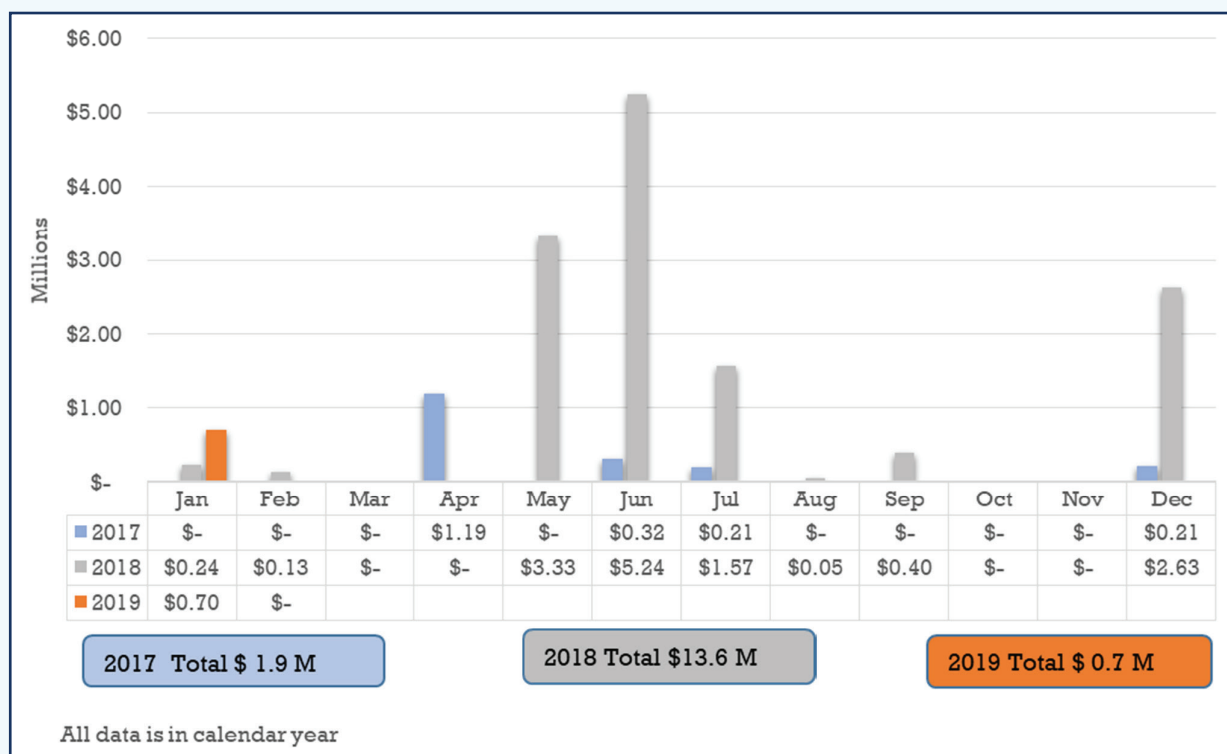


Public Infrastructure Industrial Projects

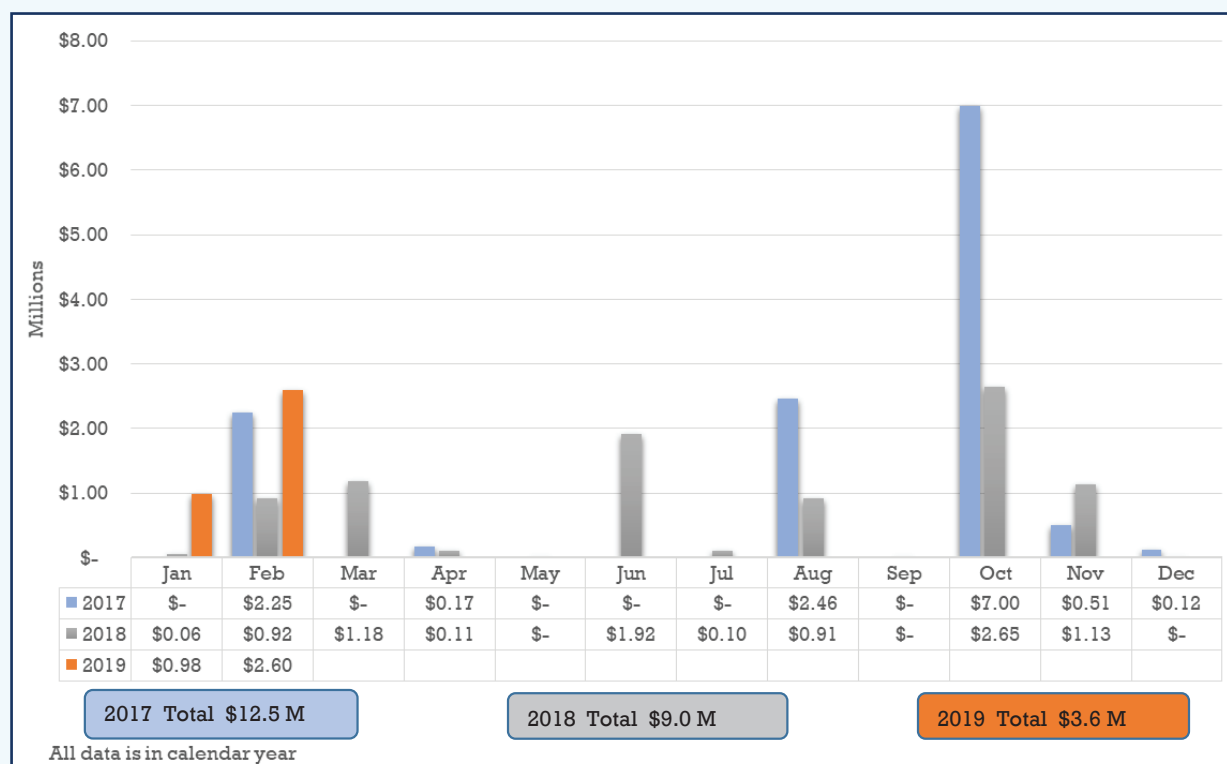


INFRASTRUCTURE

Public Infrastructure Multi-Family Projects



Public Infrastructure Institutional Projects

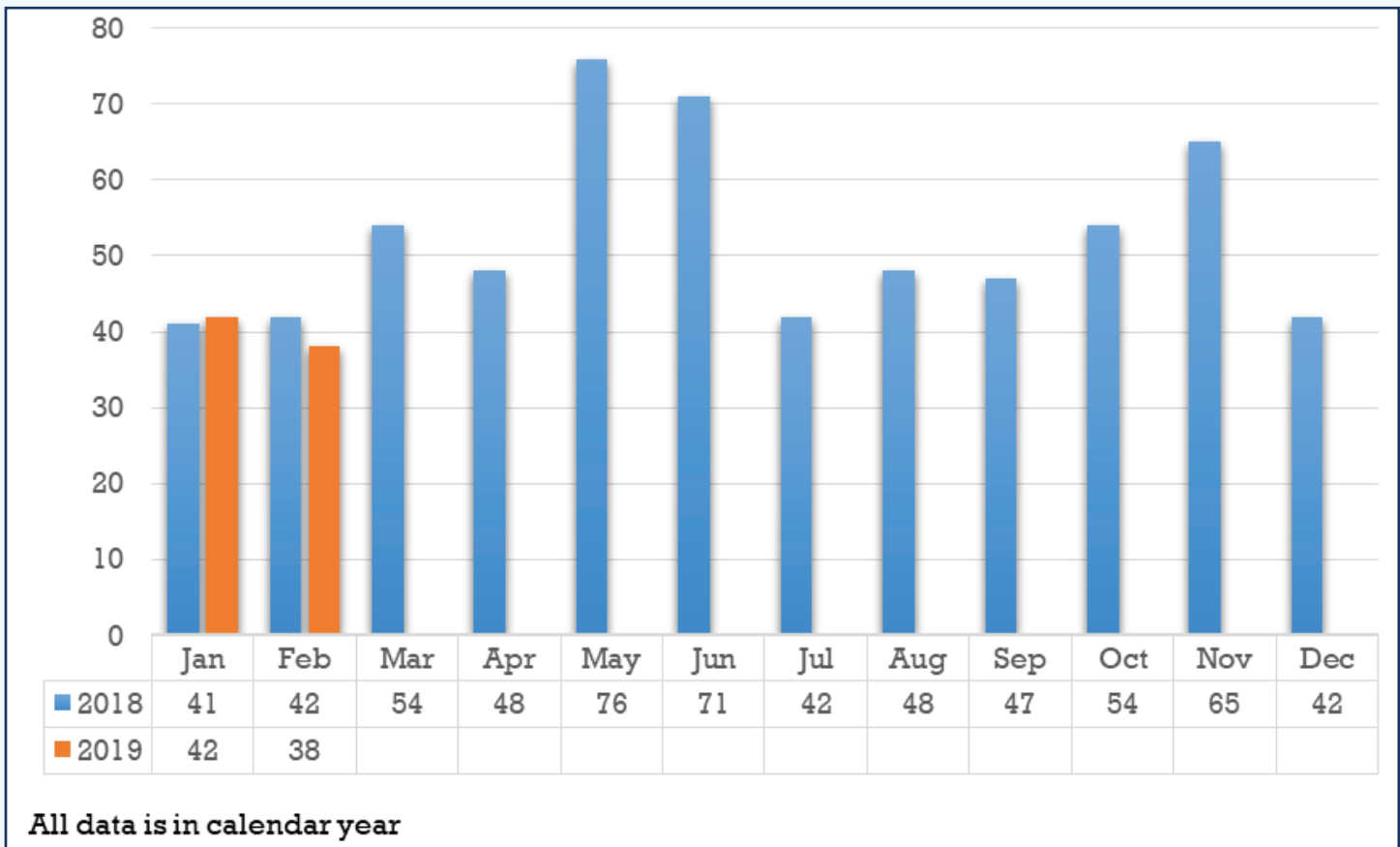


STORMWATER

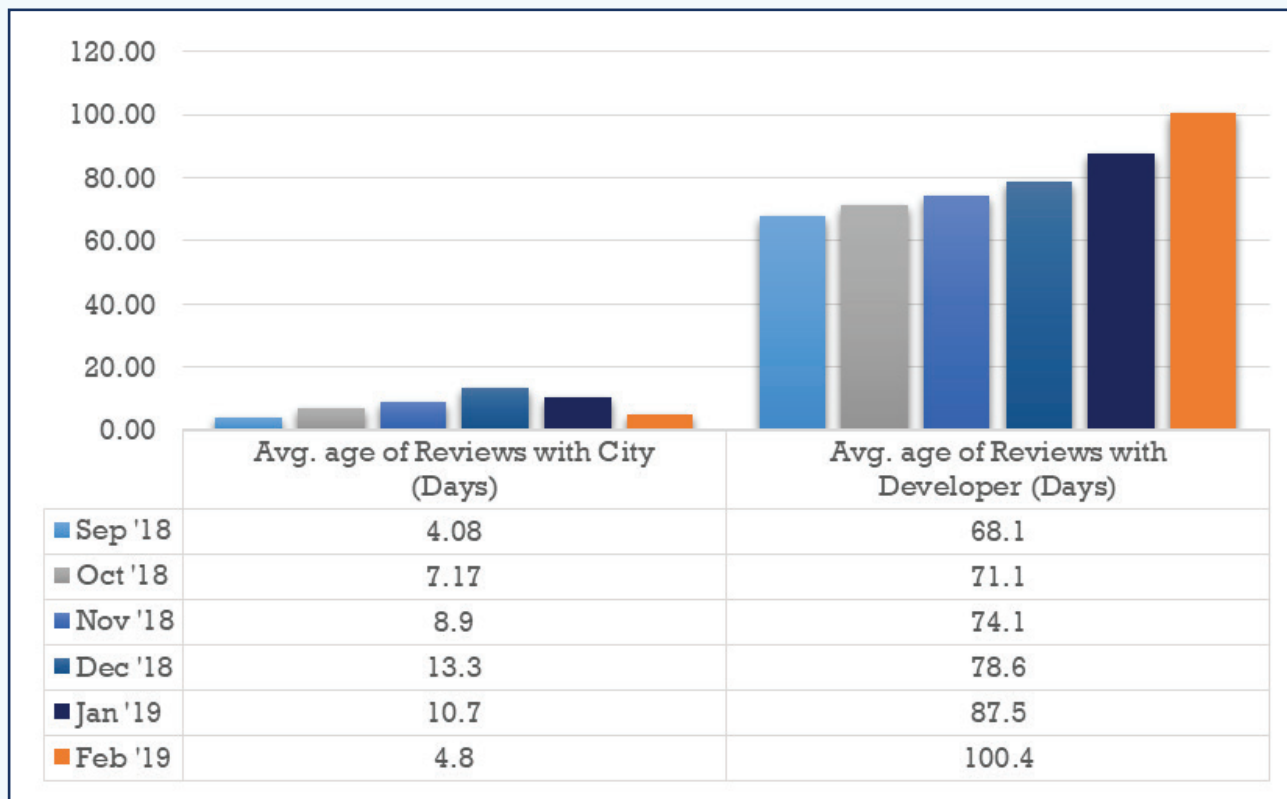
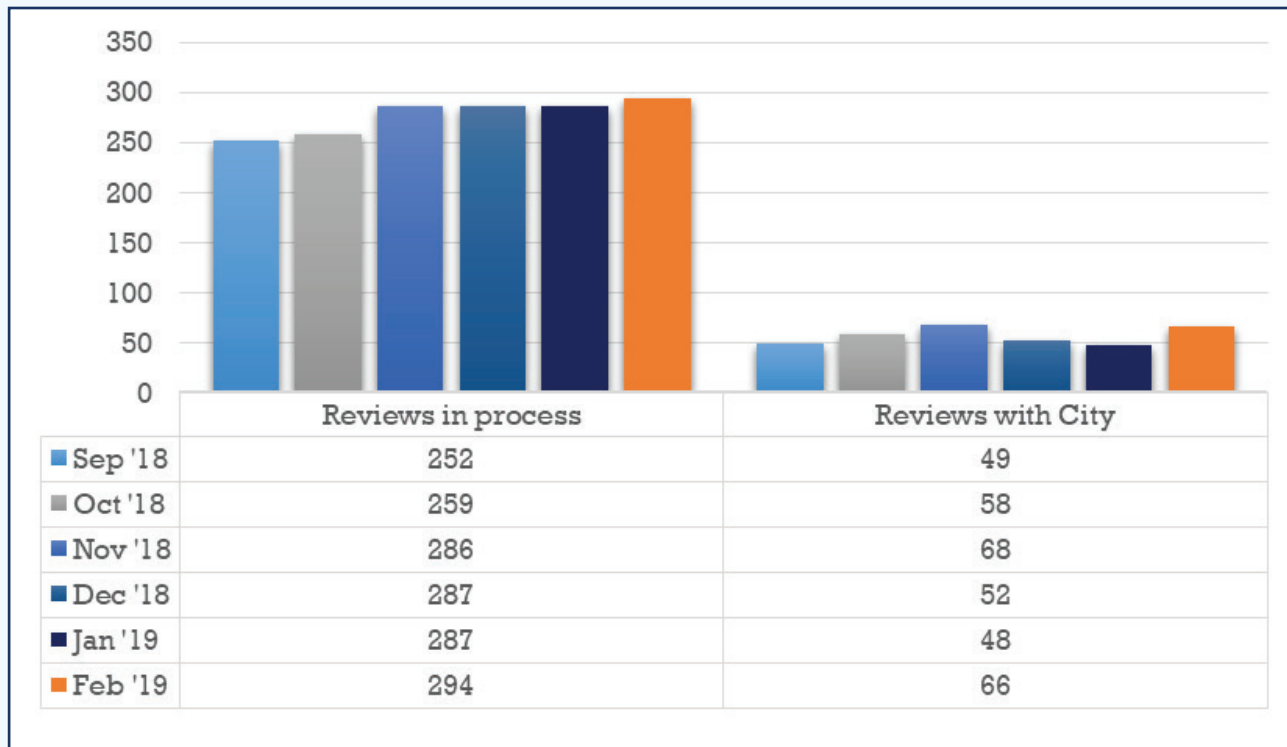
Stormwater Review Performance

Stormwater Review Performance	CY '18	CY '19	Feb '19
Avg. Review Time (days)	8.15	8.24	7.9
Num. Review Completed	1,682	249	125
% completed in 10 business days or less	85.0	79.8	87.4
Avg. PiSWM Review Iterations (City)	2.2	2.8	2.6
Avg. FiSWM Review Iterations (City)	3.0	3.5	3.4
Avg. IPRC Review Iterations (City)	3.1	3.2	3.5
Overall Customer Satisfaction Rating (1-5 scale)	4.6	4.5	4.7
Num. of Surveys Taken	32	10	9

New Stormwater Submissions



Stormwater Pipeline Snapshot



Newly Submitted Water/Sewer Studies

Water	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Newly Submitted Water Studies	6	12	7	4	5
Water Studies Approved *	4	11	8	3	4
Total Submittals & Resubmittals	6	18	16	7	9
Avg. Water Study Cycle	1.5	1.6	2	2.3	2.3
Sewer	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Newly Submitted Sewer Studies	6	11	8	6	3
Sewer Studies Approved *	5	14	8	4	4
Total Submittals & Resubmittals	13	27	13	6	9
Avg. Sewer Study Cycle	2.6	1.9	1.6	1.5	2.3

* A study can be submitted multiple times prior to the reported month before being approved

Submitted Water/Sewer Studies

Water	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Water Study Reviews in Process	4	4	4	5	6
Water Study Reviews in Process with City	2	2	1	3	2
Water Study Reviews in Process with Owner	2	2	3	2	4
Avg. Water Study Reviews in Process with City (Days)	1.8	2.6	5.1	9.7	9.5
Avg. Water Study Review in Process with Owner (Days)	1.5	5.3	1.8	1.3	7.0
Sewer	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Sewer Study Reviews in Process	9	6	7	9	9
Sewer Study Reviews in Process with City	3	2	1	3	3
Sewer Study Reviews in Process with Owner	6	4	6	6	6
Avg. Sewer Study Reviews in Process with City (Days)	8.8	5.6	3.8	4.3	12
Avg. Sewer Study Review in Process with Owner (Days)	3.8	4.6	1.5	3.5	254.5

DEVELOPMENT PROCESS IMPROVEMENTS

Active Development Process Improvements		
As of February 2019		
Accela Automation/Website/Technology Improvements (1 in progress)		
Task	Department/Staff Assigned	Status
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects.	P&D, TPW, ITS	Staff continues to monitor the implementation of phase two. The CFA data conversion has been accepted and is ready to be migrated to Accela. Staff continues to work S[Cube] to complete the IPRC and construction data conversion.
Community Facility Agreements (CFA)/Installation of Public Infrastructure (1 in progress)		
Task	Department/Staff Assigned	Status
Rewrite CFA policy, based on Six Sigma analysis, to address inconsistent and onerous requirements and to incorporate updated practices.	P&D – D.J. Harrell & Janie Morales Law – Richard McCracken	The Infrastructure & Transportation Committee was briefed on the proposed CFA update on 2/12/2019. The CFA ordinance draft was completed on 2/20/2019 and reviewed by the committee on 2/26/2019. Staff's goal is to present a final draft in April 2019 to City Council.
Permitting Review (1 in progress)		
Task	Department/Staff Assigned	Status
Complete lean process evaluation for commercial building permits.	P&D - Allison Gray, Rochell Thompson, D.J. Harrell, Douglas Bailey	Staff will provide a business process improvement update to DAC on March 21, 2019.
Water & Sewer Department (1 in progress)		
Task	Department/Staff Assigned	Status
Completed lean process improvement evaluation for misc. projects. After discussing results with management, the process improvement has been expanded to include payment process for misc. projects.	Water Dept. - Sheree Collins, Martin Phillips & Tim Schwartz	An Accela demonstration was completed with an in-house design team. Staff will conduct an analysis to determine the cost and resources needed for such an endeavor. The department will need to identify a vendor that is capable of developing a platform in Accela for miscellaneous projects.

CONTACT INFORMATION

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Stormwater Management Division
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Water

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Water Department
Engineering & Regulatory Compliance Division
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Christopher.Harder@FortWorthTexas.Gov

Report produced by the
City of Fort Worth Planning & Development Department Project Facilitation Office,
200 Texas Street, Fort Worth, Texas 76102, 817-392-1732

No Documents for this Section

A Resolution

NO. _____

APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, THE MULTIFAMILY HOUSING REVENUE BONDS FOR THE STALLION RIDGE APARTMENTS TO BE ISSUED BY TRINITY RIVER PUBLIC FACILITY CORPORATION (COUNCIL DISTRICT 8)

WHEREAS, Trinity River Public Facility Corporation (the “Issuer”) is a Texas non-profit corporation created in accordance with the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, exclusively for the purpose of assisting the Fort Worth Housing Authority in financing or providing public facilities and in particular affordable mixed income multifamily housing units in the State of Texas; and

WHEREAS, FW Stallion Ridge, LP (the “Borrower”), a Texas limited partnership, (or a related person or affiliate thereof) is seeking to borrow funds from the Issuer to finance a portion of the cost of the acquisition and construction of a multifamily housing residential rental project to be known as Stallion Ridge Apartments, to contain approximately 204 units and to be located at approximately 9128 Crimson Lane and 9105 Azure Lane in the City of Fort Worth, Texas (the “Project”), the approximate location of which is reflected in the attached exhibit; and

WHEREAS, Issuer has expressed its official intent to issue tax exempt multifamily housing revenue bonds or other obligations in an aggregate principal amount not to exceed \$20,000,000 (the “Bonds”) to finance a portion of the costs of acquisition and construction; and

WHEREAS, pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, the City Council of the City of Fort Worth, after the required public hearing following reasonable notice (the “TEFRA Hearing”), must approve issuance of obligations by the Issuer in order for the obligations to qualify as tax-exempt obligations under the Code; and

WHEREAS, the TEFRA Hearing regarding the Bonds and the Project was conducted at 1201 East 13th Street, Fort Worth, Texas, 76102 on March 8, 2019, by a designated hearing officer of the Issuer, evidence of which is attached hereto as an exhibit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

1. The City Council, solely for the purposes of Section 147(f) of the Internal Revenue Code, as the elected legislative body having jurisdiction over an area in which the facilities to be financed with the proceeds of the Bonds are to be located, hereby approves the proposed issuance of the Bonds in an amount not to exceed

\$20,000,000 to finance development of the Project and authorizes Mayor Betsy Price to execute an Approval Certificate evidencing such approval.

2. The foregoing approval is given in accordance with the provisions of Section 147(f) of the Internal Revenue Code and for no other purposes and is not to be construed as an undertaking by the City of Fort Worth. The Bonds shall not constitute a liability, indebtedness, or obligation of the City of Fort Worth, nor shall any of the assets of the City of Fort Worth be pledged to the repayment of the Bonds.

3. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Fort Worth, and it is accordingly so resolved.

PASSED AND APPROVED, this _____.

Betsy Price, Mayor

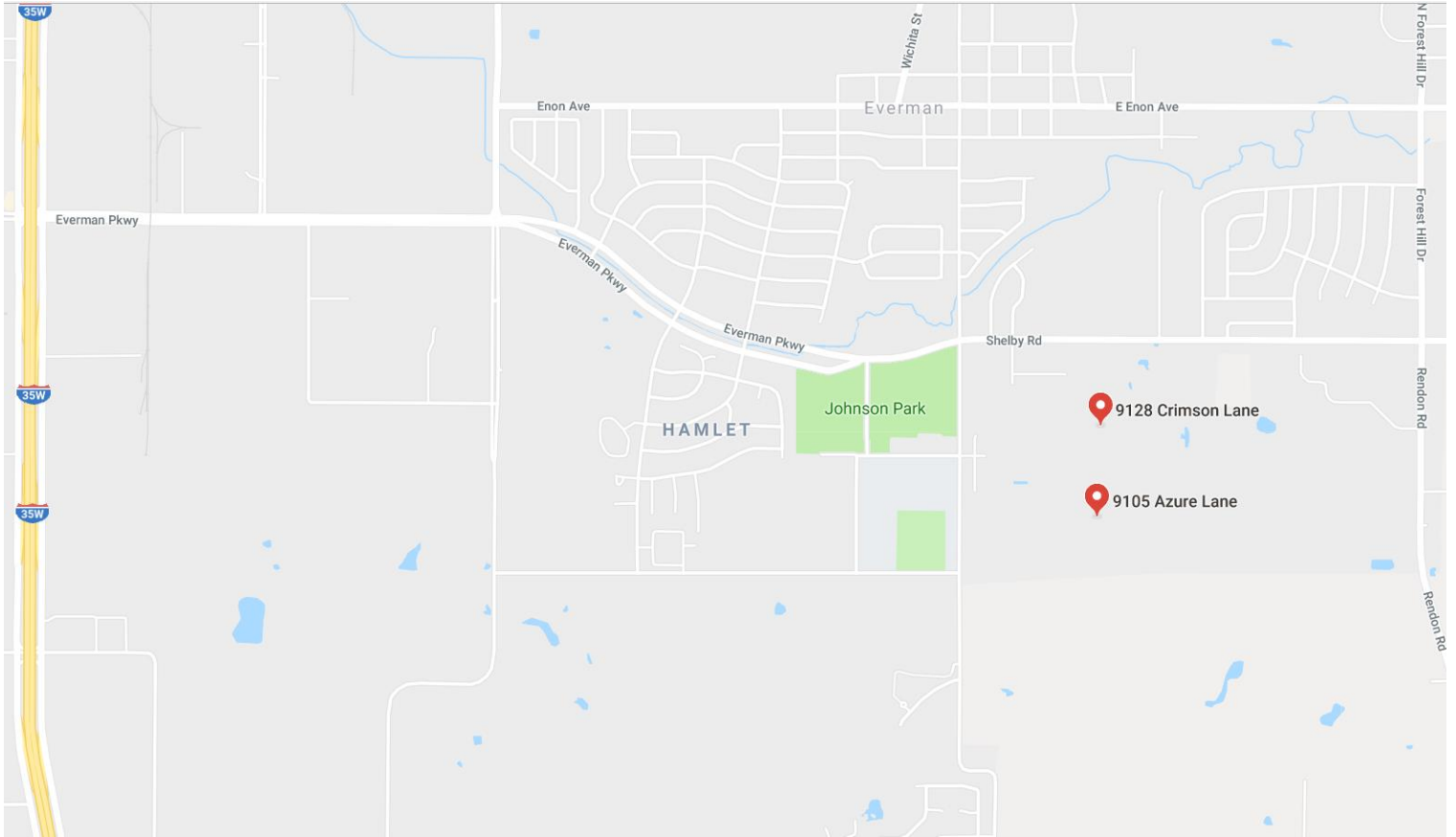
APPROVED AS TO FORM AND LEGALITY:

By: _____
Sarah J. Fullenwider, City Attorney

ATTEST:

By: _____
Mary Kayser, City Secretary

EXHIBIT – APPROXIMATE LOCATION



MINUTES OF PUBLIC HEARING

Re: Trinity River Public Facility Corporation Multifamily Housing Revenue Bonds
(Stallion Ridge Apartments)

The undersigned Hearing Officer of Trinity River Public Facility Corporation (the "Issuer") called the public hearing to order at 4:00 p.m. on March 8, 2019, at the offices of the Issuer, 1201 E. 13th Street, Fort Worth, Texas 76102, regarding the issuance of the above-described Bonds.

The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to FW Stallion Ridge, LP to acquire, construct and maintain a multifamily residential rental facility to be known as the Stallion Ridge Apartments located at 9128 Crimson Lane and 9105 Azure Lane, Fort Worth, Texas (the "Project"), containing approximately 204 units.

The required notice of the public hearing for the Project was published in the *Fort Worth Star-Telegram*, being a newspaper of general circulation in the specific location of the Project and in the jurisdiction in which the public hearing was held, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the Hearing Officer declared the Public Hearing closed.

Dated as of March 8, 2019.



Mr. Tyler Arbogast
Hearing Officer

EXHIBIT A
AFFIDAVIT OF PUBLICATION
(SEE ATTACHED)

STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day

personally appeared Christine Lopez, Advertising Representative
for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas and
distributed in other surrounding Counties; and who, after being duly sworn, did dispose and say that the
following clipping of an advertisement was published in the above named paper on the following dates:

Frn Feb 22, 2019

Signed

Lopez

Subscribed and sworn to before me, this the 6 day of March 2019

Notary Public

L. Cordero

Tarrant County, Texas



USE REGULATIONS," BY AMENDING SECTION 12.751 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "AREA REGULATIONS FOR RESIDENTIAL DISTRICTS," BY AMENDING THE SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE FROM THE MAIN STRUCTURE, AND SIDE AND REAR PROPERTY LINES, AND BY PROVIDING UNATTACHED SHADE STRUCTURES SUCH AS PERGOLAS AND/OR SHADE ARBORS SHALL BE SEPARATED FROM SIDE AND REAR PROPERTY LINES BY A MINIMUM OF FIVE FEET (5'); PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Section 3. PENALTY CLAUSE Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense. APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 13th day of November, 2018. /s/Carl E. Glerisch, Jr., Mayor /s/April S. Hill, City Secretary /s/Jeff Moore, City Attorney

**FORT WORTH TRANSPORTATION AUTHORITY
DOING BUSINESS AS
TRINITY METRO
FORT WORTH, TEXAS
REQUEST FOR PROPOSALS
PRIMARY DEPOSITORY BANK
SERVICES**

The Fort Worth Transportation Authority d/b/a Trinity Metro, Fort Worth, Texas is soliciting sealed proposals from eligible and qualified financial institutions to provide Primary Depository Bank Services. Sealed proposals will be accepted until 2:00 p.m. on Wednesday, April 3, 2019 and delivered to Trinity Metro, Attention: Office of the AVP of Contract Administration and Procurement, Burnett Plaza, 801 Cherry Street, Suite 850, Fort Worth, Texas 76102 with proposals to be opened at 2:00 p.m. on this date at this location.

If prospective proposers are encouraged to attend a non-mandatory pre-proposal conference with Trinity Metro, at the Intermodal Transportation Center (ITC), 2nd Floor Community Room, 1001 Jones Street, Fort Worth, Texas 76102 at 11:00 a.m. on Wednesday, March 6, 2019. The RFP may be downloaded from Trinity Metro's website at <https://ridetrinitymetro.org/business-center/procurement/current-procurement-opportunities/>. Questions regarding the RFP should be directed in writing via email to Kathy Bridwell, AVP of Contract Administration and Procurement, at Kathy.bridwell@RideTM.org by close of business on March 15, 2019. The award of the Primary Depository Bank Services contract is scheduled for consideration by the Board of Directors of Trinity Metro at its regularly scheduled meeting at 3:30 p.m. on Monday, June 24, 2019, at the Intermodal Transportation Center (ITC), 2nd Floor Community Room, 1001 Jones Street, Fort Worth, Texas 76102.

**CALL
817.332.3333
Place Your Ad NOW**

Development Board, P.O. Box 13231, Austin, Texas 78711-3231.

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by Trinity River Public Facility Corporation (the "Issuer"), a non-profit public facility corporation created by the Housing Authority of the City of Fort Worth d/b/a Fort Worth Housing Authority (the "Authority"), on Friday, March 8, 2019, at 4:00 p.m., at the Authority's offices at 1201 East 13th Street, Fort Worth, Texas 76102, with respect to an issue of multifamily housing revenue bonds (the "Bonds") to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$20,000,000. The proceeds of the Bonds will be loaned to FW Stallion Ridge, LP (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development known as Stallion Ridge Apartments (the "Development"), containing approximately 204 units and located at approximately 9128 Crimson Lane and 9105 Azure Lane, Fort Worth, Texas.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a leasehold interest in the Development site) will be the Borrower identified above.

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to be Mr. Tyler Arbogast, Fort Worth Housing Solutions, 1201 East 13th Street, Fort Worth, Texas 76102 or (682) 717-7669.

Persons who intend to appear at the hearing and express their views are invited to contact Mr. Arbogast in writing or by telephone in advance of the hearing. Any interested persons unable to attend the hearing may submit their views in writing to Mr. Arbogast prior to the date scheduled for the hearing.

This notice is published and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any taxable bond.

**Notice of Public Hearing
of Contemplated Annexation
Case No. AX-18-0013**

Notice is hereby given that public hearings will be held by the City Council of the City of Fort Worth, Texas, in the Council Chamber, second floor of the Municipal Office Building, 200 Texas Street, Fort Worth, Texas, at 7:00 p.m. on March 5th 19th, 2019.

The purpose of these public hearings is to consider the proposed annexation of the following described territory:

All that certain lot, tract, or parcel of land, situated in a portion of the William Sample Survey, Abstract No. 1207, Denton County, Texas, being part of that certain

notice is hereby given that public hearings will be held by the City Council of the City of Fort Worth, Texas, in the Council Chamber, second floor of the Municipal Office Building, 200 Texas Street, Fort Worth, Texas, at 7:00 p.m. on March 5th 19th, 2019.

The purpose of these public hearings is to consider the proposed annexation of the following described territory:

All that certain lot, tract, or parcel of land, situated in a portion of the William Sample Survey, Abstract No. 1207, Denton County, Texas, being part of that certain called 73.567 acre tract described as Tract 2 in a deed to Alliance-156 Partners, LP recorded in Instrument No. 2010-110449 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "5587" for the Northwest corner of said 73.567 acre tract, the Northeast corner of a called 73.362 acre tract described in a deed to Jeanne Shelton recorded in Instrument No. 1999-115848 (DRDCT), and being in the recognized North line of said William Sample Survey, from which a 3/4" iron pipe found for the Northeast corner of said 73.362 acre tract bears South 89 deg. 8 min. 17 sec. West - 988.75 feet; THENCE North 89 deg. 8 min. 17 sec. East along the North lines of said 73.567 acre tract and Sample Survey, a distance of 80.99 feet to a 1/2" capped iron rod found stamped "LANDERS" for an ell corner of said 73.567 acre tract;

THENCE South 01 deg. 43 min. 48 sec. East departing the North line of said Sample Survey and continue along a North line of said 73.567 acre tract, a distance of 100.16 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for an ell corner of said 73.567 acre tract;

THENCE North 89 deg. 12 min. 13 sec. East along the North line of said 73.567 acre tract, a distance of 900.68 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for the Northeast corner of same and being the Northwest corner of a called 73.700 acre tract described as Tract 1 in a deed to William Scott Wilson, et al recorded in Instrument No. 2018-3114 (DRDCT);

THENCE South 0 deg. 29 min. 39 sec. West along the East line of said 73.567 acre tract and the West line of said 73.700 acre tract, at 2,624.07 feet pass a 5/8" capped iron rod found stamped "DUNAWAY" in the North right-of-way line of Farm-to-Market Highway No. 156 (variable width right-of-way), continue a total distance of 2805.74 feet to a 5/8" capped iron rod found stamped "DUNAWAY" in the South right-of-way line of said Farm-to-Market Highway No. 156, from which a 1/2" iron rod found bears North 79 deg. 49 min. 9 sec. West - 2.80 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 2,391.83 feet, a central angle of 3 deg. 17 min. 55 sec., and being subtended by a chord which bears North 80 deg. 21 min. 56 sec. West - 137.68 feet;

THENCE in a Westerly direction departing said East and West lines and continue along said curve to the right and said South right-of-way line, a distance of 137.70 feet to a brass monument found stamped "TX-DOT ROW";

THENCE North 78 deg. 42 min. 59 sec. West tangent to said curve and continue along said South right-of-way line, a distance of 864.59 feet to a 5/8" capped

**PUBLIC HEARING FOR
TRINITY RIVER PUBLIC FACILITY CORPORATION
Stallion Ridge Apartments
March 8, 2019**

	PRINTED NAME	SIGNATURE	STREET ADDRESS	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1.	Tyler Arbogast	Tyler Arbogast	300 S. Beach Ct. FW TX	✓	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

A Resolution

NO. _____

ESTABLISHING STOP SIX DESIGN BOUNDARY AND STANDARDS FOR SINGLE FAMILY DEVELOPMENT RECEIVING NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVES

WHEREAS, on March 23, 2010, the City Council adopted Resolution No. 3869 to update the Stop Six Neighborhood Empowerment Zone Strategic Plan, which contains design guidelines for single family development; and

WHEREAS on January 29, 2019, the City Council approved M&C G-19467, which amended the Neighborhood Empowerment Zone Program (NEZ) Basic Incentives and Tax Abatement Policy to include minor design guidelines for single family development and requires compliance with those guidelines and compliance with any design guidelines in adopted NEZ strategic plans to receive NEZ incentives; and

WHEREAS, on January 29, 2019, the City Council adopted, Resolution Nos. 5041 and 5042 dissolving all then existing NEZ areas and designating six NEZ areas but leaving adopted strategic plans in effect; and

WHEREAS, the Stop Six Strategic Plan is located in NEZ Area Six and in Council District 5; and

WHEREAS Councilmember Gyna Bivens has requested that the 2010 Stop Six NEZ design guidelines for single family development be updated and converted to objective design standards; and

WHEREAS the City Council finds that the proposed Stop Six design boundary and standards would promote the creation of quality affordable housing in the area

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That the attached Stop Six design boundary and standards are adopted as an amendment to the Stop Six NEZ Strategic Plan and shall apply to single family development receiving NEZ incentives.

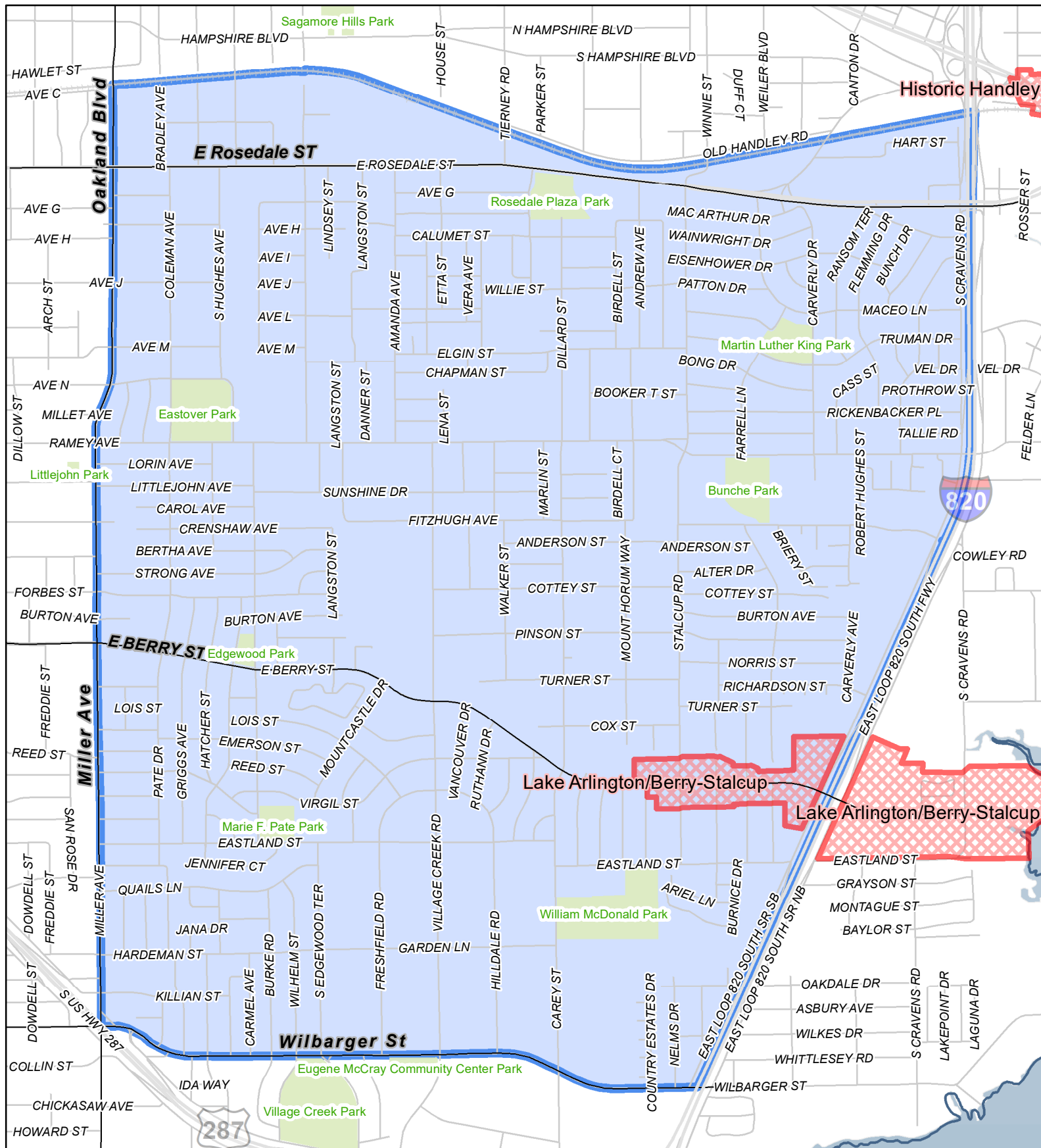
Adopted this _____ day of _____ 2019.

ATTEST:

By: _____

Mary Kayser, City Secretary

Stop Six NEZ Design Boundary



-  Design Boundary
-  Urban Village
-  Parks



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Stop Six Single Family Design Standards

Revised 3/5/2019

ELEMENT	STANDARD
Site Planning	All projects shall follow the requirements of the base A zoning district.
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	All required parking spaces (minimum of 2 for a 3 bedroom unit) shall be behind the front wall. A two-car garage is preferred; a minimum of one-car garage shall be provided. The garage shall be located at or behind the front wall and shall not project in front of the front wall.
Building Design Architectural Features	<ul style="list-style-type: none">• Homes shall have an entry feature such as a porch or stoop that faces the street.• Front porches are encouraged. Open porches can extend up to 10 ft. into the front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 ft. in depth.• Homes shall have a minimum of one 8 square foot window on all sides of the house, with larger or additional windows preferred facing a public street.• Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 4 ft. from the front wall containing a window.
Landscaping	<ul style="list-style-type: none">• One minimum three-inch diameter tree shall be planted in the front yard and one minimum three-inch diameter tree shall be planted between the sidewalk and curb/in the parkway or on the front property line in the case of utility conflicts. If a cul-de-sac lot does not have adequate parkway for tree spacing, a second tree can be placed elsewhere within the lot.• A variety of landscape plants and materials in the front yard is highly encouraged. Landscaping should be kept to a height to allow visibility to and from doors and windows.

A Resolution

NO. _____

APPROVING THE CONTINUING DISCLOSURE AGREEMENT WITH THE TRINITY RIVER AUTHORITY

WHEREAS, the City of Fort Worth, Texas (the “City”) and the Trinity River Authority of Texas (the “Issuer”) have previously entered into, and may in the future enter into, contracts relating to the provision of facilities and/or services by the Issuer for the benefit of the City; and

WHEREAS, in connection with the financing of the facilities and/or services provided by the Issuer for the benefit of the City, the Issuer has from time to time authorized, issued, and delivered bonds (the “Bonds”) of the Issuer supported by payments to be made by the City pursuant to such contracts and may do so again in the future; and

WHEREAS, the United States Securities and Exchange Commission has adopted Rule 15c2-12, as amended from time to time (the “Rule”); and

WHEREAS, the Rule provides that a broker, dealer, or municipal securities dealer of Bonds issued after the effective dates set forth in the Rule, may not purchase or sell Bonds in connection with an offering thereof unless, prior to the purchase or sale thereof, “obligated persons”, or entities acting on behalf of “obligated persons”, have undertaken to provide certain updated financial information and operating data annually, and timely notice of specified material events, to certain information vendors; and

WHEREAS, in accordance with City of Fort Worth Resolution 2137 (M&C G-11388), the City and the Issuer previously entered into a Continuing Disclosure Agreement, as amended, in conformance with the Rule (the “Original CDA”); and

WHEREAS, in order to reflect the Rule, as recently amended, and provide adequate flexibility to accommodate any subsequent amendments to the Rule, it is deemed appropriate and necessary to enter into a new Continuing Disclosure Agreement (the “CDA”), which supersedes the Original CDA; and

WHEREAS, it is the intent of both the Issuer and the City that any and all obligations and/or duties of the respective party under the Original CDA with respect to any previously issued series of Bonds shall continue to be observed as carried forward into the CDA; and

WHEREAS, in order to comply with the Rule and facilitate the future issuance of Bonds, the City and the Issuer have agreed that it is deemed appropriate and necessary to enter into the CDA hereinafter authorized to be executed and delivered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:

Section 1. That the recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

Section 2. That the Fort Worth City Manager is hereby authorized and directed to execute and deliver, and the Fort Worth City Secretary is authorized and directed to attest to, the CDA substantially in the form and substance attached hereto.

Section 3. That the Fort Worth City Manager is hereby authorized and directed to execute and deliver, and the Fort Worth City Secretary is authorized and directed to attest to, any amendment or supplement to the CDA hereinafter required or appropriate in response to further amendment of the Rule in order to maintain compliance with the requirements of the Rule.

Section 4. That the CDA, and any amendment or supplement thereof, shall become effective and enforceable in accordance with its terms immediately upon execution and delivery thereof for all intents and purposes.

Section 5. That each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the meeting at which this Resolution was introduced, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose, and that said meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by the Texas Government Code, Chapter 551.

Adopted this ____day of _____ 2019.

ATTEST:

By: _____

Mary Kayser, City Secretary

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the "Agreement"), dated as of ____, 2019 is executed and delivered by the Trinity River Authority of Texas (the "Authority") and the City of [____], Texas (the "City") in connection with the issuance, from time to time, of those bonds of the Authority to which the City is an "obligated person," as defined below (the "Bonds"). The information to be provided consists of: (i) certain annual financial and operating information and audited financial statements, if available; (ii) timely notices of the occurrence of certain events and (iii) timely notices of the failure of the City to provide required annual financial information on or before the date specified herein. Terms not defined herein have the meaning assigned in the Rule (defined below).

SECTION 1. Definitions.

As used in this Agreement, the following terms have the meanings ascribed to such terms below:

"*Financial Obligation*" has the meaning assigned in the Rule. For convenience, such definition means (a) a debt obligation; (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b) above. Pursuant to the Rule, the term Financial Obligation does not include municipal securities for which a final official statement has been provided to the MSRB consistent with the Rule.

"*MSRB*" means the Municipal Securities Rulemaking Board and any successor to its duties.

"*Obligated Person*" means any person, including an issuer of municipal securities, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the municipal securities to be sold (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). With respect to the Authority's Bonds, the City is an "obligated person."

"*Rule*" means SEC Rule 15c2-12, as amended from time to time.

"*SEC*" means the United States Securities and Exchange Commission and any successor to its duties.

SECTION 2. Annual Reporting; Obligations of the City.

(a) *Information Specified in the Authority's Official Statements.* The City shall provide to the MSRB via its Electronic Municipal Market Access System ("EMMA"), on an annual basis, financial information and operating data pertaining to the City as specified and included in Appendix B of any final official statement relating to the Authority's Bonds. Such information shall be (i) filed with the MSRB within six months after the end of each of its fiscal years ending on or after 2019 and (ii) in an electronic format that is prescribed by the MSRB. The City may provide such information through an agent designated by the City, if the City has designated such agent, or through an agent designated by the Authority.

(b) *Annual Financial Statements.* The City shall provide to the MSRB its audited financial statements when and if available, and in any event, within twelve months after the end of each fiscal year ending in or after 2019. If the audit of the City's financial statements is not complete within twelve months after any such fiscal year end, then the City shall file unaudited financial statements within such twelve month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements to be provided shall be (1) prepared in accordance with the accounting principles described in the notes to the financial

statements or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the City commissions an audit of such statements and the audit is completed within the period during which it must be provided.

(c) If the City changes its fiscal year, it will notify the MSRB in writing of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(d) The financial information and operating data to be provided pursuant to this Section (i) shall be filed either directly by the City or through an authorized agent and (ii) may be set forth in full in one or more documents or may be incorporated by specific reference to any document or specific part thereof (including an official statement or other offering document, if it is available from the MSRB) that has been provided to the MSRB.

(e) The City shall provide, in a timely manner, notice to the MSRB and the Authority of any failure by the City to provide annual financial statements and operating data in accordance with this Section.

(f) All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB and shall be linked to all CUSIPs for the Bonds. The Authority agrees to provide the City with all CUSIP numbers to Bonds for which the City is an obligated person within ten business days after this Agreement has been executed by both parties and, in the case of future Bond issues, within ten days of closing on such Bonds.

SECTION 3. Notice of Certain Events.

(a) The City shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten Business Days after the occurrence of the event) of any of the following events that relate to the City and with respect to its bonds:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (7) Modifications to rights of security holders, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the securities, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership or similar event of the City;

(13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

(b) For the purposes of the event identified in (a)(12) above, the event is considered to occur when any of the following occur: The appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(c) All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB and shall be linked to all CUSIPs for the Bonds. The Authority agrees to provide the City with all CUSIP numbers to Bonds for which the City is an obligated person within ten business days after this Agreement has been executed by both parties and, in the case of future Bond issues, within ten days of closing on such Bonds.

(d) For purposes of this Section, and particularly with the events described in (a)(15) and (a)(16), the City shall make filings for only those events which relate to or impact the credit of the Bonds. For example, the Bonds are secured by payments by the City under the contract between the Authority and the City; such payments constitute an operating expense of the City's water and sewer system. Therefore, notice of events which impact the City's water and sewer system may require a filing to be made if the City concludes that it is material under the Rule. Events affecting the City's general obligation or tax-supported debt obligations would not require a filing to be made because they do not relate to or impact the credit of the Bonds. The Authority will defer to the City to make its own determination of materiality with respect to the events listed above.

(e) The City will also notify the Authority at the time of the filing of any event disclosures filed with the MSRB.

SECTION 4. Limitations, Disclaimers, and Amendments.

The Authority shall ensure each of its bond resolutions contains an agreement requiring the Authority to comply with the Rule. The Authority and the City shall be obligated to observe and perform the covenants specified in this Agreement for so long as, but only for so long as, the City remains an "obligated person" with respect to Bonds within the meaning of the Rule, except that the Authority in any event will give notice to the City of any deposit made that causes Bonds no longer to be outstanding.

The provisions of this Agreement are for the sole benefit of (and may be enforced by) the bondholders and beneficial owners of Bonds and the parties to this Agreement, and nothing in this Agreement, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Authority and the City undertake to provide only the financial information, operating data, financial statements, and notices which each has expressly agreed to provide pursuant to this Agreement and do not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Authority's or the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Agreement or otherwise, except as expressly provided herein. Neither the Authority nor the City make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE AUTHORITY OR THE CITY, BE LIABLE TO THE BONDHOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE AUTHORITY OR the City, RESPECTIVELY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the Authority or the City in observing or performing their respective obligations under this Agreement shall comprise a breach of or default under any resolution of the Authority authorizing the issuance of Bonds, or any contract relating thereto, for purposes of any other provision of this Agreement. Nothing in this Agreement is intended or shall act to disclaim, waive, or otherwise limit the duties of the Authority or the City under federal and state securities laws.

With the consent of the other party, the provisions of this Agreement may be amended by the Authority or the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Authority or the City, but only if (1) the provisions of this Agreement, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the bondholders or beneficial owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Agreement that authorizes such an amendment) of outstanding Bonds consent to such amendment or (b) an entity that is unaffiliated with the Authority or the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the bondholders and beneficial owners of Bonds and is permitted by the terms of the Agreement. If the Authority or the City so amend the provisions of this Agreement in connection with the financial or operating data which it is required to disclose under Section 2 hereof, the City shall provide a notice of such amendment to be filed together with an explanation, in narrative form, of the reason for the amendment and the impact of any change in the type of financial information or operating data to be so provided. The Authority or the City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the

Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of Bonds.

SECTION 4. Miscellaneous.

(a) *Representations.* Each of the parties hereto represents and warrants to each other party that it has (i) duly authorized the execution and delivery of this Agreement by the officers of such party whose signatures appear on the execution pages hereto, (ii) that it has all requisite power and authority to execute, deliver and perform this Agreement under applicable law and any resolutions or other actions of such party now in effect, (iii) that the execution and delivery of this Agreement, and performance of the terms hereof, does not and will not violate any law, regulation, ruling, decision, order, indenture, decree, agreement or instrument by which such party is bound, and (iv) such party is not aware of any litigation or proceeding pending, or, to the best of such party's knowledge, threatened, contesting or questioning its existence, or its power and authority to enter into this Agreement, or its due authorization, execution and delivery of this Agreement, or otherwise contesting or questioning the issuance of Bonds.

(b) *Governing Law.* This Agreement shall be governed by and interpreted in accordance with the laws of the State of Texas and applicable federal law.

(c) *Severability.* If any provision hereof shall be held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions hereof shall survive and continue in full force and effect.

(d) *Counterparts.* This Agreement may be executed in one or more counterparts, each and all of which shall constitute one and the same instrument.

(e) *Supersedes Previous Agreements.* This Agreement supersedes and replaces all previous oral or written agreements, memoranda, correspondence or other communications between the parties hereto relating to the subject matter hereof.

IN WITNESS WHEREOF, the Authority and the City have each caused their duly authorized officers to execute this Agreement as of the day and year first above written.

TRINITY RIVER AUTHORITY OF TEXAS

President, Board of Directors

ATTEST:

Secretary, Board of Directors

CITY OF [], TEXAS

By: _____

Title: _____

ATTEST:

By: _____

Title: _____

No Documents for this Section

CITY COUNCIL MEETING

Tuesday, March 19, 2019

RISK MANAGEMENT REPORTING PERIOD 2/27/2019 – 3/12/2019

Claims listed on this report have been received in the Risk Management Division claims office and either have been or will be thoroughly investigated. The decision whether or not to accept liability is predicated on applicable provisions of the Texas Tort Claims Act. If any claimant contacts you, please refer them to Mark Barta ext. 7790 or Sophia Gatewood ext. 7784. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Bennett, Gina	2/28/2019	11/1/2017	Police	General Liability	Discrimination	Police	No	No
Wimbley, Bronda	3/1/2019	2/10/2019	Rendon Rd	General Liability	Pot Hole	TPW	No	No
Haynes, Robert	7/28/2018	7/19/2018	Jones St	Auto	Collision - Driving	Fire	No	Yes
Greer, Martha	3/1/2019	12/2/2018	Fletcher Ave	General Liability	Property Damage	Police	Yes	No
Booker, Brian	2/14/2019	2/11/2019	8th Avenue	Auto	Collision - Driving	TPW	No	No
Tello, Martha	3/1/2019	8/13/2018	Weber St	General Liability	Landscape Damage	TPW	No	No
Leach, Leslie	1/18/2019	1/18/2019	Hemphill St	Auto	Collision - Driving	Police	Yes	No
LaGuardia, Teann	3/1/2019	10/19/2018	Blue Mound Rd	General Liability	Pot Hole	TPW	No	No
ATMOS	3/1/2019	11/20/2018	Hampshire Blvd	General Liability	Damaged Utility Line	Water	No	No
Luxury Inn	3/1/2019	11/7/2018	E Lancaster	Auto	Collision - Driving	Fire	No	No
Gratch, Megan	3/4/2019	2/7/2019	Idlewild Dr	General Liability	Fence Damage	PACS	No	No
Earvin, Minnie	3/4/2019	8/31/2018	DFW Airport	General Liability	Slip/Fall	Not CFW	No	Yes

Martinez, Carlos	3/4/2019	2/12/2019	University Dr	Auto	Pedestrian	PACS	No	True
Mayes, Michael	3/5/2019	9/3/2018	Harrison Ave	General Liability	Fence Damage	PACS	No	No
Young, Jeffery	2/26/2019	2/25/2019	Miller Ave	Auto	Collision - Driving	Code	Yes	No
Peebles, David	3/5/2019	2/16/2019	Coast Way	Auto	Collision - Driving	Fire	No	No
Wagnon, Amelia	3/5/2019	3/3/2019	Hwy 81	General Liability	Struck Object	TPW	No	No
Pettigrew, Taevon	3/6/2019	3/1/2019	Mitchell St	Auto	Collision - Driving	Police	No	Yes
Mc,Bean, Amiya	3/6/2019	2/13/2019	Eagle Pkwy	General Liability	Street Condition	TPW	No	Yes
Chavarria, Maris	2/14/2019	2/14/2019	Calvert Street	Auto	Collision – Driving	Neighborhood Services	No	No
Richardson, Rob	3/6/2019	9/28/2019	Fair Park	General Liability	Street Condition	TPW	No	No
Consilium	3/6/2019	2/13/2019	Forest Park	General Liability	Sprinkler Damage	TPW	No	No
Golden Triangle	3/8/2019	11/14/2018	Star Drive	General Liability	Water Leak	Water	No	No
Bear Creek Vista	3/8/2019	8/20/2018	Alta Vista Leaf	General Liability	Sprinkler Damage	TPW	No	No
Allstate	2/8/2019	2/8/2019	Old Denton	Auto	Collision – Driving	Police	No	No
Germania Ins	8/11/2018	8/10/2018	Trail Lake	Auto	Collision – Driving	Water	No	No

Vapor Galleria	3/11/2019	9/10/2018	N Tarrant	General Liability	Law Enforcement	Police	No	No
Goble, Jamie	3/11/2019	1/16/2019	NE 28 th	General Liability	Pot Hole	TPW	No	No

To the Mayor and Members of the City Council**March 19, 2019**

Page 1 of 1

**Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 55.29 Acres of Land in Denton County, Known as the Wilson Tract, in the Far North Planning Sector, AX-18-006 (FUTURE COUNCIL DISTRICT 7)**

TSL Company Holdings, LTD has submitted an application for full-purpose annexation of approximately 55.29 acres of land in Denton County, located north of Alliance Airport, south of highway 114, west of the Texas Motor Speedway, and along FM 156. The proposed annexation area contains mostly vacant land and one gas well. This site is proposed for industrial type development. Upon annexation, the area will become part of Council District 7 and is depicted in Exhibit A.

With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

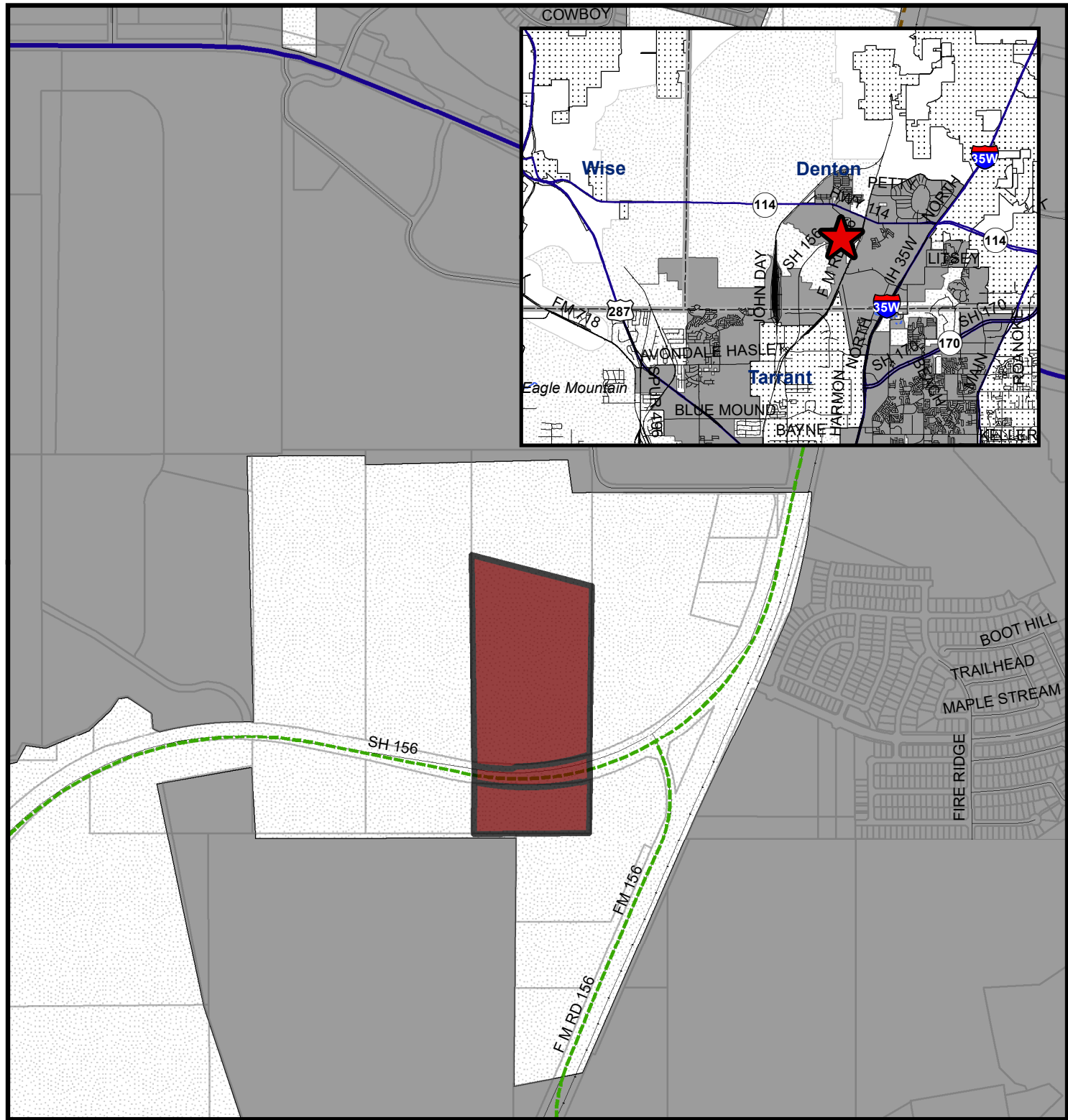
State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area was held on March 5, 2019. The second public hearing is scheduled for March 19, 2019. On March 19, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on the public hearing is to close the hearing after receiving public comments.

Attachments (2)

Annexation AX-18-006

Exhibit A

Addition of approximately 55.29 Acres to become part of Council District 7



- ### Legend

 - Annexation Area
 - Fort Worth City Limit (Full Purpose)
 - Adjacent Cities

0 500 1,000 2,000 Feet

1:14,000



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MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND WILLIAM SCOTT WILSON & JERRY LEE WILSON JR.

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and William Scott Wilson and Jerry Lee Wilson Jr. ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Denton County, Texas, which consists of approximately 50.784 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-006 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be

accomplished through any means permitted by law. For purposes of this Agreement, “full municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) – The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures. Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue

to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
- 4. SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
- 5. AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
- 6. SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
- 7. INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal

bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

- 8. GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
- 9. NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
- 10. GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
- 11. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- 12. CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
- 13. AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
- 14. ENTIRE AGREEMENT.** Except as provided in Section 15, this Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

WILLIAM SCOTT WILSON

By: _____
Jesus "Jay" Chapa
Assistant City Manager

By: _____
Name: _____
Title: _____

Approved as to Form and Legality:

JERRY LEE WILSON JR

By: _____
Name: _____
Title: _____

Senior Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by Jesus “Jay” Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

State of Nebraska §
County of Sarpy §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____ & _____

By: _____

Notary Public, State of Nebraska

After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A

North Tract

Being a 40.526 acre tract of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas, and being a portion of the remainder of Tract I, as described in the deed to William Scott Wilson and Jerry Lee Wilson, Jr, as filed in Instrument #2018-3114, Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by meets and bounds as follows;

Commencing at a 5/8" iron bar found at the Southeast corner of said Wilson tract, said point also being the Southeast corner of said Sample Survey;

Thence N 00°30'26" E, along the East line of said Wilson tract, the West line of tract of land described in deed to OLP Real Estate, Ltd., as filed in Instrument No. 2007-55420, D.R.D.C.T., and also being a boundary line agreement that runs north as filed in Volume 1708, Page 983, D.R.D.C.T, and along and near a wire fence, a distance of 504.62 feet to a 5/8" iron bar at the Southeast corner of a tract of land described in deed to the City of Fort Worth as filed in instrument No. 2006-62175, D.R.D.C.T. for the south right of way line of FM Highway 156;

Thence N 00°20'46" E, along the East line of said Wilson tract, the West line of said OLP Real Estate Ltd. tract and along said boundary line agreement, a distance of 219.94 feet to the Northeast corner of said City of Fort Worth tract, which a 5/8" iron bar bears N 52°22'29" E a distance of 0.46 feet, said point also being the Point of Beginning;

Thence N 00°28'56" E, along the East line of said Wilson tract, the West line of said OLP Real Estate Ltd. tract, along said boundary line agreement and along and near said wire fence, a distance of 1563.31 feet to a 5/8" iron rod with cap stamped "TNP" from which the southernmost Northeast corner of said Wilson Tract bears N 00°27'03" E, a distance of 695.99 feet to a 1/2" iron rod with cap stamped "RPLS 2010;

Thence N 76°27'49" W, over and across said Wilson tract, a distance of 1024.34 feet to a 5/8" iron bar with cap stamped "TNP", set in the West line of said Wilson tract and the apparent East line of a tract of land described as Tract 2 in deed to Alliance-156 Partners LP, as filed in Instrument No. 2010-110449, D.R.D.C.T.;

Thence S 00°30'02" W, along the West line of said Wilson tract and apparent East line of said Tract 2, a distance of 1902.70 feet to a point on the northerly FM Highway 156 right of way line and a point on the North line of said City of Fort Worth tract, from which a found 5/8" iron bar with cap stamped "Dunaway Assoc. LP" bears N 57°19'53" E, a distance of 0.28 feet;

Thence Easterly along said North right of way line, along the following three courses;

Thence Easterly along a non-tangent curve to the left, having a radius of 2211.83 feet, an arc length of 327.89 feet, and a chord which bears S 85°37'43" E, a distance of 327.59 feet to a Highway right of way monument;

Thence N 61°55'00" E, a distance of 45.39 feet to a Highway right of way monument;

Thence Easterly along a non-tangent curve to the left, having a radius of 2191.83 feet, an arc length of 643.34 feet and having a chord which bears N 80°44'04" E, a distance of 641.03 feet to the Point of Beginning, containing 40.526 acres.

South Tract

Being a 10.258 acre tract of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas, and being a portion of the remainder of Tract I, as described in the deed to William Scott Wilson and Jerry Lee Wilson, Jr, as filed in Instrument #2018-3114, Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by meets and bounds as follows;

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Thence Westerly along said South right of way line, along the following three courses;

Thence Westerly along a non-tangent curve to the right, having a radius of 2104.83 feet, an arc length of 80.32 feet and a chord which bears S 74°50'03" W, a distance of 80.32 feet to a Highway Right of Way monument;

Thence N 14°12'21" W a distance of 10.00 feet to a Highway Right of Way monument;

Thence Westerly along a non-tangent curve to the right, having a radius of 2391.83 feet, an arc length of 926.77 feet and having a chord which bears S 86°53'32" W, a distance of 920.99 feet, to a point on the West line of said Wilson tract and the apparent East line of a tract of land described as Tract 2 in deed to Alliance-156 Partners LP, as filed in Instrument No. 2010-110449, D.R.D.C.T. from which a found 5/8" iron bars bears N 78°41'58" W, a distance of 2.51 feet;

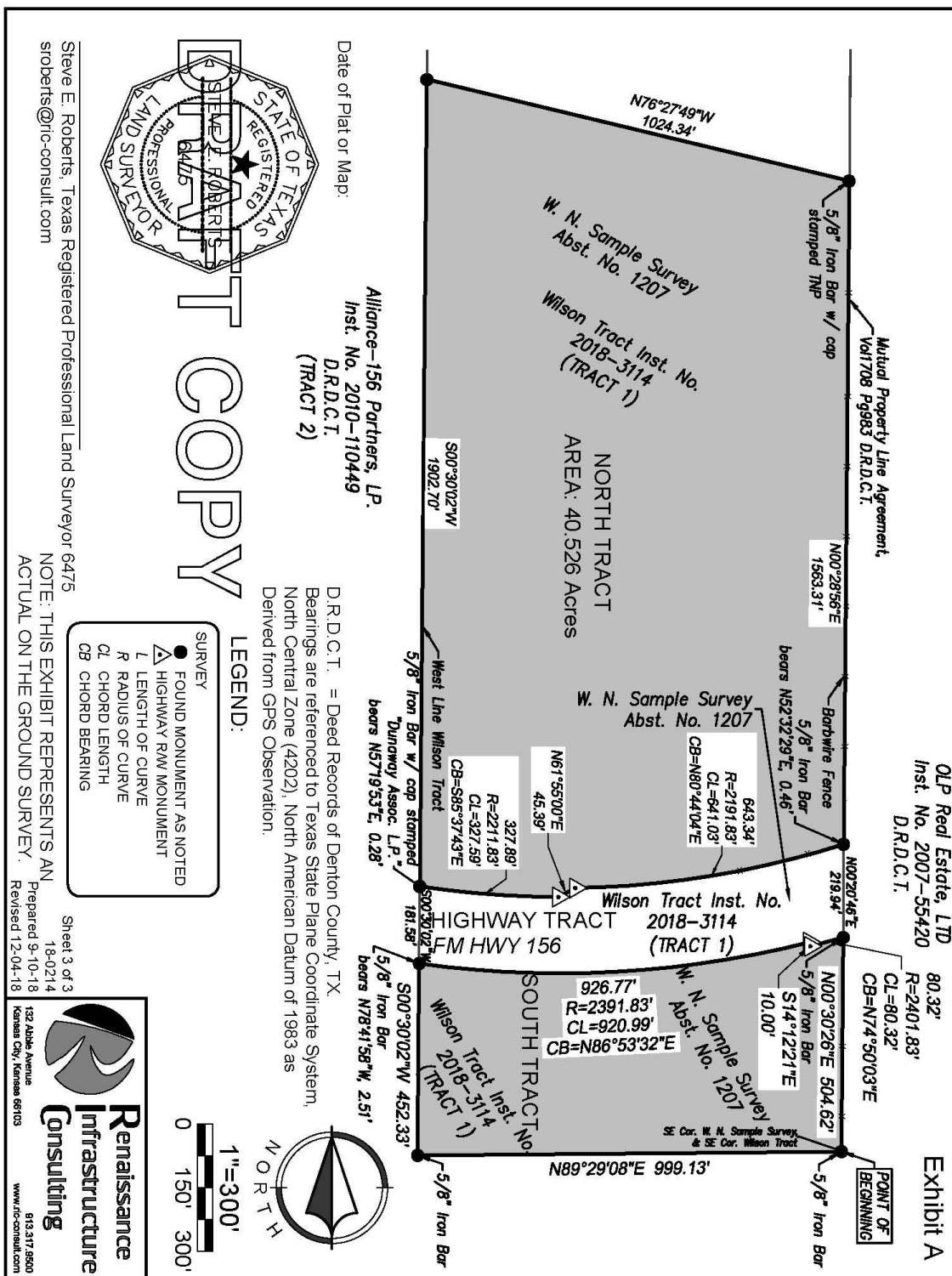
Thence S 00°30'02" W along said West line, a distance of 452.33 feet to a 5/8" iron bar found at the Southwest corner of said Wilson tract;

Thence N 89°29'08" E along the South line of said Wilson tract, a distance of 999.13 feet to the Point of Beginning, and containing 10.258 acres.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Basis of Bearing: Bearings based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

EXHIBIT A



To the Mayor and Members of the City Council**March 19, 2019**

Page 1 of 1

**Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 57.8 Acres of Land in Denton County, Known as Hines One, in the Far North Planning Sector, AX-18-0013 (FUTURE COUNCIL DISTRICT 7)**

HRUS Alliance, LLC has submitted an application for full-purpose annexation of approximately 57.8 acres of land in Denton County, located north of Alliance Airport, south of highway 114, and along FM 156. The proposed annexation area contains mostly vacant land and one gas well. This site is proposed for industrial type development. Upon annexation, the area will become part of Council District 7 and is depicted in Exhibit A.

The proposed annexation is also related to annexation case AX-18-0014 which is running concurrently with a companion zoning case. Both annexation cases as well as their companion zoning cases are scheduled for final action by City Council on the same agenda.

With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

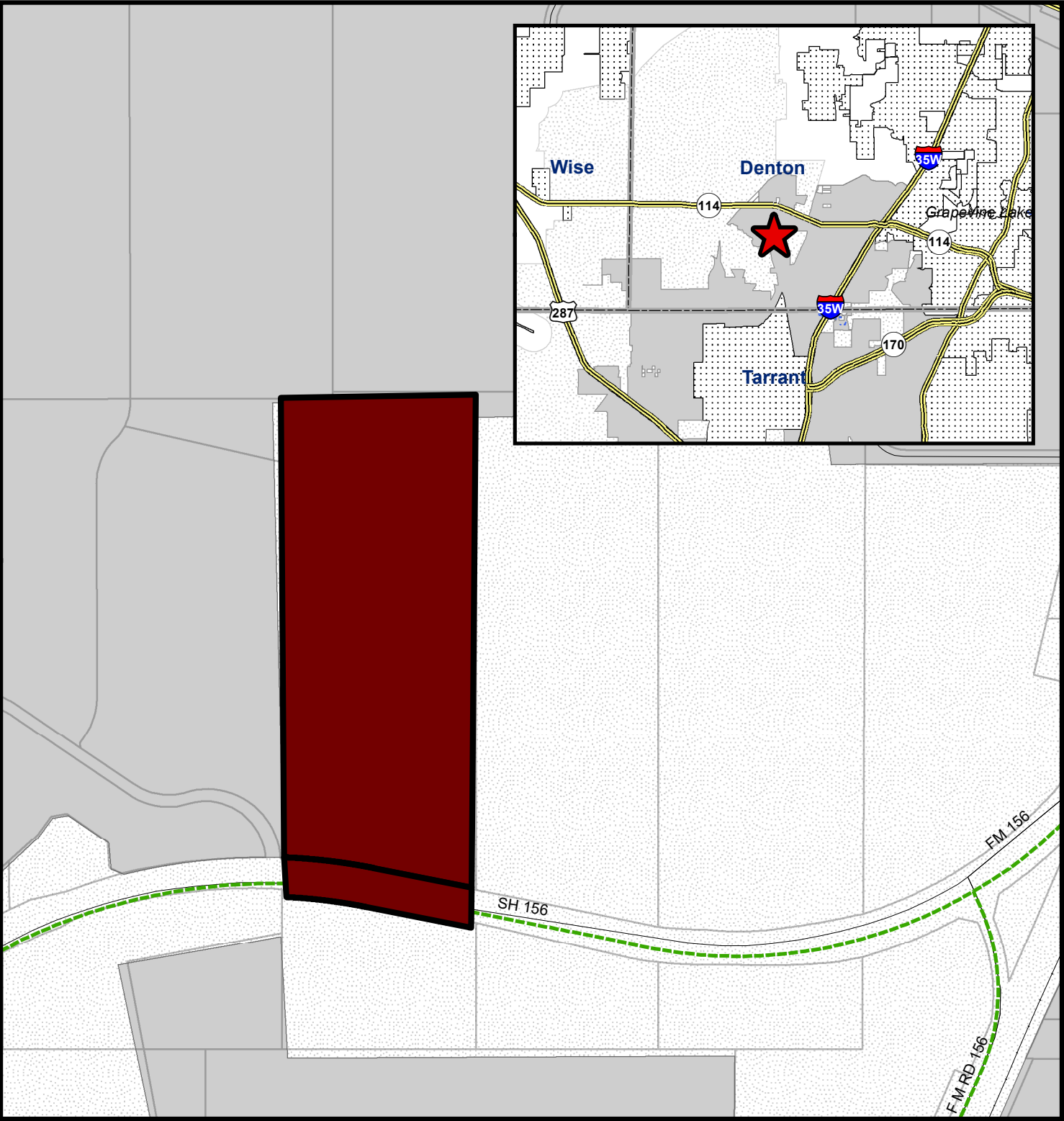
State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area was held on March 5, 2019. The second public hearing is scheduled for March 19, 2019. On March 19, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on the public hearing is to close the hearing after receiving public comments.

Attachments (2)

Annexation AX-18-0013

Exhibit A

Addition of approximately 57.8 Acres to become part of Council District 7



Fort Worth

DESIGNATION

- | | |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Full Purpose |  Annexation Area |
|  Limited Purpose |  Adjacent Cities |
|  Extraterritorial Jurisdiction |  County Boundaries |

0 245 490 980 Feet

1:8,400



Planning & Development Department
12/28/2018

COPYRIGHT 2018 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND TSL COMPANY HOLDING, LTD

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and TSL Company Holdings, Ltd. ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Denton County, Texas, which consists of approximately 50.784 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-006 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. For purposes of this Agreement, "full

municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) – The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures. Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue to use the same. If a property owner desires to connect an existing structure to

the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
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- b. The City will provide water service and wastewater service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
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and drafting of this Agreement.

- 8. GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
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- 14. ENTIRE AGREEMENT.** Except as provided in Section 15, this Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

TSL COMPANY HOLDING, LTD

By: _____

Jesus "Jay" Chapa
Assistant City Manager

By: _____

Name: Tom Hastings

Title: President

Approved as to Form and Legality:

Senior Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:

M&C _____

Ordinance No. _____

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Jesus “Jay” Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

State of Nebraska §
County of Sarpy §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Tom Hastings, President of on behalf of said
TSL Company Holdings, Ltd.

By: _____

Notary Public, State of Nebraska

After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A

North Tract

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Commencing at a 5/8" iron bar found at the Southeast corner of said Wilson tract, said point also being the Southeast corner of said Sample Survey;

Thence N 00°30'26" E, along the East line of said Wilson tract, the West line of tract of land described in deed to OLP Real Estate, Ltd., as filed in Instrument No. 2007-55420, D.R.D.C.T., and also being a boundary line agreement that runs north as filed in Volume 1708, Page 983, D.R.D.C.T., and along and near a wire fence, a distance of 504.62 feet to a 5/8" iron bar at the Southeast corner of a tract of land described in deed to the City of Fort Worth as filed in instrument No. 2006-62175, D.R.D.C.T. for the south right of way line of FM Highway 156;

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Thence N 76°27'49" W, over and across said Wilson tract, a distance of 1024.34 feet to a 5/8" iron bar with cap stamped "TNP", set in the West line of said Wilson tract and the apparent East line of a tract of land described as Tract 2 in deed to Alliance-156 Partners LP, as filed in Instrument No. 2010-110449, D.R.D.C.T.;

Thence S 00°30'02" W, along the West line of said Wilson tract and apparent East line of said Tract 2, a distance of 1902.70 feet to a point on the northerly FM Highway 156 right of way line and a point on the North line of said City of Fort Worth tract, from which a found 5/8" iron bar with cap stamped "Dunaway Assoc. LP" bears N 57°19'53" E, a distance of 0.28 feet;

Thence Easterly along said North right of way line, along the following three courses;

Thence Easterly along a non-tangent curve to the left, having a radius of 2211.83 feet, an arc length of 327.89 feet, and a chord which bears S 85°37'43" E, a distance of 327.59 feet to a Highway right of way monument;

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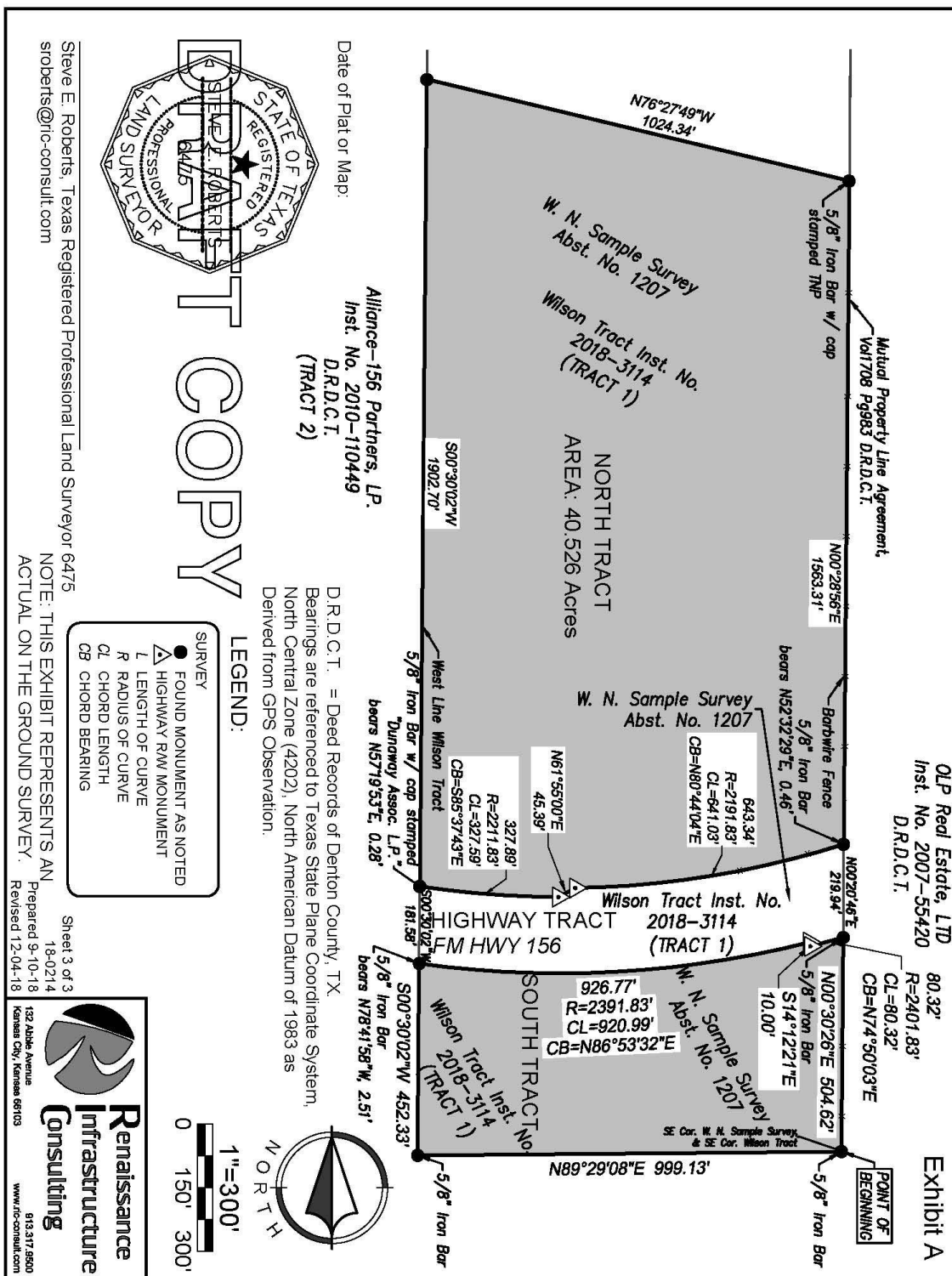
Thence S 00°30'02" W along said West line, a distance of 452.33 feet to a 5/8" iron bar found at the Southwest corner of said Wilson tract;

Thence N 89°29'08" E along the South line of said Wilson tract, a distance of 999.13 feet to the Point of Beginning, and containing 10.258 acres.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Basis of Bearing: Bearings based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

EXHIBIT A



To the Mayor and Members of the City Council**March 19, 2019**

Page 1 of 1

**Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 61.4 Acres of Land in Denton County, Known as Hines Two, in the Far North Planning Sector, AX-18-0014 (FUTURE COUNCIL DISTRICT 7)**

HRUS Alliance, LLC has submitted an application for full-purpose annexation of approximately 61.4 acres of land in Denton County, located north of Alliance Airport, south of highway 114, and along FM 156. The proposed annexation area contains mostly vacant land and one gas well. This site is proposed for industrial type development. Upon annexation, the area will become part of Council District 7 and is depicted in Exhibit A.

The proposed annexation is also related to annexation case AX-18-0013 which is running concurrently with a companion zoning case. Both annexation cases as well as their companion zoning cases are scheduled for final action by City Council on the same agenda.

With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

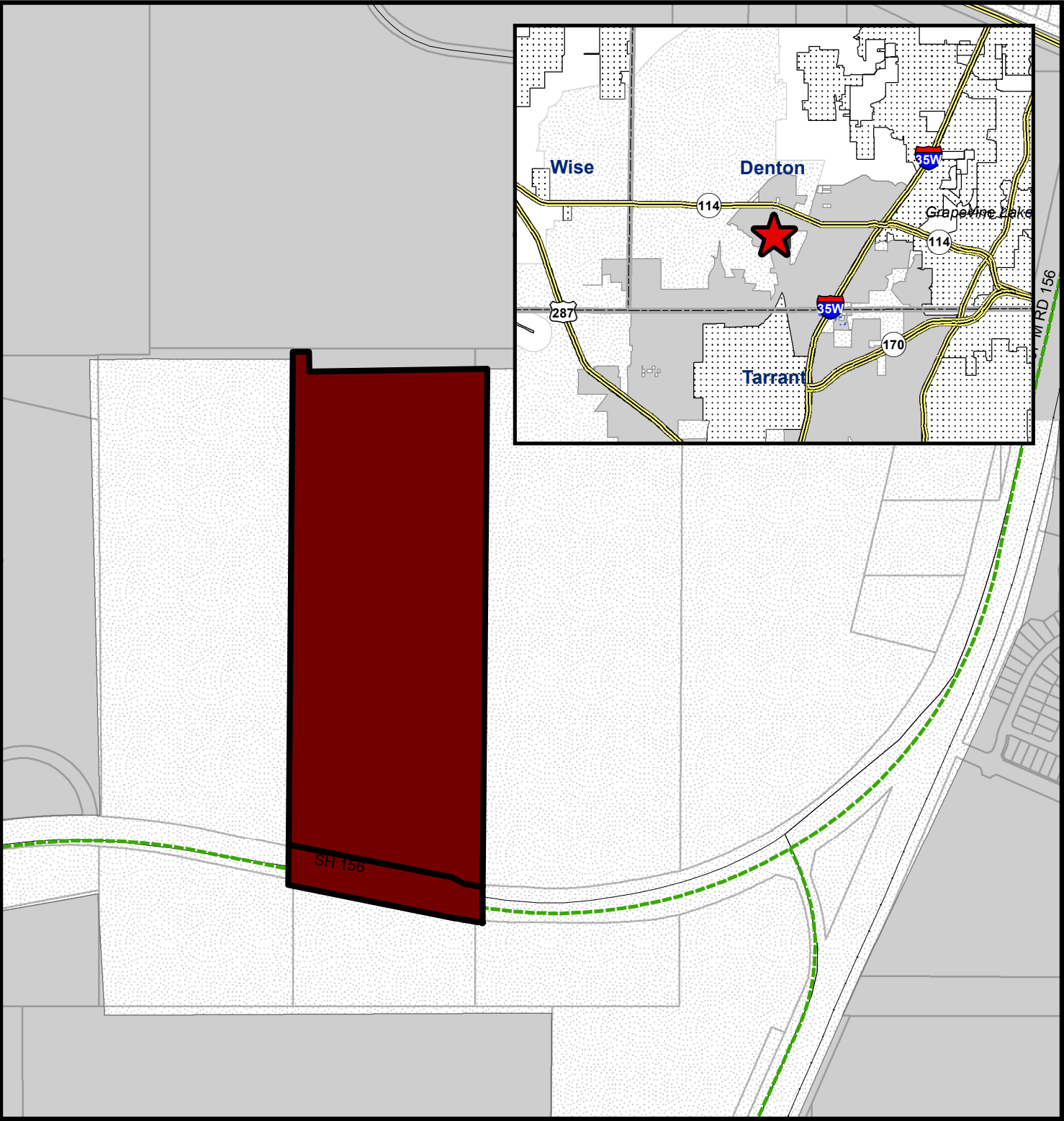
State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area was held on March 5, 2019. The second public hearing is scheduled for March 19, 2019. On March 19, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on the public hearing is to close the hearing after receiving public comments.

Attachments (2)

Annexation AX-18-0014

Exhibit A

Addition of approximately 61.4 Acres to become part of Council District 7



Fort Worth

DESIGNATION

- | | |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Full Purpose |  Annexation Area |
|  Limited Purpose |  Adjacent Cities |
|  Extraterritorial Jurisdiction |  County Boundaries |

0 245 490 980 Feet

1:8,400



Planning & Development Department
12/28/2018

COPYRIGHT 2018 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS AND
HRUS ALLIANCE LLC

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, 2019 by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and HRUS Alliance, LLC, a Delaware limited liability company ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Denton County, Texas, which consists of approximately 56.823 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-0014 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full,

available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. For purposes of this Agreement, “full municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City's Fire Department will provide emergency and fire protection services.
 - ii. Police – The City's Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City's Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City's Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities – Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings – Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) – The City's Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures – Occupied structures that are

using water-well and on-site sewer facilities on the Effective Date may continue to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted

according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

By: _____
Jesus "Jay" Chapa
Assistant City Manager

Approved as to Form and Legality:

Senior Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the _____ day of _____, 2019,
by Jesus "Jay" Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

HRUS ALLIANCE LLC

By: **HRUS Interests I LLC**, its sole member

By: Hines HRUS MM LLC, its managing member

By: Hines HRUS Associates Limited Partnership, its sole member

By: Hines Investment Management Holdings Limited Partnership,
its general partner

By: HIMH GP LLC, its general partner

By: Hines Real Estate Holdings Limited
Partnership, its sole member

By: JCH Investments, Inc.,
its general partner

By: 

Palmer Letzerich
Senior Managing Director

STATE OF TEXAS §

 §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 14 day of January, 2019, by Palmer Letzerich, Senior Managing Director of JCH Investments, Inc., the general partner of Hines Real Estate Holdings Limited Partnership, the sole member of HIMH GP LLC, the general partner of Hines Investment Management Holdings Limited Partnership, the general partner of Hines HRUS Associates Limited Partnership, the sole member of Hines HRUS MM LLC, the managing member of HRUS Interests I LLC, the sole member of HRUS Alliance LLC, a Delaware limited liability company, on behalf of such limited liability company.





Notary Public, State of Texas

After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A
ANNEXATION LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the William Sample Survey, Abstract No. 1207, Denton County, Texas, being part of that certain called 73.567 acre tract described as Tract 2 in a deed to Alliance-156 Partners, LP recorded in Instrument No. 2010-110449 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "5587" for the Northwest corner of said 73.567 acre tract, the Northeast corner of a called 73.362 acre tract described in a deed to Jeanne Shelton recorded in Instrument No. 1999-115848 (DRDCT), and being in the recognized North line of said William Sample Survey;

THENCE North 89 deg. 8 min. 17 sec. East along the North lines of said 73.567 acre tract and Sample Survey, a distance of 80.99 feet to a 1/2" capped iron rod found stamped "LANDERS" for an ell corner of said 73.567 acre tract;

THENCE South 01 deg. 43 min. 48 sec. East departing the North line of said Sample Survey and continue along a North line of said 73.567 acre tract, a distance of 100.16 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for an ell corner of said 73.567 acre tract;

THENCE North 89 deg. 12 min. 13 sec. East along the North line of said 73.567 acre tract, a distance of 900.68 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for the Northeast corner of same and being the Northwest corner of a called 73.700 acre tract described as Tract 1 in a deed to William Scott Wilson, et al recorded in Instrument No. 2018-3114 (DRDCT);

THENCE South 0 deg. 29 min. 39 sec. West along the East line of said 73.567 acre tract and the West line of said 73.700 acre tract, a distance of 2,624.07 feet to a 5/8" capped iron rod found stamped "DUNAWAY" in the North right-of-way line of Farm-to-Market Highway No. 156 (variable width right-of-way), from which a 1/2" iron rod found bears North 83 deg. 51 min. 26 sec. West - 4.07 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 2,211.76 feet, a central angle of 2 deg. 41 min. 6 sec., and being subtended by a chord which bears North 80 deg. 3 min. 31 sec. West - 103.64 feet;

THENCE in a Westerly direction departing said East and West lines, and continue along said curve to the right and said North right-of-way line, a distance of 103.65 feet to a brass monument found stamped "TXDOT ROW";

THENCE North 59 deg. 25 min. 36 sec. West non-tangent to said curve and continue along said North right-of-way line, a distance of 60.54 feet 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

THENCE North 78 deg. 42 min. 59 sec. West along said North right-of-way line, a distance of 845.57 feet 5/8" capped iron rod found stamped "DUNAWAY" in the West line of said 73.567 acre tract and the East line of said 73.362 acre tract, from which a brass monument found stamped "TXDOT ROW" bears North 76 deg. 38 min. 1 sec. West - 1.58 feet;

THENCE North 0 deg. 29 min. 33 sec. East departing said North right-of-way line and continue along the West line of said 73.567 acre tract and the East line of said 73.362 acre tract, a distance of 2,496.31 feet to the **POINT OF BEGINNING**, containing 2,475,207 square feet or 56.823 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.

No Documents for this Section

Zoning Docket items are linked on the Council Meeting Agenda.

No Documents for this Section