

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING AGENDA
JULY 22, 2024
THE LINK EVENT AND RECREATION CENTER
6750 BAKER BOULEVARD**

The Work Session and Regular Session are open to the public. If Executive Session is required, it will be held in the Council Conference Room, and is closed to the public. Please note that although the Council will generally consider the items on the agenda in the order shown below, they may elect to re-order items in order to accommodate the needs of the Council, city staff, presenters, or the public generally. Therefore, members of the public interested in any agenda item are encouraged to be in attendance at the start of the meeting.

CITY COUNCIL WORK SESSION – 6:30 PM

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.**
2. Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.

CITY COUNCIL REGULAR SESSION – 7:00 PM

CALL TO ORDER

INVOCATION AND PLEDGES OF ALLEGIANCE

1. PRESENTATIONS

A. Citizen Appearances/Public Comments

Citizen comments emailed to Lindsay Rawlinson (lrawlinson@richlandhills.com) on an item either listed on this agenda or not listed on this agenda will be heard at this time. Citizens in attendance at the meeting who have signed a card to speak to the City Council will also be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Public comment will not be taken on items that the Council has previously considered in a public hearing.

2. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a

Councilmember or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

- A. Approve minutes from the July 8, 2024 City Council Regular Meeting

3. PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

- A. Consider Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

4. ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

- A. Consider Resolution 598-24 Supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

5. CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

- A. None

6. OTHER ITEMS FOR CONSIDERATION

- A. None

7. REPORTS & DISCUSSIONS

- A. Street Improvement Projects
- B. 3rd Quarter Investment Report
- C. June Department Reports

8. COMMUNITY INTEREST ITEMS

This is a standing item on the agenda of every regular meeting of the City Council. (The Texas Open Meetings Act effective September 1, 2009, provides that “a quorum of the city council may receive from municipal staff, and a member of the governing body may make, a report regarding items of community interest during a council meeting without having given notice of the subject of the report, provided no action is taken or discussed.” The Open Meetings Act does not allow Council to discuss an item concerning pending City Council business unless it is specifically, appropriately posted on the agenda.) An “item of community interest” includes the following:

- information regarding holiday schedules;

- honorary recognitions of city officials, employees, or other citizens;
- reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and
- announcements involving imminent public health and safety threats to the city

9. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.**

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

10. ADJOURNMENT

CERTIFICATE

I hereby certify that the above agenda was posted on this the 18th day of July 2024 by 5:30 p.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, pursuant to the Texas Government Code, Chapter 551.

Lindsay Rawlinson

Lindsay Rawlinson
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: July 22, 2024

Subject: Minutes from the July 8, 2024 Regular City Council Meeting

Agenda Item:

Approval of minutes from the July 8, 2024 City Council Regular Meeting

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

July 8, 2024 Draft Minutes

Council Action Requested:

Motion to approve the minutes from the July 8, 2024 City Council Regular Meeting

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JULY 8, 2024
MINUTES**

Roll Call:

Council present

Curtis Bergthold, Mayor
Douglas Knowlton, Mayor Pro Tem
Travis Malone, Place 2
Theresa Bledsoe, Place 3
John Skier, Place 4
G.W. Estep, Place 5
Roland Goveas, Place 6

Council absent

Staff present

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
Elizabeth Yelverton, City Attorney

CITY COUNCIL WORK SESSION – 6:30 PM

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

None.

2. **Presentation by Tarrant Appraisal District Chief Appraiser Joe Don Bobbitt**

Tarrant Appraisal District (TAD) Executive Director and Chief Appraiser Joe Don Bobbitt introduced himself and spoke on the recent ransomware attack on TAD and how it was addressed. Additionally, he spoke on improvements to processes and customer experiences that he has implemented since he began on February 1, 2024

Joyce Fiaccone, 3800 Labadie, expressed her appreciation to the improvements made. She recently visited their office and was met with friendly workers and a short wait time.

3. **Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.**

None.

Mayor Bergthold adjourned the work session at 6:43 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:00 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember Estep

PRESENTATIONS

1A. Employee Service Award

City Manager Candice Edmondson announced the employee service award and expressed congratulations to the following employee on reaching an employment milestone with the City of Richland Hills:

5 Years of Service

Administrative Services Manager Ashley Meine

1B. Citizen Appearances/Public Comments

None.

CONSENT AGENDA

2A. Approved minutes from the June 24, 2024 City Council Regular Meeting

Motion: Motion was made by Councilmember Skier and seconded by Councilmember Malone to approve the consent agenda.

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Tabled Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on March 11, 2024, an application was submitted by Nathan Parrott with Pape Dawson Engineers (applicant) on behalf of Megma LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of MF-2. The subject 4.67-acre property addressed as 7212 Baker Boulevard is currently zoned LC, Light Commercial. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of MF-2 to allow for the construction of

either a townhome or single-family housing product with approximately 57 reduced square-footage homes. The proposed name of the development is Richland Hills Square.

The Richland Hills Square proposal has gone through three review cycles with the City's Development Review Committee. Pursuing a Planned Development grants the applicant flexibility to establish standards outside of Richland Hills development standards. However, all preliminary fire and safety related requirements have been addressed throughout this review process. Included in their planned development package is a chart showing the existing MF-2 standards alongside the proposed development standards.

Additionally, the Planning and Zoning Commission recommended approval with two conditions by a vote of 5-0 at their June 25, 2024 meeting. The conditions were as follows:

1. Fiber-reinforced cementitious board shall be limited to 75 percent per building façade.
2. Screening along the western and southern boundaries shall be six feet in height and consist of masonry material in lieu of wood.

The Council Development Committee met with the applicant on June 27, 2024. The Committee asked that the following items be considered:

1. Redesign to allow for additional parking options.
2. Focus on a single-family product in lieu of townhomes.
3. Additional architectural elements to ensure quality building design.
4. Masonry screening along western and southern boundaries.

Due to the recommendations received by the Planning and Zoning Commission and the Development Committee, Mr. Ducay advised that it is staff's recommendation for the City Council to open the public hearing and table consideration of the item until the next City Council meeting scheduled to be held Monday, July 22, 2024. This will allow staff and the applicant additional time to discuss the recommended changes.

Mayor Bergthold opened the public hearing at 7:15 p.m. and asked to hear from any proponents followed by opponents of the case.

Gordon Slagle, 7186 Baker Boulevard, Richland Hills, advised that his property is next door to the applicant property and he does not feel that the development is in the best interest of the City in regard to potential property tax received. Additionally, he expressed concern regarding the fencing between the two properties.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to table consideration of Ordinance 1503-24 for a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 until Monday, July 22, 2024.

Motion carried by a vote of 7-0.

Mayor Bergthold advised that the public hearing will remain open until the next scheduled City Council meeting to be held Monday, July 22, 2024.

**3B. Approved Ordinance 1504-24 a Planned Development (2024-0428) to construct Office Showrooms or other Heavy Commercial uses for the property described as Lot A1A, Block 2, Midway Industrial PK Addition, otherwise known as 2805 Handley Ederville Rd, Richland Hills, Texas 76118
PUBLIC HEARING**

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on May 16, 2024, an application was submitted by Phill Arnett with Phil Arnett Commercial Properties (applicant) on behalf of DCP Properties LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of HC, Heavy Commercial and R, Retail. The intent of this request is to reflect the existing Dogwood PD, Planned Development located directly north of the subject site.

The subject 1.33-acre property addressed as 2805 Handley Ederville is currently zoned R, Retail. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of HC, Heavy Commercial and R, Retail to allow for the construction of "Office Showrooms" or other heavy commercial related uses. The applicant has indicated that if developed as proposed, there will also be an element of "Outside Storage (Incidental use)". The use of outside storage is not permitted by right in either HC, Heavy Commercial or R, Retail. Subsequently, the applicant is requesting an additional condition to the PD, Planned Development to allow for the use of "Outside Storage (Incidental use)" by right. According to the applicant, the intent is to deliver two buildings on the site with screened outside storage areas. The buildings would be pre-engineered steel made up of stucco and prefinished R-panel metal facades.

Additionally, the Planning and Zoning Commission considered the item at their June 25, 2024 meeting and recommended approval by a vote of 5-0.

Discussion ensued regarding an access easement and height restrictions in the outside storage area.

Mayor Bergthold opened the public hearing at 7:36 p.m. and asked to hear from any proponents followed by opponents of the case.

Bill Garretson, 3616 Landy Lane, Richland Hills, expressed his support for the Planned Development as it will help to increase sales tax revenue for the City.

Mayor Bergthold closed the public hearing at 7:37 p.m.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Estep to approve Ordinance 1504-24 a Planned Development (2024-0428) to construct Office Showrooms or other Heavy Commercial uses for the property described as Lot A1A, Block 2, Midway Industrial PK Addition, otherwise known as 2805 Handley Ederville Rd, Richland Hills, Texas 76118.

Motion carried by a vote of 7-0.

3C. Approved Ordinance 1505-24 amending Chapter 90 “Zoning”, Section 1.06 “Nonconforming uses, structures and lots” and Section 6.13 “Zoning Special Exception” in order to update processes pertaining to the expansion of legal-nonconforming structures PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that according to the City’s Zoning Code, the term “legal nonconforming” is described as uses, structures, or lots that in whole or part are not in conformance with current zoning standards but were legally established at a prior date at which time they were in conformance with applicable standards. The code goes on to state that such uses, structures or lots may be maintained or potentially altered subject to the provisions of this subsection. However, the provisions of this code limit the ability for such structures to expand.

Over 60 percent of the existing housing market in Richland Hills was built between 1950-1979. Over time, new zoning districts have been overlayed on top of these older areas. In many cases, the structures and or lots are inherently not in conformance with current regulations. The Zoning code is currently written in a way that limits the ability for such structures to expand. According to Chapter 90 “Zoning”, Section 1.06 “Nonconforming uses, structures and lots”:

Buildings or structures that do not conform to the area regulations or development standards in this Ordinance but where the uses are deemed conforming shall not increase the gross floor area greater than ten percent from the date when the building became nonconforming. The expansion must be conforming.

The City Attorney has interpreted this language to mean any expansion of a nonconforming structure that is not in conformance with current regulations is expressly prohibited and no variance processes can be requested. The proposed language in Ordinance 1505-24 will amend this language in order to eliminate prohibitions and establish processes pertaining to the expansion of legal-nonconforming structures.

Additionally, the Planning and Zoning Commission considered the item at their June 25, 2024 meeting and recommended approval by a vote of 5-0.

Mayor Bergthold opened the public hearing at 7:53 p.m. and asked to hear from any proponents followed by opponents of the case.

Brian Mathis, 5205 Saint Croix Lane, Fort Worth, owns the property located at 2816 Fir Park and has dealt with this nonconforming use issue with his property. He would like to renovate the property to provide amenities that buyers are seeking in today's market and is in favor of the proposed ordinance.

Discussion ensued regarding roof pitch requirements. Mr. Ducay advised that any changes would be required to meet current design standards and zoning requirements.

Jen Clark, 6973 Hardisty Street, Richland Hills, inquired about inspections on remodel projects between the old and new portions of properties.

Mayor Bergthold closed the public hearing at 8:00 p.m.

Motion: Motion was made by Councilmember Skier and seconded by Councilmember Goveas to approve Ordinance 1505-24 amending Chapter 90 "Zoning", Section 1.06 "Nonconforming uses, structures and lots" and Section 6.13 "Zoning Special Exception" in order to update processes pertaining to the expansion of legal-nonconforming structures.

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4. None.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5. None.

OTHER ITEMS FOR CONSIDERATION

6. None.

REPORTS & DISCUSSIONS

7A. 2023 Annual Drinking Water Quality Report

Director of Public Works and Capital Projects Kip Dernovich presented the 2023 Annual Drinking Water Quality Report and advised that the City is rated as a superior water system.

Discussion ensued regarding the capacity for new homes on the water system.

7B. Capital Improvement Projects Update

Director of Public Works and Capital Projects Kip Dernovich presented an update regarding Public Works Capital Improvement Projects (CIP) including updated signage throughout the City, illuminated street signs, water tank maintenance, street sweeping, fencing, and a recently released Request for Qualifications for the Glenview Drive project.

Assistant City Manager and Police Chief Kimberly Sylvester presented the CIP project update at the Police Department and the Animal Shelter including a new HVAC system at the police station and drainage improvements, a parking lot expansion, and turf installation at the animal shelter.

City Manager Candice Edmondson presented the CIP project update for City Hall including the renovation of the Council Chambers and the Conference Room. Additionally, she advised of issues concerning the Fire Administration Building, the water feature at The Link, the gym floor at The Link, and recently completed bathrooms at the library.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Wednesday, July 10, 2024, The Creature Teacher, Public Library;
- Thursday, July 11, 2024,
 - o Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - o Tarrant County Food Pantry, The Link parking lot, 5:30 to 7:00 p.m.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.

EXECUTIVE SESSION

9. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).

None.

ADJOURNMENT

10. There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 8:41 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: JP Ducay, Director of Planning and Development Services

Date: July 22, 2024

Subject: Richland Hills Square PD (2024-0183)

Agenda Item:

Consider Ordinance 1503-24 a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118 **PUBLIC HEARING**

Background Information:

On March 11, 2024, an application was submitted by Nathan Parrott with Pape Dawson Engineers (applicant) on behalf of Megma LLC (owner) requesting to rezone the subject property to PD, Planned Development with a base zoning of MF-2.

The subject 4.67-acre property addressed as 7212 Baker Boulevard is currently zoned LC, Light Commercial. The applicant is requesting to rezone the property to PD, Planned Development with a base zoning of MF-2 to allow for the construction of either a townhome or single-family housing product. The proposed name of the development is Richland Hills Square.

According to the applicant, the intent is to deliver a maximum of 57 reduced square-footage homes that host desirable amenities. The proposed development standards will reduce setbacks and eliminate lot coverage requirements to maximize the space and reduce yard maintenance. However, the development shall provide at least 15% of gross land area as open space. The current concepts indicate that the open space requirement will be met by the inclusion of a park and detention area.

The Richland Hills Square proposal has gone through three review cycles with the City's Development Review Committee. Pursuing a Planned Development grants the applicant flexibility to establish standards outside of Richland Hills development standards. However, all preliminary fire and safety related requirements have been addressed throughout this review process. Included in their planned development package is a chart showing the existing MF-2 standards alongside the proposed development standards.

Planning Analysis:

The City's 2014 Comprehensive Plan designates the subject area as Light Commercial. This land use type is intended to develop a variety of retail and commercial uses that provide employment opportunities and support the City's tax base. Although the proposed residential use does not directly reflect the purpose and intent of the Light Commercial designation, review of such proposal shall include the following considerations:

- *Will the proposed change enhance the site and the surrounding area?*
- *Is the necessary infrastructure already in place?*
- *Is the proposed change a better use than that recommended by the Future Land Use Plan?*
- *Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?*
- *Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?*
- *Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic wellbeing?*

It is important to recognize that proposals contrary to the 2014 Comprehensive Plan could be an improvement over the uses shown on the map for a particular area. This may be due to changing markets, the quality of proposed developments and/or economic trends that occur at some point in the future after the plan is adopted. If such changes occur, and especially if there is a significant benefit to the City, then these proposals should be approved, and the Future Land Use Map should be amended accordingly.

	Zoning	Use
Subject Site	LC, Light Commercial	Undeveloped
North	LC, Light Commercial	Developed, Commercial
East	LC, Light Commercial	Developed, Trail/Commercial
South	LC, Light Commercial	Developed, Commercial
West	LC, Light Commercial	Developed, Commercial

Financial Considerations:

No funding or financial participation from the City has been requested by the applicant at this time.

Legal Review:

The City Attorney has reviewed the planned development ordinance.

Board/Citizen Input:

The Planning and Zoning Commission recommended approval with two conditions by a vote of 5-0 at their June 25, 2024, meeting. The conditions were as follows:

1. Fiber-reinforced cementitious board shall be limited to 75% per building façade.
2. Screening along the western and southern boundaries shall be six (6) feet in height and consist of masonry material in lieu of wood.

The Council Development Committee met with the applicant on June 27, 2024. The Committee asked that the following items be considered:

1. Redesign to allow for additional parking options.
2. Focus on a single-family product in lieu of townhomes.
3. Additional architectural elements to ensure quality building design.
4. Masonry screening along western and southern boundaries.

City Council tabled the item at their July 8, 2024, meeting as the applicant was given additional time to prepare updated concepts that took the suggestions into consideration.

The Council Development Committee held a follow up meeting with the applicant on July 17, 2024. The Committee was satisfied with the parking improvements but maintained concerns surrounding the possibility of a townhome product.

Attachments:

Application
Property Photos
Planned Development Design Statement
Conceptual Site Plan
Legal Description and Survey
Ordinance 1503-24
Sec. 6.07 - PD Application and Review

Council Action Requested:

Motion to approve Ordinance 1503-24 for a Planned Development (2024-0183) to construct Townhomes or Single-Family residences for the property described as Lot 1AR1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118
817-616-3800 | richlandhills.com

Zoning Application

Application Type

Bhavan Sathyanarayana

- ☐ Specific Use Permit (Fee: \$300.00) ☒ Planned Development (Fee: \$300.00)
☐ Zoning Text Amendment (Fee: \$300.00) ☐ Zoning Map Amendment (Fee: \$300.00)

Applicant Information

Applicant's Name: NATHAN PARROTT
Business Name: PAPE DAWSON ENGINEERS
Phone: 262 413 6577 Email Address: nparrott@pape-dawson.com

Property Information

Property Address: 7212 BAKER BLVD.
Square Feet: 4.68 AC Deed Date: APRIL 15, 2012
Land Building Owner: MEBMA LLC
Company: —
Phone: —
Owner Address: 22 WOODLAND CT, MANFORD, TX 76063
Owner Phone Number: —
Owner Email Address: —
Previous Occupant: — Current Zoning: COMMERCIAL

Zoning Request

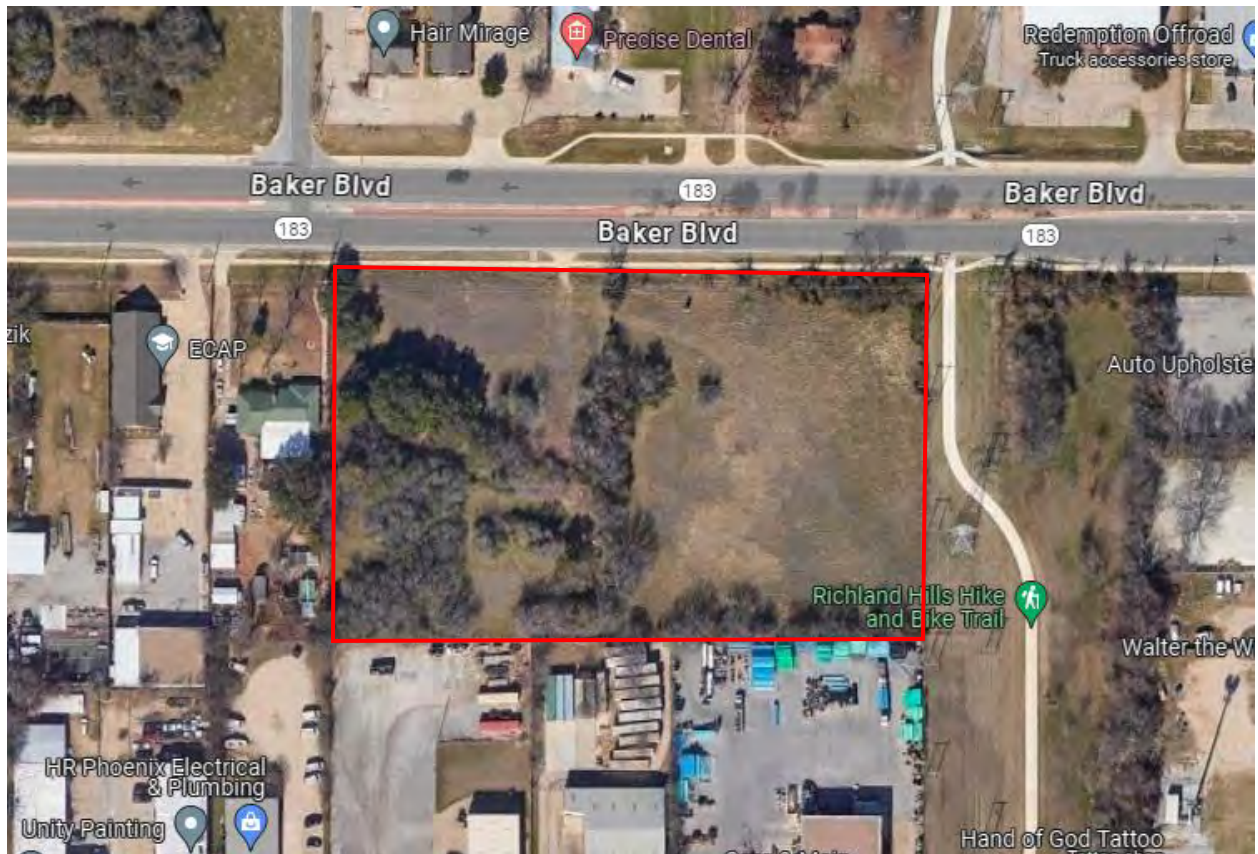
Please provide a detailed description of your request: PURSING DETAINED,
PED-SIMPLE SINGLE-FAMILY DEVELOPMENT
CLOSELY EMULATING THE RECENTLY CONSTRUCTED
BAKER'S LAUNDRY DECK ON BAKER BLVD.

Signature

I certify that my answers are true and complete to the best of my knowledge, and I understand that false or misleading information in my application may result in zoning violations.

Signature: *[Signature]* Date: 3/7/2024

7212 Baker Blvd Property Photos



Development Intent

The intent of *Richland Hills Square* Planned Unit Development District is to create a residential community of individually platted lots, either attached units as townhomes or detached as single-family, that will deliver housing products at an entry-level price point that best caters to the current market of the modern first or second home-buyer.

The intent is to deliver reduced square-footage homes that still host the amenities that many Texas residents desire to access the full availability of resources available here in NTX. The goal is to reduce cost for buyer's with lessor HOA fees and reduced private yards. The development team recognizes that many of today's buyer's prefer to spend less time maintaining, and more time living.

Richland Hills Square has worked to develop a site plan that maximizes value by reducing the area of yard setbacks on subdivided lots to reduce areas that would require maintenance. The site has also worked to create a few cohesive, usable open space areas rather than a slew of small, unusable areas that create increased maintenance costs in the long term.

If approved, Richland Hills Square will deliver a sustainable residential community with an enhanced, programmed, and landscape-packed open space area, fronting right on one of the main thoroughfares – Baker Blvd – a value-add for the public realm. *Richland Hills Square* is a residential community in pursuit of excellence.

Permitted Uses

The uses of the properties herein above described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Richland Hills, Texas, for the zoning district into which they have been assigned (MF-2 Multiple Family Residential Medium Density). All permitted uses found within MF-2 district shall apply to this proposed Planned Unit Development District.

Site Development Standards

- 1) The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the MF-2 zoning district, except in the flowing respects:

Code Comparison Table		
Dimensional Controls	MF-2 Current Requirement	Planned Development Standard (Proposed)
Height (maximum)	3 stories, not to exceed 45'	2 stories, not to exceed 40'
Front Yard (minimum)	25'	20' / 0' *
Side Yard - Interior (minimum)	8'	3', 6' between structures**
Side Yard - Street (minimum)	15'	5'
Rear Yard (minimum)	10'	5'
Building Size (minimum)	1BR - 600 SF, 2BR - 900 SF, 3BR - 1200 SF	1200 SF
Lot Width (minimum)	75'	22'
Lot Depth (minimum)	120'	90' / 70' *
Lot Area (minimum)	1-3 DU - 9000SF, each addtl DU 1500 SF	1980 SF / 1540 SF *
Lot Coverage (maximum)	50%	no maximum lot coverage
Density	Up to 16 units per acre (gross)	Up to 12.25 units per acre (gross)
*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area, however these lots are still subject to the same proposed parking requirement		
**No minimum interior side yard if proposed units are attached		
All proposed lots shall be platted as individual single-family lots		

- 2) The development shall have at least 15percent (15%) of the gross land area as open space. This percentage can be comprised of all landscape setbacks, internal ROW parkway areas, HOA common lots and areas set aside for storm water detention. All common open space areas and amenities must be owned and maintained by the homeowner's association. The common open space areas shall be delivered generally as shown on the attached Site Plan. The developer shall have the flexibility to shuffle open space areas to accommodate design at time of platting so long as the total open space area is not reduced below the 15% requirement.

- 3) A permanent Homeowner's Association shall be established. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company as well as:
 - i. All fencing located within and abutting HOA open spaces shall be maintained by the Homeowner's Association
 - ii. The HOA shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common lot areas
- 4) All crosswalks shall exhibit an improved pavement condition which may be constructed as either:
 - i. Stamped and stained concrete
 - ii. Integrally-colored concrete
 - iii. Vehicular-graded concrete pavers
- 5) Parking Requirement
 - a. 83% of the units shall provide 4 parking spaces (two-car garage / two-car driveway).
 - b. 17% shall provide two parking spaces (two-car garage).
 - c. Percentages may vary by no more than 2% contingent on final unit count.
 - d. One guest parking space shall be provided for every 3.75 units.
- 6) The development shall include cluster mailboxes. The location and design shall be approved by the Development Review Committee and US Postal Service
- 7) Outdoor street lighting on the site shall be installed along the main internal street and be selected from Oncor's decorative street lighting options.
- 8) Masonry monument development entry signs shall be installed at a minimum of (1) access point from Baker Blvd. The scale of proposed entry signage will be at the developer's discretion within the bounds of a signage application and permit
- 9) All proposed concrete sidewalks to be a minimum of 4' in width. No sidewalks will be required to be constructed other than sidewalks exhibited on the attached conceptual site plan. The development will be required to extend the proposed sidewalk to connect to existing Baker Blvd ROW sidewalk at a minimum of (2) points (adjacent to dog park) as exhibited on the site plan.
- 10) The development shall host a minimum 4,000 square feet open space to contain but not be limited to a park, grilling area, playground or dog park. If a dog park is to be pursued then the following shall be provided.
 - a. Dog park shall have enclosed tubular steel fencing a minimum of 4' in height
 - b. Dog park shall have a minimum of (2) site furnishings for seating
 - c. Dog park shall have a minimum of (1) dog bag dispenser

- 11) The development will attempt to preserve the existing trees as shown on the concept plan to provide immediate shade cover for a portion of the dog park. Trees existing along property boundaries will also be studied for preservation once more engineering analysis has been performed in regard to grading and hydrology needs throughout the permitting process. The final ability to preserve these trees will be determined after a tree survey and on-the-ground topography survey has been performed.
- 12) Decorative landscape shall be included in common area open spaces bordering the dog park and adjacent to Baker Blvd.
 - a. A landscape plan for the development shall be approved by the Development Review Committee prior to construction
 - b. All landscaped areas within HOA lots will be maintained with an underground, master irrigation system

Building Design Standards

- 1) Exterior Wall Materials – 100% of each façade (excluding doors & windows) shall consist of masonry construction materials as listed within the City's definition for masonry construction, but also to include fiber-reinforced cementitious board.
- 2) Garages shall be front entry with driveways providing public street access
- 3) A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. Porches, dormers and shed roofs shall have a minimum 3:12 roof pitch.
- 4) All multi-tenant buildings will include a monitored fire alarm and a fire sprinkler system that is compliant with NFPA standard 13D. Additionally, buildings will be constructed with fire suppression walls with resistance ratings certified for United States.
- 5) Each building shall include at least (4) of the following architectural elements on the front façade and at least (2) of the architectural elements on the rear façade for the homes.
 - a. Awnings/canopies
 - b. Balconies (a minimum of 25 square feet)
 - c. Dormers
 - d. Front or Rear yard unit offsets (minimum of 10' offset)
 - e. Patio (a minimum of 25 square feet)
 - f. Porches (a minimum of 25 square feet)
 - g. Stoops (a minimum of two feet tall by four feet wide)
 - h. Varied roof heights (a minimum of 10' variation)
 - i. Sconce lighting
 - j. Decorative banding or molding
 - k. Decorative overhangs above garage doors
 - l. Eyebrow soldier course over garage doors
 - m. Decorative brackets on garage doors
 - n. Decorative garage doors
- 6) If the townhome product is pursued every unit shall generally conform to one of the following building design and building material examples shown below:









Amendments to Approved Planned Developments

A major amendment or revision to the Residential Planned Unit Development shall be processed in the same manner as the original approval with the exception that the City Manager or designee may approve minor amendments or revisions to the R-PD standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses
2. Change uses approved other than to a less intense use such as single family detached
3. Increase approved densities, height, site coverage or floor areas
4. Decrease on-site parking requirements
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns



SITE DATA

GROSS ACREAGE: 4.67 ACRES

MAXIMUM RESIDENTIAL LOTS: 57 (CONCEPT SHOWS: 53)

PROPOSED OPEN SPACE DETAILS: 15%

MAXIMUM DENSITY (LOTS PER ACRE): 12.25 LOTS PER ACRE

PARKING SUMMARY

GARAGE ENCLOSED PARKING SPACES: 106

DRIVEWAY PARKING SPACES: 88

PARALLEL PARKING SPACES: 6

HEAD-IN PARKING SPACES: 10

TOTAL PARKING SPACES: 210

PARKING SPACES PER UNIT: (2) Enclosed and (2) Driveway parking spaces for 83% of units
*Percentage may vary by no more than 2% contingent on final unit count
** Please refer to design statement

ZONING

EXISTING ZONING: COMMERCIAL

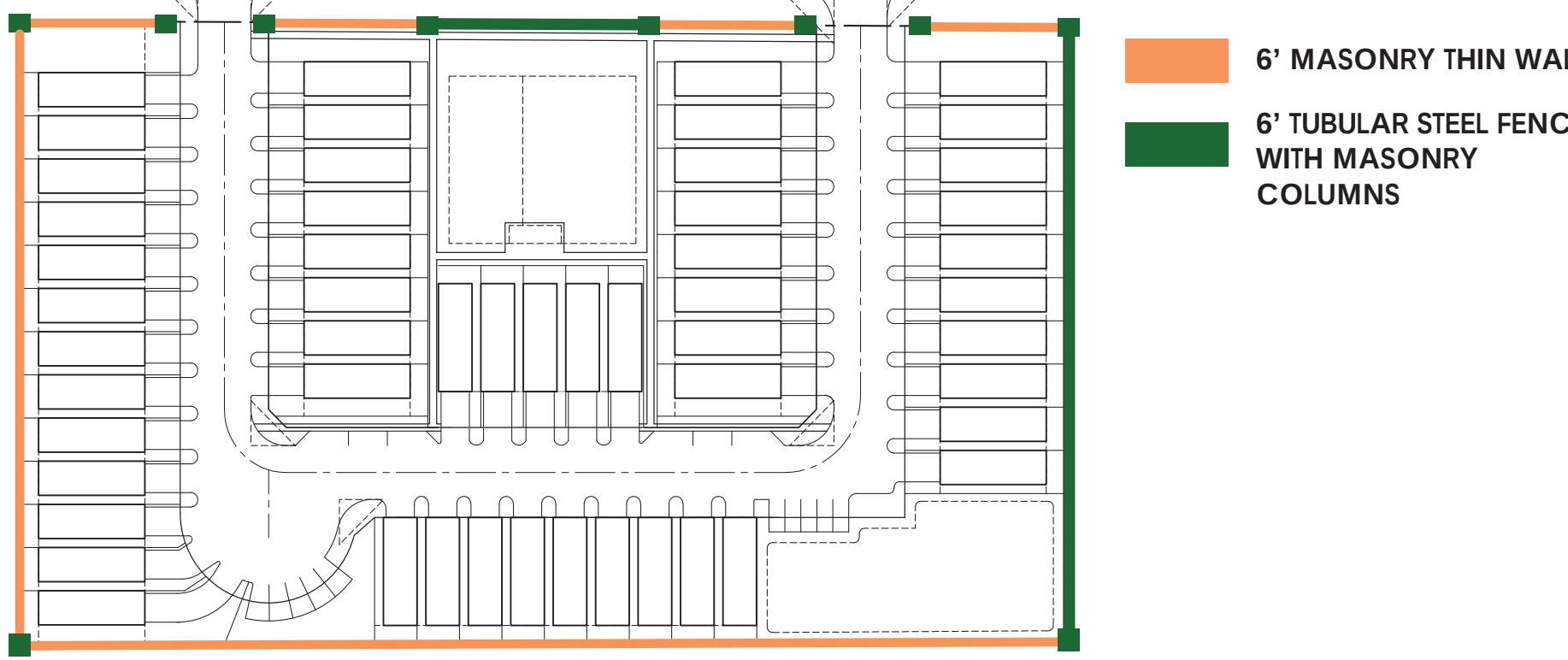
PROPOSED ZONING: PLANNED DEVELOPMENT (MF-2 PROPOSED BASE DISTRICT)

ZONING REGULATION COMPARISON TABLE

Code Comparison Table		
Dimensional Controls	MF-2 Current Requirement	Planned Development Standard (Proposed)
Height (maximum)	3 stories, not to exceed 45'	2 stories, not to exceed 40'
Front Yard (minimum)	25'	20' / 0' *
Side Yard - Interior (minimum)	8'	0', 5" between structures
Side Yard - Street (minimum)	15'	5'
Rear Yard (minimum)	10'	5'
Building Size (minimum)	1BR - 600 SF, 2BR - 900 SF, 3BR - 1200 SF	1200 SF
Lot Width (minimum)	75'	22'
Lot Depth (minimum)	120'	90' / 70' *
Lot Area (minimum)	1-3 DU - 9000SF, each addtl DU 1500 SF	1980 SF / 1540 SF *
Lot Coverage (maximum)	50%	no maximum lot coverage
Density	Up to 16 units per acre (gross)	Up to 12.25 units per acre (gross)

*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area
All proposed lots shall be platted as individual single-family lots

WALL AND FENCING





SITE DATA

GROSS ACREAGE: 4.67 ACRES

RESIDENTIAL LOTS: 5Z

PROPOSED OPEN SPACE DETAILS: 15%

MAXIMUM DENSITY (LOTS PER ACRE): 12.25 LOTS PER ACRE

PARKING SUMMARY

GARAGE ENCLOSED PARKING SPACES: 114

DRIVEWAY PARKING SPACES: 94

PARALLEL PARKING SPACES: 6

HEAD-IN PARKING SPACES: 9

TOTAL PARKING SPACES: 223

PARKING SPACES PER UNIT: (2) Enclosed and (2) Driveway parking spaces for 83% of units
*Percentage may vary by no more than 2% contingent on final unit count
** Please refer to design statement

ZONING

EXISTING ZONING: COMMERCIAL

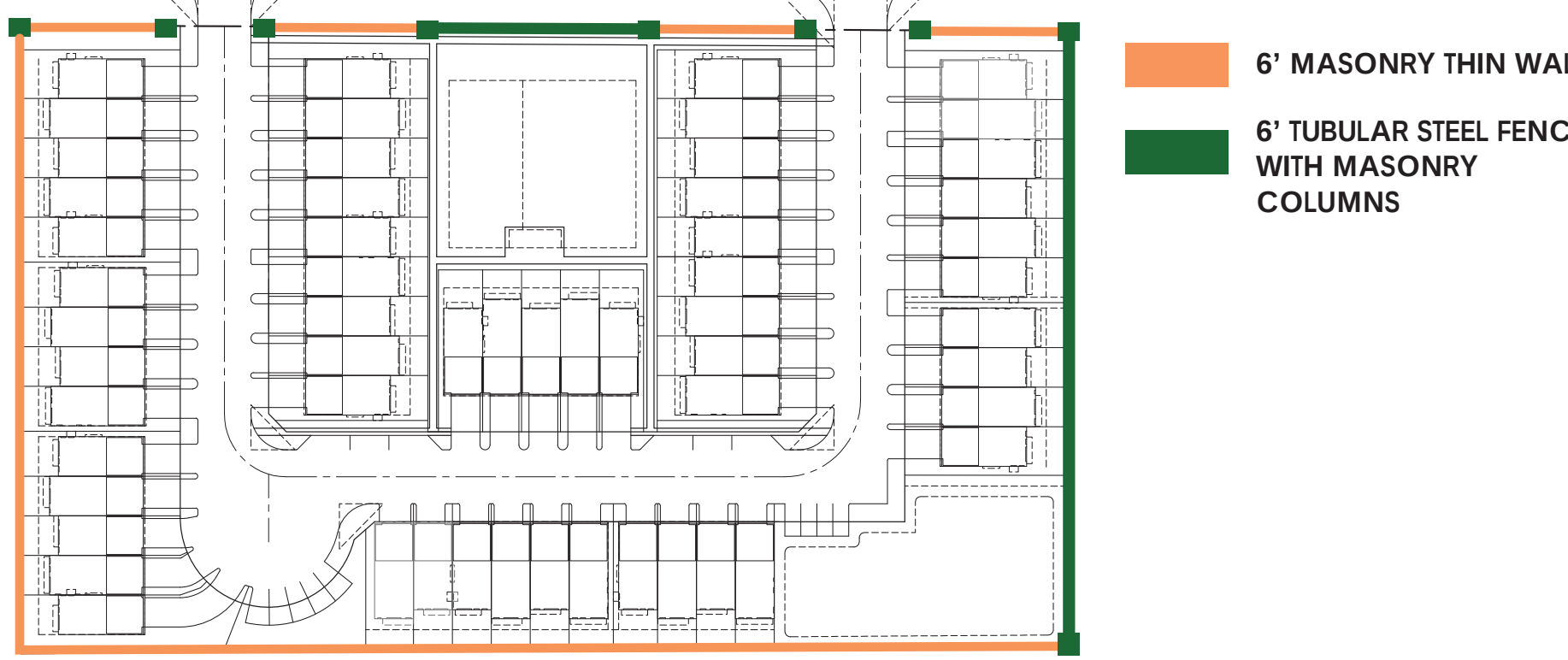
PROPOSED ZONING: PLANNED DEVELOPMENT (MF-2 PROPOSED BASE DISTRICT)

ZONING REGULATION COMPARISON TABLE

Code Comparison Table		
Dimensional Controls	MF-2 Current Requirement	Planned Development Standard (Proposed)
Height (maximum)	3 stories, not to exceed 45'	2 stories, not to exceed 40'
Front Yard (minimum)	25'	20' / 0' *
Side Yard - Interior (minimum)	8'	0', 6' between structures
Side Yard - Street (minimum)	15'	5'
Rear Yard (minimum)	10'	5'
Building Size (minimum)	1BR - 600 SF, 2BR - 900 SF, 3BR - 1200 SF	1200 SF
Lot Width (minimum)	75'	22'
Lot Depth (minimum)	120'	90' / 70' *
Lot Area (minimum)	1-3 DU - 9000SF, each addtl DU 1500 SF	1980 SF / 1540 SF *
Lot Coverage (maximum)	50%	no maximum lot coverage
Density	Up to 16 units per acre (gross)	Up to 12.25 units per acre (gross)

*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area
All proposed lots shall be platted as individual single-family lots

WALL AND FENCING



ZONING EXHIBIT

S. Popplewell Survey, Abstract No. 1241
City of Richland Hills, Tarrant County, Texas

Being a 4.68 acre tract of land out of the S. Popplewell Survey, Abstract No. 1241, situated in the City of Richland Hills, Tarrant County, Texas, being Lot 1-A-R-1 of Slagle Commercial Addition, a subdivision of record in Volume 388-145, Page 43 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 183 (Baker Boulevard), being the northeast corner of Lot 1-R of G. M. Slagle Addition, a subdivision of record in Volume 388-158, Page 3 of said Plat Records, and being the northwest corner of said Lot 1-A-R-1;

THENCE, S89°40'00"E (bearing of record: S89°40'E), with the south right-of-way line of State Highway 183, being the common north line of said Lot 1-A-R-1, a distance of 589.70 feet (distance of record: 589.7 feet) to a concrete monument found at the northwest corner of a called 3.27 acre tract of land conveyed to Texas Electric Service Company by deed of record in Volume 1998, Page 598 of the Deed Records of Tarrant County, Texas, being the northeast corner of said Lot 1-A-R-1;

THENCE, SOUTH, leaving the south right-of-way line of State Highway 183, with the west line of said 3.27 acre tract, being the common east line of said Lot 1-A-R-1, a distance of 341.60 feet (distance of record: 341.6 feet) to an iron rod found at the northeast corner of Lot 1-A-R-2 of said Slagle Commercial Addition, being the southeast corner of said Lot 1-A-R-1;

THENCE, S89°35'00"W (bearing of record: S89°35'W), leaving the west line of said 3.27 acre tract, with the south line of said Lot 1-A-R-1, in part being the common north line of said Lot 1-A-R-2, in part being the common north line of Lot 1-A-R-3-A of Slagle Commercial Addition, a subdivision of record in Volume 388-152, Page 86 of said Plat Records, and in part being the common north line of Lot 1-A-R-3-B of said Slagle Commercial Addition (Volume 388-152, Page 86), a distance of 589.70 feet (distance of record: 589.7 feet) to an iron rod found at the northwest corner of said Lot 1-A-R-3-B, being the northeast corner of Lot 5-R of said G. M. Slagle Addition, also being the southeast corner of said Lot 1-R, and being the southwest corner of said Lot 1-A-R-1;

THENCE, NORTH, with the east line of said Lot 1-R, being the common west line of said Lot 1-A-R-1, a distance of 349.32 feet (distance of record: 350.0 feet) to the **POINT OF BEGINNING**, and containing an area of 4.68 acres of land, more or less.

Basis of bearings is the north line of Lot 1-A-R-1. Bearings, distances, and monuments recited are in reference to Slagle Commercial Addition (Volume 388-145, Page 43) unless noted otherwise.

This document was prepared under 22 Texas Administrative Code §138.95, 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.

PAGE 1 OF 2



EAGLE SURVEYING, LLC

222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2402.047	TER	2/23/2024

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Caleb McCanlies
R.P.L.S. # 7036



02-23-2024
Date

ZONING EXHIBIT

S. Popplewell Survey, Abstract No. 1241
City of Richland Hills, Tarrant County, Texas

STATE HIGHWAY 183
(BARKER BOULEVARD)

POB

S 89°40'00" E 589.70'

CONCRETE
MONUMENT
FOUND

LOT 1-R
G. M. SLAGLE
ADDITION
VOL. 388-158,
PG. 3
P.R.T.C.T.

NORTH 349.32'

4.68 ACRES

LOT 1-A-R-1
SLAGLE COMMERCIAL ADDITION
VOL. 388-145, PG. 43
P.R.T.C.T.

ZONED: LC

S. POPPLEWELL SURVEY,
ABSTRACT NO. 1241

SOUTH 341.60'

IRF

S 89°35'00" W 589.70'

IRF

LOT 5-R
G. M. SLAGLE
ADDITION
VOL. 388-158,
PG. 3
P.R.T.C.T.

HILLS PROPERTY
INVESTMENTS, LLC
DOC. NO. D221376797
O.P.R.T.C.T.

CLCC GROUP, LLC
DOC. NO. D223148505
O.P.R.T.C.T.

CALLLED 3.27 ACRES
TEXAS ELECTRIC
SERVICE COMPANY
VOL. 1998, PG. 598
D.R.T.C.T.

LOT 1-A-R-3-B
SLAGLE COMMERCIAL ADDITION
VOL. 388-152, PG. 86
P.R.T.C.T.

LOT 1-A-R-3-A
SLAGLE
COMMERCIAL
ADDITION
VOL. 388-152,
PG. 86
P.R.T.C.T.

LOT 1-A-R-2
SLAGLE COMMERCIAL ADDITION
VOL. 388-145, PG. 43
P.R.T.C.T.

PAGE 2 OF 2



EAGLE SURVEYING, LLC

222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177



1" = 100'

0 50 100

LEGEND

IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
O	BOUNDARY MONUMENT
LC	LIGHT COMMERCIAL

JOB NUMBER

2402.047

DRAWN BY

TER

DATE

2/23/2024

ORDINANCE NO. 1503-24

AN ORDINANCE AMENDING CHAPTER 90 OF THE RICHLAND HILLS CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY LOT 1-A-R-1 SLAGLE COMMERCIAL ADDITION, OTHERWISE KNOWN AS 7212 BAKER BOULEVARD, RICHLAND HILLS, TEXAS 76118, CURRENTLY ZONED AS LC (LIGHT COMMERCIAL), TO PD (PLANNED DEVELOPMENT) WITH A BASE ZONING OF MF-2, TO ALLOW FOR ADDITIONAL DESIGN REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a change in the zoning of the properties listed below was requested by persons or entities having a proprietary interest in those properties; and

WHEREAS, a public hearing was held at a meeting of the Planning and Zoning Commission on June 25, 2024, and of the City Council on July 8, 2024, with respect to the proposed use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Richland Hills does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

**SECTION 1.
PROPERTY RE-ZONED**

Chapter 90, as amended, is hereby amended by rezoning the property located at Lot 1-A-R-1, Slagle Commercial Addition, otherwise known as 7212 Baker Boulevard, Richland Hills, Texas 76118, and being more particularly described on the attached **Exhibit A**, from LC (Light Commercial) to PD (Planned Development) with a base zoning of MF-2 (Multiple-Family Residential Medium Density), with uses permitted as set forth in Section 3 of this Ordinance.

**SECTION 2.
DIRECTION TO AMEND THE OFFICIAL ZONING MAP**

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in uses approved herein.

**SECTION 3.
PROPERTY SUBJECT TO ZONING ORDINANCE**

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Richland Hills, Texas, for the zoning district into which they have been assigned. The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the MF-2 Multiple-Family Medium Density zoning district, except in the following respects:

A. Site Development Standards.

1. The Planned Unit Development district created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the MF-2 zoning district, except in the flowing respects:

Code Comparison Table		
Dimensional Controls	MF-2 Current Requirement	Planned Development Standard (Proposed)
Height (maximum)	3 stories, not to exceed 45'	2 stories, not to exceed 40'
Front Yard (minimum)	25'	20' / 0' *
Side Yard - Interior (minimum)	8'	3', 6' between structures**
Side Yard - Street (minimum)	15'	5'

Rear Yard (minimum)	10'	5'
Building Size (minimum)	1BR - 600 SF, 2BR - 900 SF, 3BR - 1200 SF	1200 SF
Lot Width (minimum)	75'	22'
Lot Depth (minimum)	120'	90' / 70' *
Lot Area (minimum)	1-3 DU - 9000SF, each addtl DU 1500 SF	1980 SF / 1540 SF *
Lot Coverage (maximum)	50%	no maximum lot coverage
Density	Up to 16 units per acre (gross)	Up to 12.25 units per acre (gross)
*Up to 17% of proposed lots may be delivered with a reduced front yard, lot depth & lot area, however these lots are still subject to the same proposed parking requirement		
**No minimum interior side yard if proposed units are attached		
All proposed lots shall be platted as individual single-family lots		

2. The development shall have at least 15 percent (15%) of the gross land area as open space. This percentage can be comprised of all landscape setbacks, internal ROW parkway areas, HOA common lots and areas set aside for storm water detention. All common open space areas and amenities must be owned and maintained by the homeowner's association. The common open space areas shall be delivered generally as shown on the attached Site Plan. The developer shall have the flexibility to shuffle open space areas to accommodate design at time of platting so long as the total open space area is not reduced below the 15% requirement.
3. A permanent Homeowner's Association shall be established. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company as well as:
 - i. All fencing located within, and abutting HOA open spaces shall be maintained by the Homeowners Association.
 - ii. The HOA shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common lot areas.
4. All crosswalks shall exhibit an improved pavement condition which may be constructed as either:
 - i. Stamped and stained concrete
 - ii. Integrally-colored concrete
 - iii. Vehicular-graded concrete pavers
5. Parking Requirement:

- i. 83% of the units shall provide 4 parking spaces (two-car garage / two-car driveway).
 - ii. 17% shall provide two parking spaces (two-car garage).
 - a. Percentages may vary by no more than 2% contingent on final unit count.
 - iii. One guest parking space shall be provided for every 3.75 units.
- 6. The development shall include cluster mailboxes. The location and design shall be approved by the Development Review Committee and US Postal Service.
- 7. Outdoor street lighting on the site shall be installed along the main internal street and be selected from Oncor's decorative street lighting options.
- 8. Masonry monument development entry signs shall be installed at a minimum of (1) access point from Baker Blvd. The scale of proposed entry signage will be at the developer's discretion within the bounds of a signage application and permit.
- 9. All proposed concrete sidewalks to be a minimum of 4' in width. No sidewalks will be required to be constructed other than sidewalks exhibited on the attached conceptual site plan. The development will be required to extend the proposed sidewalk to connect to existing Baker Blvd ROW sidewalk at a minimum of (2) points (adjacent to dog park) as exhibited on the site plan.
- 10. The development shall host a minimum 4,000 square-foot open space to contain but not be limited to a park, grilling area, playground or dog park. If a dog park is pursued, then the following shall be provided:
 - i. Dog park shall have enclosed tubular steel fencing a minimum of four feet (4') in height.
 - ii. Dog park shall have a minimum of two (2) site furnishings for seating.
 - iii. Dog park shall have a minimum of one (1) dog bag dispenser.
- 11. The development will attempt to preserve the existing trees as shown on the concept plan to provide immediate shade cover for a portion of the dog park. Trees existing along property boundaries will also be studied for preservation once more engineering analysis has been performed in regard to grading and hydrology needs throughout the permitting process. The final ability to preserve these trees will be determined after a tree survey and on-the-ground topography survey has been performed.
- 12. Decorative landscape shall be included in common area open spaces bordering the dog park and adjacent to Baker Blvd.
 - i. A landscape plan for the development shall be approved by the Development Review Committee prior to construction.
 - ii. All landscape areas within the HOA lots will be maintained with an underground, master irrigations system.

B. Building Design Standards.

1. The exterior Wall Materials – 100% of each façade (excluding doors & windows) shall consist of masonry construction materials as listed within the City's definition for masonry construction, but also to include fiber-reinforced cementitious board.
2. Garages shall be front entry with driveways providing public street access.
3. A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement. Porches, dormers and shed roofs shall have a minimum 3:12 roof pitch.
4. All multi-tenant buildings will include a monitored fire alarm and a fire sprinkler system that is compliant with NFPA standard 13D. Additionally, buildings will be constructed with fire suppression walls with resistance ratings certified for United States.
5. Each building shall include at least four (4) of the following architectural elements on the front façade and at least two (2) of the architectural elements on the rear façade of the homes:
 - a) Awnings/canopies.
 - b) Balconies (a minimum of 25 square feet in size).
 - c) Dormers.
 - d) Front or rear yard unit offsets (minimum of 10' offset).
 - e) Patio (a minimum of 25 square feet in size).
 - f) Porches (a minimum of 25 square feet in size).
 - g) Stoops (a minimum of 2' tall by 4' wide).
 - h) Varied roof heights (minimum 10' variation)
 - i) Decorative sconce lighting.
 - j) Decorative banding or molding.
 - k) Decorative overhangs above garage doors.
 - l) Eyebrow soldier course over garage doors.
 - m) Decorative brackets on garage doors.
 - n) Decorative garage doors.
6. If the townhome product is pursued, every unit shall generally conform to one of the following building design and building material examples provided under **Exhibit C.**

**SECTION 4.
ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all other ordinances of the City of Richland Hills affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 5. RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 6. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7. PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 8. PUBLICATION CLAUSE

The City Secretary of the City of Richland Hills is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

SECTION 9. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on July 22, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE MAYOR CURTIS BERGTHOLD

ATTEST:

LINDSAY RAWLINSON, CITY SECRETARY

EXHIBIT A-1 Legal Description

Being a 4.68 acre tract of land out of the S. Popplewell Survey, Abstract No. 1241, situated in the City of Richland Hills, Tarrant County, Texas, being Lot 1-A-R-1 of Slagle Commercial Addition, a subdivision of record in Volume 388-145, Page 43 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 183 (Baker Boulevard), being the northeast corner of Lot 1-R of G. M. Slagle Addition, a subdivision of record in Volume 388-158, Page 3 of said Plat Records, and being the northwest corner of said Lot 1-A-R-1;

THENCE, S89°40'00"E (bearing of record: S89°40'E), with the south right-of-way line of State Highway 183, being the common north line of said Lot 1-A-R-1, a distance of 589.70 feet (distance of record: 589.7 feet) to a concrete monument found at the northwest corner of a called 3.27 acre tract of land conveyed to Texas Electric Service Company by deed of record in Volume 1998, Page 598 of the Deed Records of Tarrant County, Texas, being the northeast corner of said Lot 1-A-R-1;

THENCE, SOUTH, leaving the south right-of-way line of State Highway 183, with the west line of said 3.27 acre tract, being the common east line of said Lot 1-A-R-1, a distance of 341.60 feet (distance of record: 341.6 feet) to an iron rod found at the northeast corner of Lot 1-A-R-2 of said Slagle Commercial Addition, being the southeast corner of said Lot 1-A-R-1;

THENCE, S89°35'00"W (bearing of record: S89°35'W), leaving the west line of said 3.27 acre tract, with the south line of said Lot 1-A-R-1, in part being the common north line of said Lot 1-A-R-2, in part being the common north line of Lot 1-A-R-3-A of Slagle Commercial Addition, a subdivision of record in Volume 388-152, Page 86 of said Plat Records, and in part being the common north line of Lot 1-A-R-3-B of said Slagle Commercial Addition (Volume 388-152, Page 86), a distance of 589.70 feet (distance of record: 589.7 feet) to an iron rod found at the northwest corner of said Lot 1-A-R-3-B, being the northeast corner of Lot 5-R of said G. M. Slagle Addition, also being the southeast corner of said Lot 1-R, and being the southwest corner of said Lot 1-A-R-1;

THENCE, NORTH, with the east line of said Lot 1-R, being the common west line of said Lot 1-A-R-1, a distance of 349.32 feet (distance of record: 350.0 feet) to the **POINT OF BEGINNING**, and containing an area of 4.68 acres of land, more or less.

Basis of bearings is the north line of Lot 1-A-R-1. Bearings, distances, and monuments recited are in reference to Slagle Commercial Addition (Volume 388-145, Page 43) unless noted otherwise.

Exhibit A-2 Survey

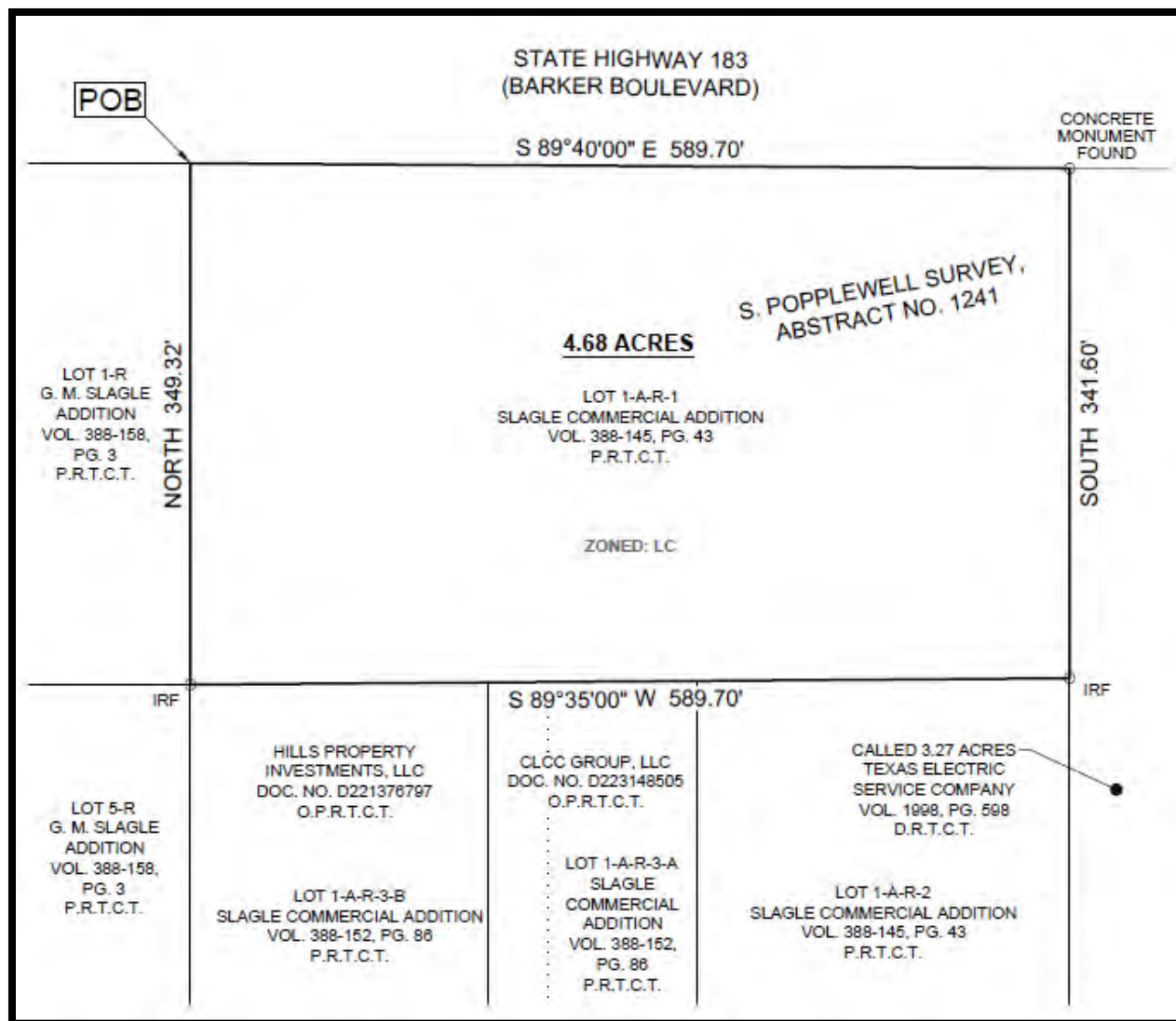


EXHIBIT C
Product Examples







§ 6.07. PD Application and Review.**90-6.07.01 General.**

- (A) PD Planned Development Zoning District establishment. An application for a PD Planned Development Zoning District shall be made to the planning and zoning commission and city council in the same manner that an application for any zoning map amendment (rezoning) is made.
- (B) Submission of PD related plats and site plans shall occur after PD establishment. The subsequent applications for plats and site plans within an established PD Planned Development District shall be reviewed and approved separately and independently in accordance with established procedures.
- (C) Land area requirement for PD planned developments. A PD District requires a minimum of two contiguous acres. Acreage may be less than two acres when carrying out the recommendations of the comprehensive plan.

90-6.07.02 Planned Development (PD) Submission Requirements.

- (A) The developer of a PD shall follow a 5-step procedure.
 - (1) Pre-application conference.
 - (2) Zoning map amendment (rezoning) application with the submission of planned development master plan, which includes the:
 - (a) PD design statement; and
 - (b) PD Concept Design Map.
 - (3) Preliminary plat, if subdivision occurs and where required by the subdivision ordinance.
 - (4) Final plat, if subdivision occurs and where required by the subdivision ordinance.
 - (5) Application for building permit and site plan reviewed by the DRC.
- (B) Approvals needed before proceeding.
 - (1) Each required step shall be completed and approved before the following step is reviewed.
 - (2) Where appropriate, other methods authorized in the Subdivision Ordinance may be substituted in Step 3. Preliminary Plat, and Step 4. Final Plat, such as an amending plat or minor plat, etc.
 - (3) The planning and zoning commission and city council may, however, review more than one step at the same public hearing.
- (C) Public hearings (rezonings and plats).

§ 6.07

§ 6.07

- (1) Public hearings shall be held on the zoning map amendment (rezoning) application and the planned development master plan in accordance with regular procedures for zoning applications.
- (2) Public hearings on required plats shall be held in accordance with regular procedures established in the subdivision ordinance.

90-6.07.03 Planned Development (PD) Steps for Creation and Development.(A) Step 1. Pre-Application Conference Review.

- (1) At least ten business days prior to submission of an application for zoning map amendment (rezoning) to a PD planned development, the applicant shall submit to the zoning administrator a sketch plan drawn to approximate scale showing streets, lots, public areas, and other significant features. The applicant shall execute an acknowledgement that the pre-application conference does not initiate a vested right.
- (2) The applicant should discuss with the zoning administrator the procedure for adopting a PD planned development and the requirements for the general layout of streets and utilities, access to arterials, or general design and narrative, the availability of existing services, and similar matters.
- (3) The zoning administrator shall also advise the applicant, where appropriate, to discuss the proposed PD planned development with those officials charged with responsibility to review the various aspects of the proposal coming within their jurisdiction.
- (4) The intent of Step 1. Pre-Application Conference Review, is to expedite and facilitate the approval of a planned development master plan.

(B) Step 2. PD Application for Rezoning and Planned Development Master Plan.(1) Procedures and requirements.

- (a) The PD zoning map amendment (rezoning) application shall be filed in accordance with regular procedures and on application forms of the city.
- (b) The planned development master plan, which is submitted with the application for rezoning, shall consist of a PD design statement and a PD Concept Design Map.
- (c) The applicant shall also provide other supporting maps as necessary to meet the submission requirements of this Zoning Ordinance.

- (2) PD design statement. The PD design statement shall be a written report submitted as a part of the planned development master plan containing a minimum of the following elements:

- (a) Title of PD;
- (b) List of the owners and/or developers;

§ 6.07

§ 6.07

- (c) Statement of the general location and relationship to adjoining land uses, both existing and proposed;
 - (d) Description of the PD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;
 - (e) The existing PD zoning districts in the development area and surrounding it;
 - (f) Selection of one conventional zoning district as a base zoning district to regulate all uses and development regulations not identified as being modified (multiple base zoning districts may be selected to accommodate a mixture of land uses in different geographic areas);
 - (g) A list of all applicable special development regulations or modified regulations to the base zoning district; plus a list of requested subdivision waivers to the Subdivision Ordinance or other applicable development regulations;
 - (h) A statement identifying the existing and proposed streets, including right-of-way standards and street design concepts;
 - (i) The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover, and drainage information;
 - (j) A topographic map with minimum five-foot contour intervals;
 - (k) Drainage information, including number of acres in the drainage area and delineation of applicable flood levels;
 - (l) A statement of utility lines and services to be installed, including lines to be dedicated to the city and which will remain private;
 - (m) The proposed densities, and the use types and sizes of structures; and
 - (n) A description of the proposed sequence of development.
- (3) PD Concept Design Map.
- (a) The PD Concept Design Map shall be a graphic representation of the development plan for the area of a PD planned development.
 - (b) The zoning administrator shall establish an application form outlining all requirements of the PD Concept Design Map and shall be responsible for maintaining and revising the application form.
- (4) Approval of the planned development master plan.
- (a) Upon final approval by the city council of the planned development master plan and the appropriate ordinance of rezoning, these elements

§ 6.07

§ 6.07

shall become a part of the Official Zoning District Map.

- (b) The rezoning ordinance shall adopt the planned development master plan by reference, and it shall be attached to said ordinance and become a part of the official records of the city.

(5) Expiration of planned development master plan.

- (a) If, after two years from the date of approval of a planned development master plan, no substantial development progress has been made within the PD, then the planned development master plan shall expire.
- (b) If a planned development master plan expires, a new planned development master plan must be submitted and approved according to the procedures within this section.
 - 1. An extension to the two-year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the zoning administrator determines development progress is occurring.

(6) Use and development of the property.

- (a) The planned development master plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the city council.
- (b) The developer shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the city secretary.
- (c) The planned development master plan, including the signed map and all supporting data, shall be made a part of the permanent file and maintained by the city secretary.

(C) Step 3. Preliminary Plat.

- (1) If the subdivision of land is to occur, then after city council approval of the zoning map amendment (rezoning) with the associated planned development master plan, the developer shall prepare a preliminary plat for the entire development area.
- (2) Where a recorded plat exists and where there will be no extensive easements, no homeowners or property owners associations, no plat restrictions, and no sale of lots that do not conform to the platted lot lines, the city council may waive the platting requirement.

(D) Step 4. Final Plat.

- (1) Where a subdivision plat is required, the developer shall prepare a final plat for

§ 6.07

§ 6.07

review, approval, and filing of record according to procedures established by the city council. In addition to these procedures, the final plat shall include:

- (a) Provisions for the ownership and maintenance of common open space and detention/retention ponds. Said open space shall be dedicated to a private association or dedicated to the public provided that a dedication to the public shall not be accepted without the approval of the city council.
- (b) A homeowners and property owners association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities, including private street drives, fire lanes, service and parking areas and recreation areas.
- (2) If no plat is required, then proof of the items identified in subsections (D)(1)(a) and (D)(1)(b) above, shall be submitted and approved as a part of the planned development master plan at the time the zoning map amendment (rezoning) is considered for approval.
- (E) Step 5. Site Plan. A site plan shall be submitted upon the application for a building permit and reviewed in accordance with procedures established in section 6.06 Site Plan Requirements.

90-6.07.04 Planned Development (PD) Modifications.

- (A) Minor PD amendment and adjustment. The zoning administrator may approve or defer for city council consideration a minor PD amendment and adjustment to the planned development master plan provided all of the following conditions are satisfied:
 - (1) The project boundaries are not altered.
 - (2) Uses other than those specifically approved in the planned development master plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered from the character described within the PD design statement.
 - (3) The allocation of land to particular uses or the relationship of uses within the project are not substantially altered.
 - (4) The density of housing is not increased more than ten percent or decreased by more than 30 percent.
 - (5) The land area allocated to nonresidential uses is not increased or decreased by more than ten percent.
 - (6) Floor area, if prescribed, is not increased or decreased by more than ten percent.
 - (7) Floor area ratios, if prescribed, are not increased.
 - (8) Open space ratios, if prescribed, are not decreased.

§ 6.07

§ 6.07

(B) Zoning administrator approval.

- (1) The zoning administrator shall determine if proposed amendments to an approved planned development master plan satisfy the above criteria.
- (2) If the zoning administrator finds that these criteria are not satisfied, an amended planned development master plan shall be submitted for full review and approval according to the procedures set forth in these regulations.

90-6.07.05 Reversion.

(A) Property owner request.

- (1) If the property owner decides to abandon the PD concept and nullify the planned development master plan, he shall make application for rezoning either to the original status or to a new classification.
- (2) Said application shall be heard according to regular rezoning procedures utilized by the planning and zoning commission and city council.

[Ord. No. 1273-14, § 1(Exh. A), 5-6-2014]

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Lindsay Rawlinson, City Secretary

Date: July 24, 2024

Subject: Resolution of Support for a Municipal Setting Designation for Kelli Court, LLC

Agenda Item:

Consider Resolution 598-24 Supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas

Background Information:

Terracon Consultants, Inc., on behalf of the applicant, Kelli Court, LLC, is seeking approval of a Municipal Setting Designation (MSD) from the Texas Commission on Environmental Quality (TCEQ) for the Fort Worth Gear and Axle Site located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas. The applicant filed an application with the City of Fort Worth seeking support for an MSD on April 15, 2024, and a public hearing was held May 21, 2024, with no comments or concerns received. The Fort Worth City Council approved Ordinance No. 26965-06-2024 and Resolution No. 5969-06-2024 for the designated property on June 11, 2024.

As part of the application to TCEQ for a Municipal Setting Designation (MSD) for a site, the applicant is required to provide documentation that the application is supported by: (1) the city council of the municipality in which the Site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the Site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the Site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the Site

The MSD Site is located approximately 4.62 miles from the nearest water well operated by the City of Richland Hills, Texas.

For historical context, in 2003, the 78th Texas Legislature passed a Municipal Setting Designations law pertaining to the potability of groundwater and the requirements for removing groundwater contaminants. The law authorized TCEQ to receive, process and certify MSD applications for properties with contaminated groundwater located in cities or their ETJ. TCEQ can certify an application only if there is local support. Cities have the option to either support or not support an MSD application.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

Resolution 598-24
Terracon Letter of Request

Council Action Requested:

Motion to approve Resolution 598-24 supporting a Municipal Setting Designation application to the Texas Commission on Environmental Quality (TCEQ) for property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas

RESOLUTION NO. 598-24

A RESOLUTION OF THE CITY OF RICHLAND HILLS IN SUPPORT OF THE APPLICATION OF KELLI COURT, LLC (THE “APPLICANT”) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION FOR THE PROPERTY LOCATED AT 3409, 3412, 3413, AND 3417 KELLI COURT, FORT WORTH, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 361, Subchapter W of the Texas Solid Waste Disposal Act authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations for properties upon receipt and approval of a properly submitted application the TCEQ; and

WHEREAS, as a part of the application to TCEQ for a Municipal Setting Designation (MSD) for a site, the Applicant is required to provide documentation that the application is supported by: (1) the city council of the municipality in which the Site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the Site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the Site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the Site; and

WHEREAS, Kelli Court, LLC, (Applicant) is filing an application with the TCEQ for the issuance of a Municipal Setting Designation for the property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas (the MSD Site), a map of same being attached hereto as **EXHIBIT A** and incorporated herein; and

WHEREAS, the City of Fort Worth has passed Ordinance No. 26965-06-2024, amending their Code related to “Groundwater and Surface Water Quality” and attached as **EXHIBIT B** and Resolution No. 5969-06-2024 in support of the Municipal Setting Designation at the above listed property and attached as **EXHIBIT C**;

WHEREAS, the MSD Site is located approximately 4.62 miles from the nearest water well operated by the City of Richland Hills, Texas; and

WHEREAS, Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the Site; and

WHEREAS, following the issuance of an MSD resolution by the City of Fort Worth and each additional municipality and retail public utility for which approval is required, the Applicant will submit to TCEQ an application for certification of a Municipal Setting Designation for the MSD Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W.

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

SECTION 1.

The City of Richland Hills supports the application of Kelli Court, LLC to the TCEQ for certification of a Municipal Setting Designation for the MSD Site located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas.

SECTION 2.

This Resolution shall become effective from and after its adoption.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on July 22, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE CURTIS BERGTHOLD, MAYOR

ATTEST:

LINDSAY RAWLINSON, CITY SECRETARY

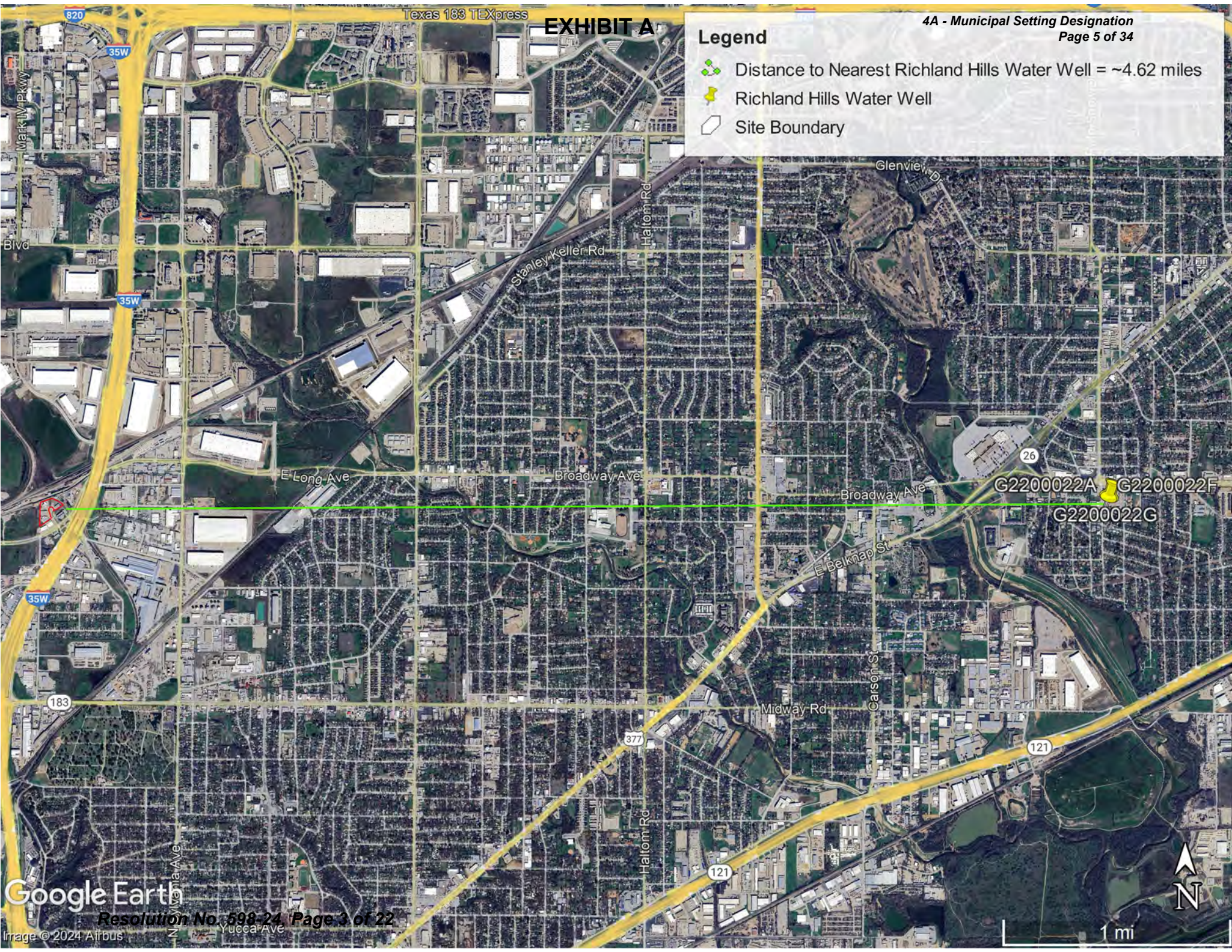
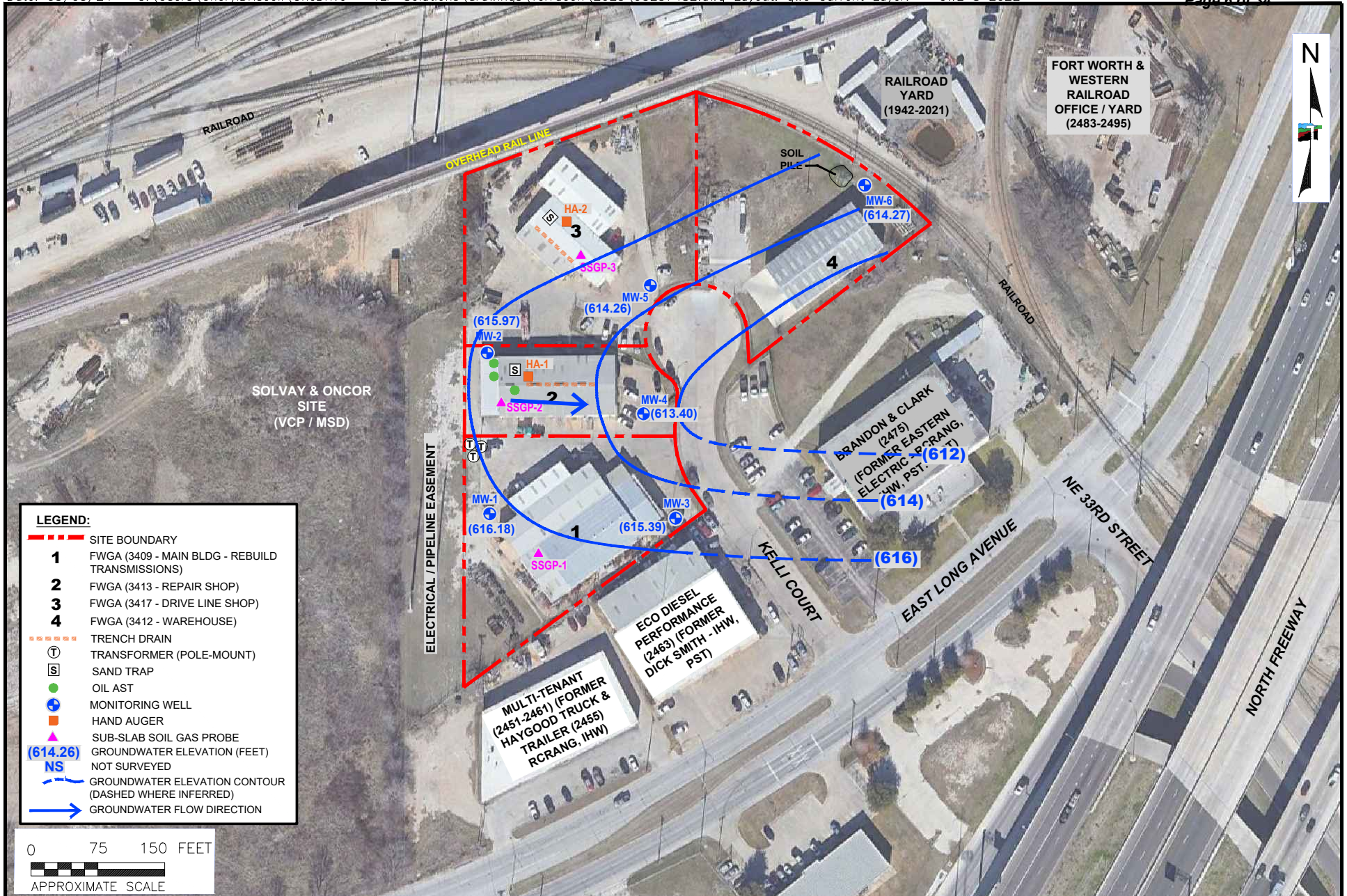


EXHIBIT A

Legend

- Distance to Nearest Richland Hills Water Well = ~4.62 miles
- Richland Hills Water Well
- Site Boundary





LEGEND:

- SITE BOUNDARY
- 1** FWGA (3409 - MAIN BLDG - REBUILD TRANSMISSIONS)
- 2** FWGA (3413 - REPAIR SHOP)
- 3** FWGA (3417 - DRIVE LINE SHOP)
- 4** FWGA (3412 - WAREHOUSE)
- TRENCH DRAIN
- T TRANSFORMER (POLE-MOUNT)
- S SAND TRAP
- OIL AST
- MONITORING WELL
- HAND AUGER
- ▲ SUB-SLAB SOIL GAS PROBE
- (614.26) GROUNDWATER ELEVATION (FEET)
- NS NOT SURVEYED
- GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION

0 75 150 FEET



APPROXIMATE SCALE

SOURCE: GOOGLE EARTH, 2021;
IMAGERY DATE: 12/06/2019

THIS DRAWING SHOULD
NOT BE USED SEPARATELY
FROM ORIGINAL REPORT.

NOTE: ALL BORING LOCATIONS
ARE APPROXIMATE.

Project Mgr:	KCL	Project No.	95237482
Drawn By:	CDD	Scale:	AS SHOWN
Checked By:	KCL	Date:	05/03/24
Approved By:	MFS		



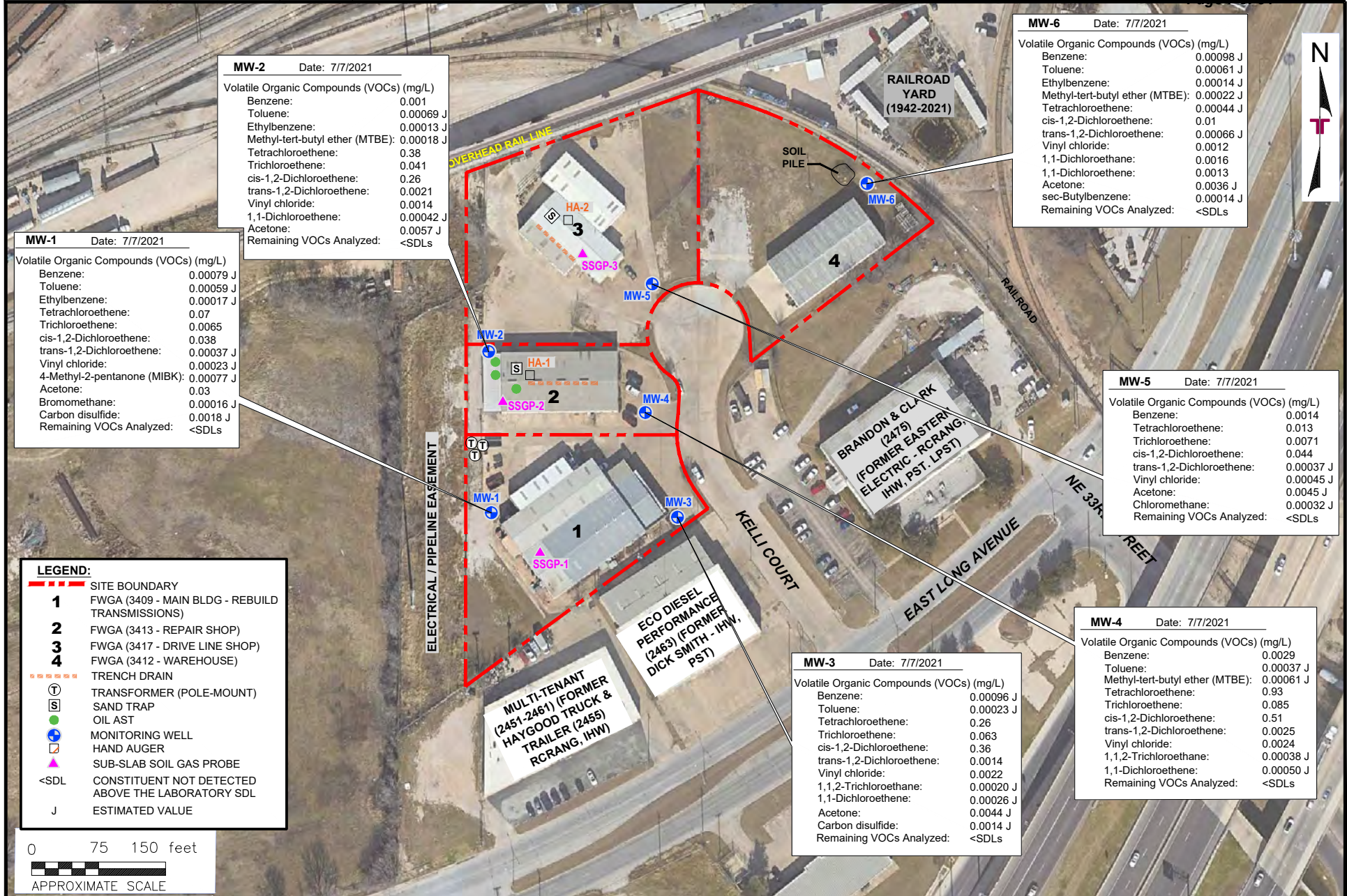
1801 Handley Ederville Road
Fort Worth, TX 76118

**GROUNDWATER GRADIENT MAP
8/10/2022**

FORT WORTH GEAR AND AXLE
3409, 3412, 3413 AND 3417 KELLI COURT
FORT WORTH, TARRANT COUNTY, TEXAS

ATTACH

2



Project Mgr:	KCL	Project No.	95237482
Drawn By:	CDD	Scale:	AS SHOWN
Checked By:	KCL	Date:	06/10/24
Approved By:	MFS		

Terracon
1801 Handley Ederville Road
Fort Worth, TX 76118

GROUNDWATER COC MAP - VOCs

FORT WORTH GEAR AND AXLE
3409, 3412, 3413 AND 3417 KELLI COURT
FORT WORTH, TARRANT COUNTY, TEXAS

ATTACH

3

EXHIBIT B

ORDINANCE NO. 26965-06-2024

AN ORDINANCE AMENDING THE CODE OF THE CITY OF FORT WORTH (2015), AS AMENDED, BY THE AMENDMENT OF CHAPTER 12.5, "ENVIRONMENTAL PROTECTION AND COMPLIANCE," ARTICLE IV "GROUNDWATER AND SURFACE WATER QUALITY," BY AMENDING APPENDIX "A" "MUNICIPAL SETTING DESIGNATION SITES IN FORT WORTH," BY THE ADDITION OF SECTION 24 DESIGNATING CFW-MSD-0034, PROVIDING FOR THE PROHIBITION OF THE USE OF GROUNDWATER FOR POTABLE AND IRRIGATION PURPOSES IN CFW-MSD-0034; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kelli Court, LLC (Applicant) has filed an application for support of a resolution seeking a Municipal Setting Designation (MSD) for the site known as Fort Worth Gear & Axle property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas, the metes and bounds description being attached hereto as Exhibit "A" (Site); and

WHEREAS, notice to all interested parties has been provided in accordance with all applicable law and a public hearing has been held on the matter on June 11, 2024; and

WHEREAS, upon passage of a supporting resolution by the City Council, Applicant intends to file a separate application with the Executive Director of the Texas Commission on Environmental Quality (TCEQ) for certification of an MSD for the Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and

WHEREAS, Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the Site; and

WHEREAS, the City Council of the City of Fort Worth is of the opinion that it is in the best interest of the public to support Applicant's application to the Texas Commission on Environmental Quality for a Municipal Setting Designation for the Site; and

WHEREAS, in order for the TCEQ to certify the Site the city must prohibit the potable use of groundwater from beneath the Site; and

WHEREAS, a public drinking water supply system exists that supplies or is capable of supplying drinking water to the Site, and property within one-half mile of the Site; and

WHEREAS, where public drinking water is available, the potable use of groundwater in designated areas should be prohibited to protect public health and welfare when the quality of the groundwater presents an actual or potential threat to human health;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, AS FOLLOWS:

SECTION 1.

Chapter 12.5 "Environmental Protection and Compliance," Article IV, "Groundwater and Surface Water Quality," Appendix A, "Municipal Setting Designation Sites in Fort Worth," of the Code of the City of Fort Worth (2015) as amended, is hereby amended by the addition of Section 24 to read as follows:

APPENDIX A – MUNICIPAL SETTING DESIGNATION SITES IN FORT WORTH

24. CFW-MSD-0034

- (a) CFW-MSD-0034 is defined and designated as follows:
Being a tract of land situated in the City of Fort Worth, Tarrant County, Texas and being more particularly described by metes and bounds description (Exhibit A) and map of CFW-MSD-0034 (Exhibit B).
- (b) The designated groundwater beneath CFW-MSD-0034 is shallow, perched, discontinuous groundwater that occurs at depths of approximately seven (7) to nine (9) feet below the ground surface. The affected shallow groundwater is underlain by the Fort Worth Limestone and Duck Creek Formation undivided. The Fort Worth Limestone consists of limestone and clay with a thickness of 25-35 feet. The Duck Creek Formation consists of aphanitic limestone with pyrite nodules with a thickness of 30-100 feet that serves as a regional aquitard preventing vertical migrations of the chemical of concern to underlying potable aquifers. The affected shallow groundwater is not a designated, recognized major or minor aquifer. The chemicals of concern detected in the designated groundwater chlorinated volatile organic compounds. The chemical of concern impacts are attributed to historical automotive parts manufacturing and service activities on the subject property.
- (c) The use of the designated groundwater in CFW-MSD-0034 for potable and irrigation purposes is hereby prohibited. This prohibition is necessary because the contaminant concentrations exceed potable water standards.
- (d) The City will provide advance written notice to the Texas Commission on Environmental Quality, as much as is practicable, prior to enacting an ordinance repealing or amending this section.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of the ordinances amended in Section 1, which have accrued at the time of the effective date of this ordinance and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Fort Worth, Texas is hereby directed to publish the caption summarizing the purpose of this ordinance and the penalty for violating this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013

SECTION 7.

This ordinance shall be in full force and effect after its passage and publication as required by law, and it is so ordained.

APPROVED AS TO FORM AND LEGALITY:

M. Kevin Andue, II

Assistant City Attorney

CITY SECRETARY

Jannette S. Goodall

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: June 11, 2024



EXHIBIT A

SITE

FORT WORTH GEAR & AXLE PROPERTY
3409, 3412, 3413, AND 3417 KELLI COURT
FORT WORTH, TEXAS

LOT #3

Legal Description for Lot 3, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 1, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE SOUTH 52°09'44" WEST, a distance of 309.50 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 2, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 251.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 83°31'44" EAST, a distance of 211.57 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 4 same being the beginning of a curve to the left (concave northeasterly) having a radius of 163.89 feet;

CONTINUING along the arc of said curve to the left an arc length of 82.11 feet, passing through a central angle of 28°42'26" (having a chord bearing of SOUTH 22°08'38" EAST, a chord distance of 81.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 37°50'16" EAST, passing a found 1/2 inch iron rod at a distance of 10.95 feet in all a distance of 12.90 feet returning to the **POINT OF BEGINNING** and enclosing 0.92 Acres (40,165 Square Feet) more or less.

LOT #4

Legal Description for Lot 4, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE SOUTH 83°31'44" WEST, a distance of 211.57 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 134.60 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 5, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 89°00'44" EAST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 5 same being the beginning of a curve to the left (concave northeasterly) having a radius of 59.86 feet;

THENCE with the west right-of-way line of Kelly Court (a 60' public right of way) the following calls:

CONTINUING along the arc of said curve to the left an arc length of 36.84 feet, passing through a central angle of 35°15'49" (having a chord bearing of SOUTH 18°00'59" EAST, a chord distance of 36.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark" same being the beginning of a reverse curve to the right (concave southwesterly) having a radius of 77.80 feet;

CONTINUING along the arc of said curve to the right a arc length of 54.62 feet, passing through a central angle of 40°13'22" (having a chord bearing of SOUTH 19°55'26" EAST, a chord distance of 53.50 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark"; SOUTH 00°13'05" EAST, a distance of 13.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave easterly) having a radius of 205.35 feet;

CONTINUING along the arc of said curve to the left an arc length of 15.65 feet, passing through a central angle of 4°21'57" (having a chord bearing of SOUTH 05°03'17" EAST, a chord distance of 15.64 feet) returning to the **POINT OF BEGINNING** and enclosing 0.57 Acres (24,991 Square Feet) more or less.

LOT #5-R

Legal Description for Lot 5-R, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE SOUTH 89°00'44" WEST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 177.71 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the tract described in the deed to Fort Worth Transportation Authority as recorded under instrument number 0216268818 Official Public Records, Tarrant County, Texas;

THENCE NORTH 69°35'01" EAST, a distance of 255.94 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 00°59'16" EAST, with the west line of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas a distance of 203.58 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the said Lot 6-A same being the beginning of a curve to the left (concave southeasterly) having a radius of 60.00 feet;

CONTINUING along said arc to the left with the west right-of-way line of Kelly Court (a 60' public right of way) an arc length of 93.19 feet, passing through a central angle of 88°59'16" {having a chord bearing of SOUTH 44°12'35" WEST, a chord distance of 84.10 feet) returning to the **POINT OF BEGINNING** and enclosing 1.16 Acres (50,403 Square Feet) more or less.

LOT #6-A

Legal Description for Lot 6-A, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE North 00° 59' 16" West a distance of 206.42 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northwest corner of Lot 6-A;

THENCE South 77° 01' 16" East a distance of 4.94 feet;

THENCE South 72° 58' 16" East a distance of 50.00 feet;

THENCE South 68° 46' 16" East a distance of 50.00 feet;

THENCE South 64° 52' 16" East a distance of 50.00 feet;

THENCE South 60° 42' 16" East a distance of 50.00 feet;

THENCE South 56° 21' 16" East a distance of 41.30 feet;

THENCE South 50° 10' 16" East a distance of 50.00 feet;

THENCE South 45° 49' 16" East a distance of 8.03 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northeast corner of Lot 6-A;

THENCE South 53° 09' 00" West a distance of 268.54 feet to a 1/2" iron rod found with cap stamped "CBG SURVEYING" for the most southerly 1 corner of Lot 6-A, said point lying in a curve, concave to the southwest, having a radius of 58.70 feet, and a long chord which bears North 26° 58' 03" West a distance of 106.27 feet;

THENCE Northerly along said curve a distance of 132.89 feet returning to the **POINT OF BEGINNING** and enclosing 0.97 Acres (42,443 Square Feet) more or less.

EXHIBIT B MAP

3409, 3412, 3413, and 3417 Kelli Court MUNICIPAL SETTING DESIGNATION
MSD 034 Fort Worth Gear and Axle

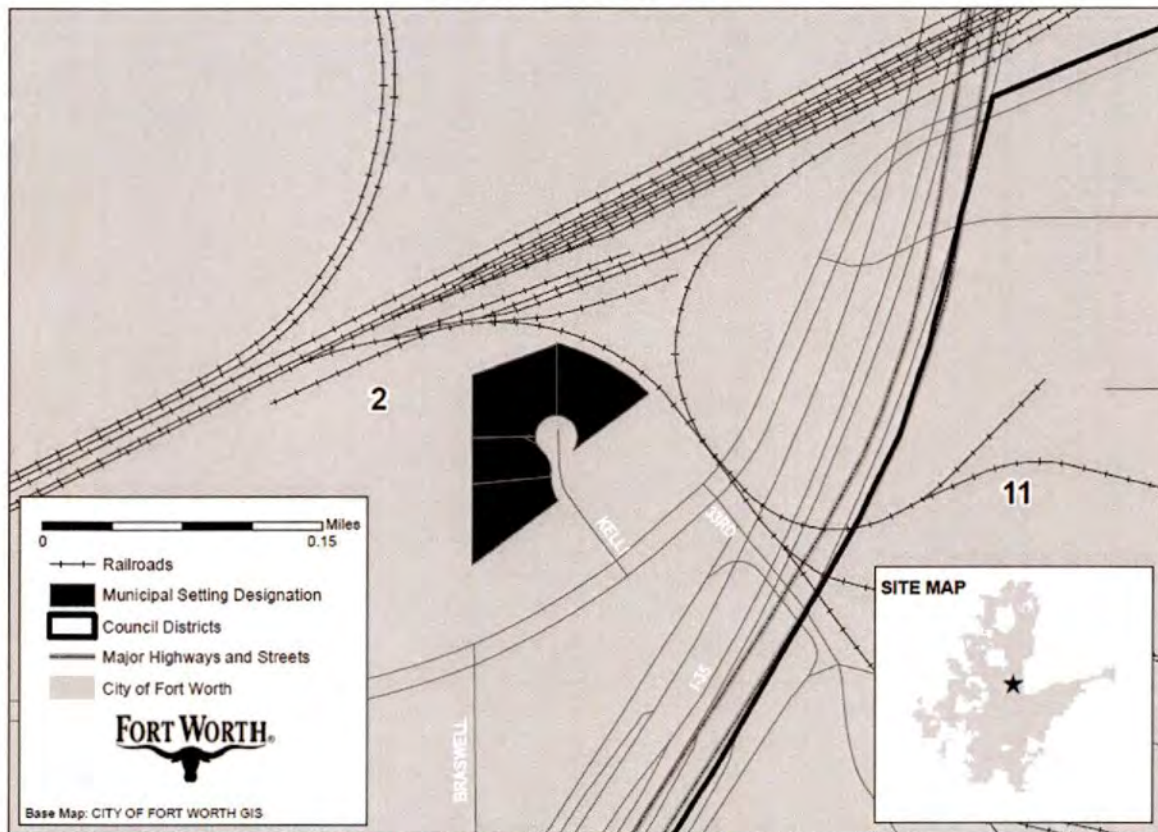


EXHIBIT C

A Resolution NO. 5969-06-2024

**IN SUPPORT OF THE APPLICATION OF
FORT WORTH GEAR & AXLE
TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
FOR A MUNICIPAL SETTING LOCATED AT:
3409, 3412, 3413, and 3417 KELLI COURT,
FORT WORTH, TEXAS**

WHEREAS, the Kelli Court, LLC (Applicant) has filed an application for support of a resolution seeking a Municipal Setting Designation for the site known as Fort Worth Gear and Axle located at 3409, 3412, 3413, and 3417 Kelli Court (Fort Worth Gear and Axle), Fort Worth, Texas, the metes and bounds description being attached hereto as Exhibit "A" (Site) to the Texas Commission on Environmental Quality; and

WHEREAS, a public meeting on the application for support was held in Fort Worth on May 21, 2024, and a public hearing was held in Fort Worth on June 11, 2024, and the affected community was duly notified of same and allowed the opportunity to comment; and

WHEREAS, an approved public drinking water supply system exists that supplies or is capable of supplying drinking water to the Site and to locations within one-half mile of the Site; and

WHEREAS, Applicant has filed documentation with the city stating that a contaminant identified within the designated groundwater, associated with historical uses of the Site, that has been detected in concentrations exceeding residential assessment levels for potable use is arsenic; and

WHEREAS, Applicant has further filed documentation with the city stating that this contamination is contained within the shallow, perched groundwater beneath the Site; and

WHEREAS, the City of Fort Worth, by ordinance, shall, upon adoption of this ordinance, prohibit the use of designated groundwater beneath the Site for potable purposes as well as for irrigation; and

WHEREAS, upon passage of this supporting resolution by the City Council, Applicant intends to file an application with the Texas Commission on Environmental Quality for certification of a Municipal Setting Designation for the Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and

WHEREAS, Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the Site; and

WHEREAS, the certification of a Municipal Setting Designation for the Site is in the best interests of the community.

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

That the City of Fort Worth City Council supports Applicant's request to the Texas Commission on Environmental Quality for a Municipal Setting Designation of the Site described in Exhibit A.

The property for which designation is sought is subject to an ordinance that prohibits the use of designated groundwater from beneath the property as potable water and that appropriately restricts other uses of and contact with that groundwater.

Adopted this 11th day of June 2024.

ATTEST:

By: Jannette S. Goodall

Jannette S. Goodall, City Secretary

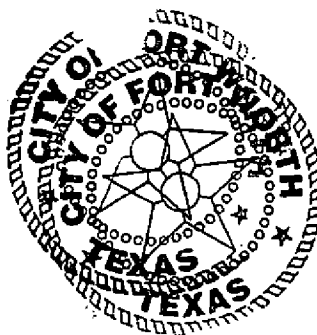


EXHIBIT A

SITE

FORT WORTH GEAR & AXLE PROPERTY
3409, 3412, 3413, AND 3417 KELLI COURT
FORT WORTH, TEXAS

LOT #3

Legal Description for Lot 3, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 1, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE SOUTH 52°09'44" WEST, a distance of 309.50 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 2, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 251.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 83°31'44" EAST, a distance of 211.57 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 4 same being the beginning of a curve to the left (concave northeasterly) having a radius of 163.89 feet;

CONTINUING along the arc of said curve to the left an arc length of 82.11 feet, passing through a central angle of 28°42'26" (having a chord bearing of SOUTH 22°08'38" EAST, a chord distance of 81.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 37°50'16" EAST, passing a found 1/2 inch iron rod at a distance of 10.95 feet in all a distance of 12.90 feet returning to the **POINT OF BEGINNING** and enclosing 0.92 Acres (40,165 Square Feet) more or less.

LOT #4

Legal Description for Lot 4, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE SOUTH 83°31'44" WEST, a distance of 211.57 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 3, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 134.60 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 5, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 89°00'44" EAST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of said Lot 5 same being the beginning of a curve to the left (concave northeasterly) having a radius of 59.86 feet;

THENCE with the west right-of-way line of Kelly Court (a 60' public right of way) the following calls:

CONTINUING along the arc of said curve to the left an arc length of 36.84 feet, passing through a central angle of 35°15'49" (having a chord bearing of SOUTH 18°00'59" EAST, a chord distance of 36.26 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark" same being the beginning of a reverse curve to the right (concave southwesterly) having a radius of 77.80 feet;

CONTINUING along the arc of said curve to the right a arc length of 54.62 feet, passing through a central angle of 40°13'22" (having a chord bearing of SOUTH 19°55'26" EAST, a chord distance of 53.50 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark"; SOUTH 00°13'05" EAST, a distance of 13.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave easterly) having a radius of 205.35 feet;

CONTINUING along the arc of said curve to the left an arc length of 15.65 feet, passing through a central angle of 4°21'57" (having a chord bearing of SOUTH 05°03'17" EAST, a chord distance of 15.64 feet) returning to the **POINT OF BEGINNING** and enclosing 0.57 Acres (24,991 Square Feet) more or less.

LOT #5-R

Legal Description for Lot 5-R, Block 1-R, Diamond Heights Industrial Addition, an addition to the City Of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 59-A, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE SOUTH 89°00'44" WEST, a distance of 181.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 4, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas;

THENCE NORTH 00°59'16" WEST, a distance of 177.71 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the tract described in the deed to Fort Worth Transportation Authority as recorded under instrument number 0216268818 Official Public Records, Tarrant County, Texas;

THENCE NORTH 69°35'01" EAST, a distance of 255.94 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 00°59'16" EAST, with the west line of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas a distance of 203.58 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of the said Lot 6-A same being the beginning of a curve to the left (concave southeasterly) having a radius of 60.00 feet;

CONTINUING along said arc to the left with the west right-of-way line of Kelly Court (a 60' public right of way) an arc length of 93.19 feet, passing through a central angle of 88°59'16" {having a chord bearing of SOUTH 44°12'35" WEST, a chord distance of 84.10 feet) returning to the **POINT OF BEGINNING** and enclosing 1.16 Acres (50,403 Square Feet) more or less.

LOT #6-A

Legal Description for Lot 6-A, Block 1-R, Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-178, Page 36, Plat Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 6-A, Block 1-R Diamond Heights Industrial Addition as recorded in Volume 388-42, Page 59 Plat Records, Tarrant County, Texas.

THENCE North 00° 59' 16" West a distance of 206.42 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northwest corner of Lot 6-A;

THENCE South 77° 01' 16" East a distance of 4.94 feet;

THENCE South 72° 58' 16" East a distance of 50.00 feet;

THENCE South 68° 46' 16" East a distance of 50.00 feet;

THENCE South 64° 52' 16" East a distance of 50.00 feet;

THENCE South 60° 42' 16" East a distance of 50.00 feet;

THENCE South 56° 21' 16" East a distance of 41.30 feet;

THENCE South 50° 10' 16" East a distance of 50.00 feet;

THENCE South 45° 49' 16" East a distance of 8.03 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northeast corner of Lot 6-A;

THENCE South 53° 09' 00" West a distance of 268.54 feet to a 1/2" iron rod found with cap stamped "CBG SURVEYING" for the most southerly 1 corner of Lot 6-A, said point lying in a curve, concave to the southwest, having a radius of 58.70 feet, and a long chord which bears North 26° 58' 03" West a distance of 106.27 feet;

THENCE Northerly along said curve a distance of 132.89 feet returning to the **POINT OF BEGINNING** and enclosing 0.97 Acres (42,443 Square Feet) more or less.

EXHIBIT B MAP

3409, 3412, 3413, and 3417 Kelli Court MUNICIPAL SETTING DESIGNATION
MSD 034 Fort Worth Gear and Axle



1801 Handley Ederville Road
Fort Worth, TX 76118

P (817) 268-8600

F (817) 268-8602

Terracon.com



July 16, 2024

City of Richland Hills
3200 Diana Drive
Richland Hills, Texas 76118

Attn: Ms. Lindsay Rawlinson, City Secretary
P: (817) 616-3810
E: lrawlinson@richlandhills.com

RE: Request for Municipal Setting Designation (MSD) Resolution in Support
Fort Worth Gear and Axle Site
3409, 3412, 3413, and 3417 Kelli Court
Fort Worth, Texas
Terracon Project No. 95237482
TCEQ VCP No. 3264

Dear Ms. Rawlinson:

Pursuant to the State of Texas, House Bill 3152F, Subchapter W, Section 361.805, Kelli Court, LLC (the Applicant) intends to submit a Municipal Setting Designation (MSD) application to the Texas Commission on Environmental Quality (TCEQ) for the property located at 3409, 3412, 3413, and 3417 Kelli Court in Fort Worth, Texas, otherwise known as Fort Worth Gear & Axle site, on approximately 3.624 acres of land (hereafter the Designated Property). Please find in Attachment 1 a map depicting the Designated Property and the water wells owned by the City of Richland Hills.

A requirement of the TCEQ is that we obtain a Resolution in Support from all Retail Public Utilities (RPU) within 5 miles of the Designated Property. Also required is confirmation that the RPU does not serve the Designated Property and surrounding area within 0.5 miles. Currently, there are three (3) water wells identified as being owned/operated by the City of Richland Hills within the five-mile radius. The closest well is located approximately 4.62 miles to the east and cross- to downgradient from the Designated Property. There is little to no risk of the limited area of affected perched, shallow groundwater associated with the Designated Property affecting the water wells. A map depicting the shallow groundwater flow at the Designated Property is included in Attachment 2 and a map depicting the groundwater chemicals of concern (COC) concentrations at the Designated Property is included in Attachment 3.

See Attachment 4 for City of Fort Worth certified Ordinance No. 26965-06-2024 and Resolution No. 5969-06-2024 for the Designated Property.

Terracon Consultants, Inc., on behalf of the Applicant, respectfully request that the City of Richland Hills issue a Resolution in Support for the Designated Property during its next council meeting. Should you have any questions or require further information, please feel free to contact me at (817) 268-8600 or email me at kyle.lindquist@terracon.com. We appreciate your assistance in this matter.



Request for Municipal Setting Designation (MSD) Resolution in Support
Fort Worth Gear & Axle | Fort Worth, Texas
July 16, 2024 | Terracon Project No. 95237482

Sincerely,
Terracon

A handwritten signature in blue ink, appearing to read 'Kyle C. Lindquist', with a long horizontal flourish extending to the right.

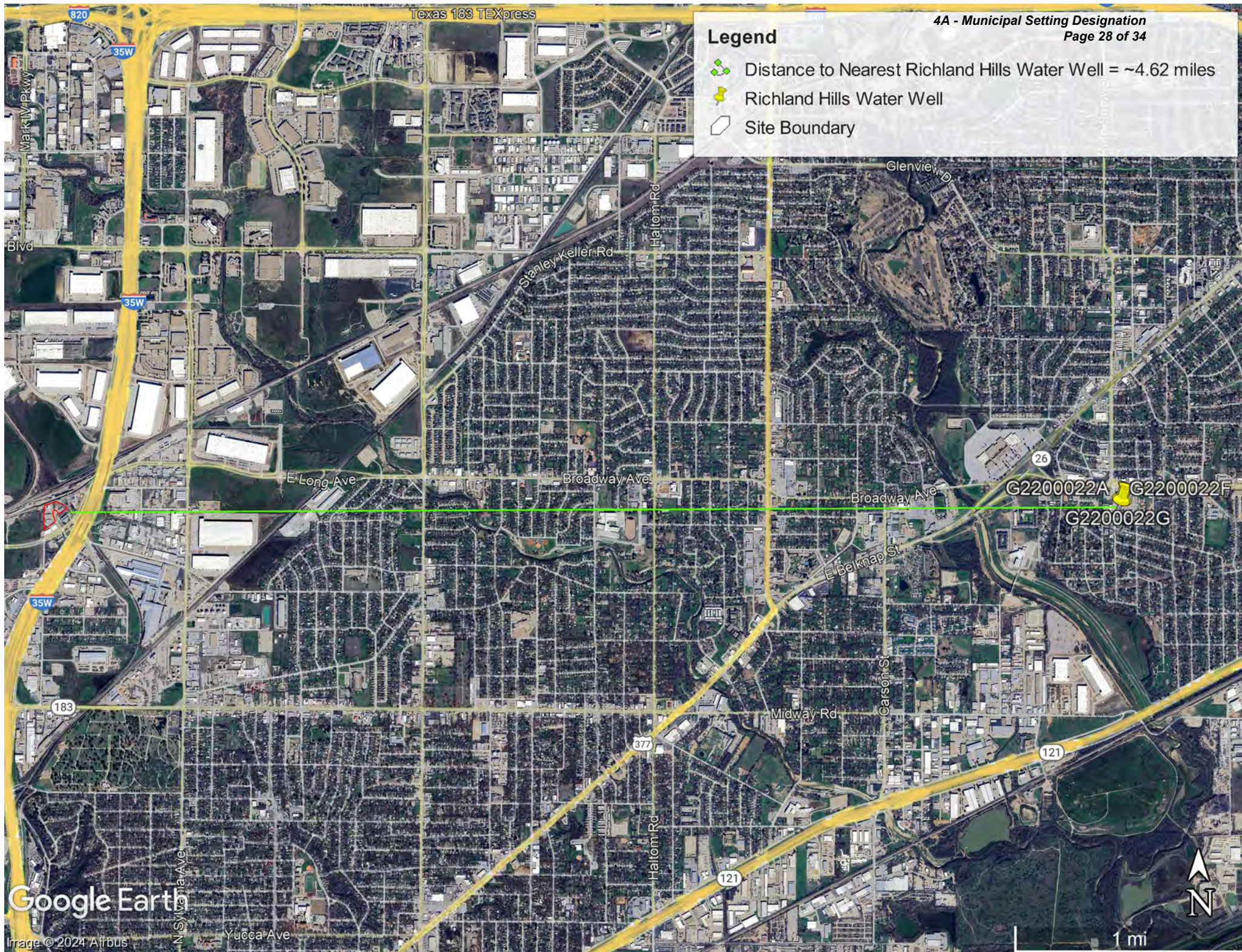
Kyle C. Lindquist
Senior Project Manager

Enclosure

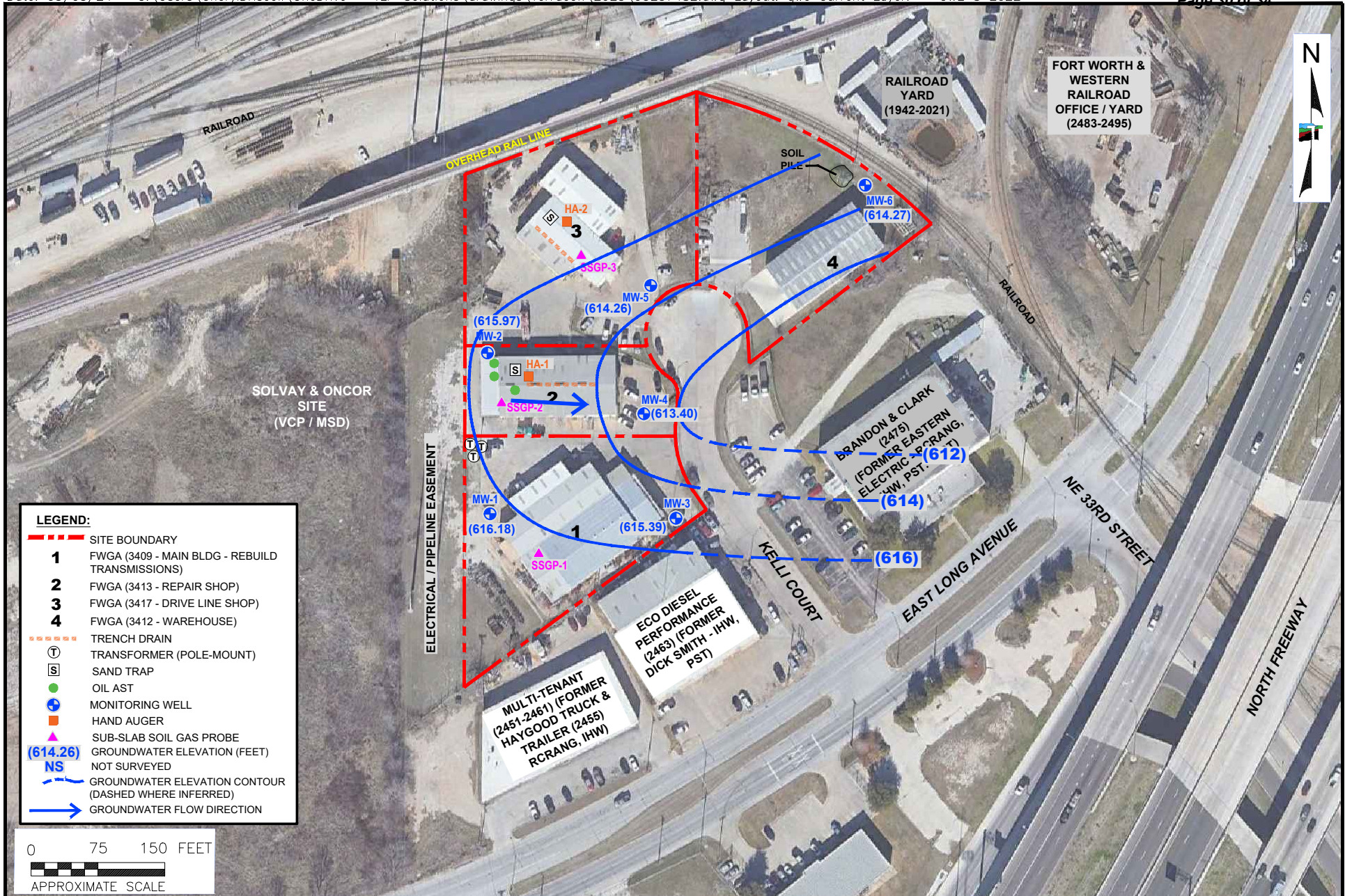
ATTACHMENT 1 – Designated Property in Relation to Richland Hills Water Wells

Legend

-  Distance to Nearest Richland Hills Water Well = ~4.62 miles
-  Richland Hills Water Well
-  Site Boundary



ATTACHMENT 2 – Designated Property Groundwater Flow Direction



Project Mgr: KCL
Drawn By: CDD
Checked By: KCL
Approved By: MFS

Project No. 95237482
Scale: AS SHOWN
Date: 05/03/24

Terracon
1801 Handley Ederville Road
Fort Worth, TX 76118

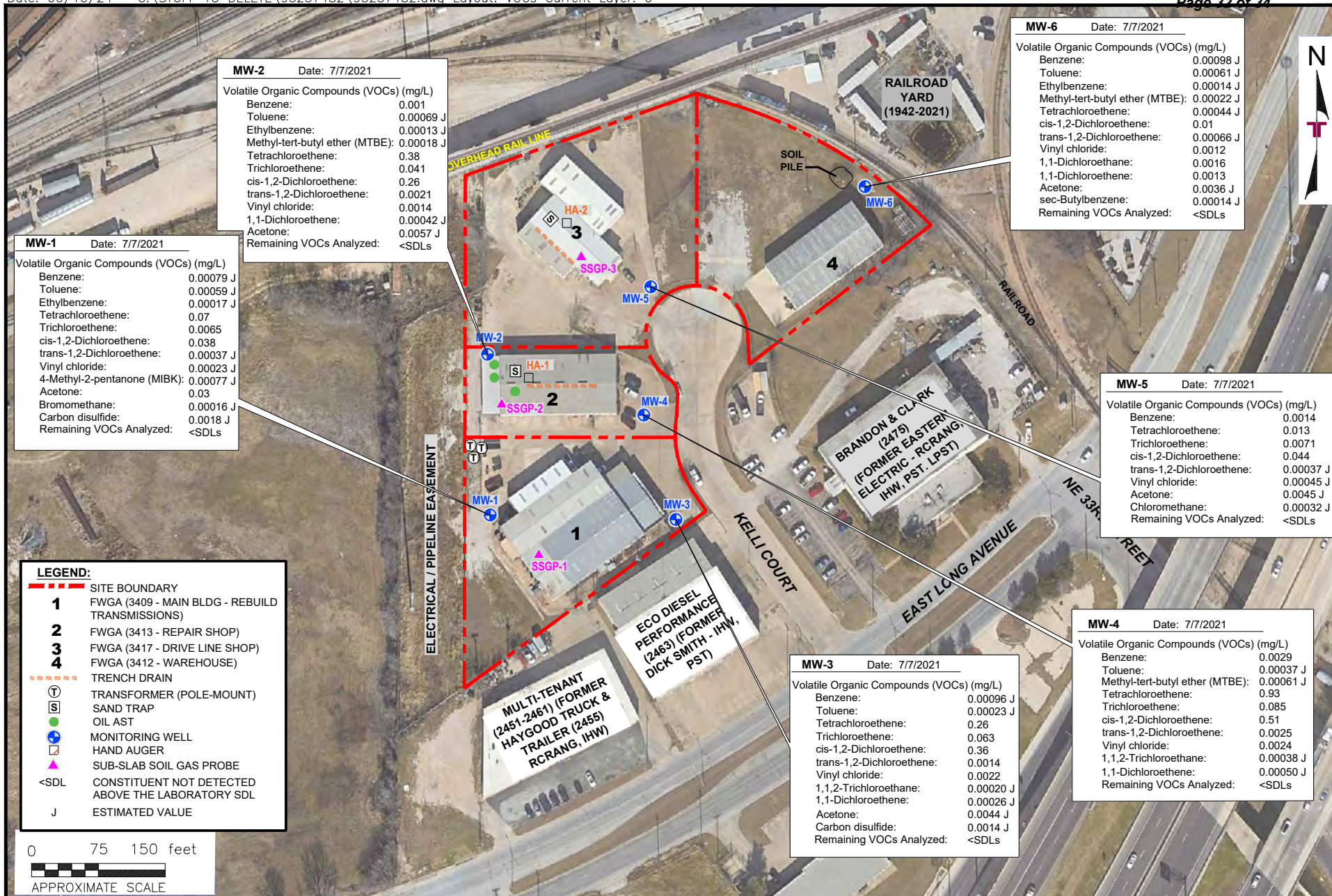
GROUNDWATER GRADIENT MAP 8/10/2022

FORT WORTH GEAR AND AXLE
3409, 3412, 3413 AND 3417 KELLI COURT
FORT WORTH, TARRANT COUNTY, TEXAS

ATTACH

2

ATTACHMENT 3 – Designated Property Groundwater COC Concentration Map



City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/11/24

M&C FILE NUMBER: M&C 24-0503

LOG NAME: 22MSD-034 KELLI COURT, LLC

SUBJECT

(CD 2) Conduct Public Hearing, Adopt Resolution Supporting the Application of Kelli Court, LLC for a Municipal Setting Designation for Property Located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas, 76106 to the Texas Commission on Environmental Quality, and Adopt Ordinance Prohibiting the Potable Use of Designated Groundwater from Beneath the Site Pursuant to Chapter 12.5, Article IV, Division 2 "Municipal Setting Designation"

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

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing to allow the public the opportunity to give testimony on the application of Kelli Court, LLC for approval of a Municipal Setting Designation for property located at 3409, 3412, 3413, and 3417 Kelli Court, an approximately 3.62-acre tract of land located in the Diamond Heights Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas;
2. Adopt the attached resolution supporting Kelli Court, LLC's application to the Texas Commission on Environmental Quality for a Municipal Setting Designation for the Fort Worth Gear and Axle Property; and
3. Adopt the attached ordinance prohibiting the potable use of designated groundwater from beneath the site.

DISCUSSION:

On April 15, 2024, Kelli Court, LLC filed an application with the City seeking support for a Municipal Setting Designation (MSD) for the property located at 3409, 3412, 3413, and 3417 Kelli Court, Fort Worth, Texas 76106.

Staff from the FWLab, Transportation and Public Works, Development Services, Water, and Environmental Services Departments were provided the application to review. By ordinance, notice was issued, and staff conducted a public meeting held at the Diamond Hill Community Center, 1700 NE 37th St., on Tuesday, May 21, 2024. No comments or concerns were received.

The groundwater that is sought to be restricted is shallow, perched, discontinuous groundwater that occurs at depths of approximately seven (7) to nine (9) feet below the ground surface. The Fort Worth Limestone and Duck Creek Formations underlie the affected shallow groundwater. The Fort Worth Limestone consists of limestone and clay with a thickness that is 25 to 35 feet; the Duck Creek Formation consists of limestone with a thickness that is 30 to 100 feet. Formations serve as a regional aquitard preventing vertical migrations of the chemical of concern to underlying potable aquifers. The affected shallow groundwater is not a designated, recognized major or minor aquifer. The chemicals of concern detected in the designated groundwater are chlorinated volatile organic compounds. The chemicals of concern are attributed to historical land use related to automotive parts manufacturing and auto servicing activities on the subject property.

The Fort Worth Water Department provides water service to all existing residential and commercial/industrial properties located in the area and within a half mile of the MSD boundary. All undeveloped properties within a half mile of the site are eligible to receive water service from the Fort Worth Water Department.

In 2003, state law created the concept of an MSD. The purpose of an MSD is to provide a means by which the Texas Commission on Environmental Quality (TCEQ) may limit the scope of investigations and response actions for groundwater contamination at a site, provided the groundwater is prohibited for use as a potable water source. Potable water means water used for drinking, showering, bathing, cooking, or irrigating crops intended for human consumption. A person, typically a developer, must apply to TCEQ to designate impacted property as an MSD. If granted, the developer will not be required to clean up designated groundwater within the MSD to drinking water standards. However, other cleanup standards such as inhalation and contact must still be met. The TCEQ requires that the municipality where the site is located provide a resolution that supports any application and pass an ordinance prohibiting potable use of groundwater at the subject property.

In January 2005, the City Council adopted an ordinance creating a procedure for persons applying to the TCEQ for an MSD which includes filing an application with the City. This MSD application is the 34th within Fort Worth city limits. Approval of this MSD application by the TCEQ will support the usage of the subject property consistent with the current zoning without unnecessary requirements placed on the developer to take actions to address historically contaminated groundwater. The location is in COUNCIL DISTRICT 2.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

Submitted for City Manager's Office by: Valerie Washington 6199

Originating Business Unit Head: Cody Whittenburg 5455

Additional Information Contact: Wyndie Turpen 6982
Nixalis Benitez 8570

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Kip Dernovich, Director of Public Works and Capital Projects

Date: July 22, 2024

Subject: Street Improvement Projects

Agenda Item:

Street Improvement Projects

Background Information:

Staff will provide an update on the FY 2024 street improvement projects.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

N/A

Council Action Requested:

No Council Action

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Terry Leake, Interim Director of Finance

Date: July 22, 2024

Subject: 3rd Quarter Investment Report

Agenda Item:

3rd Quarter Investment Report

Background Information:

Staff will provide a quarterly investment report for the period of April 1, 2024 – June 30, 2024.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

3rd Quarter Investment Report

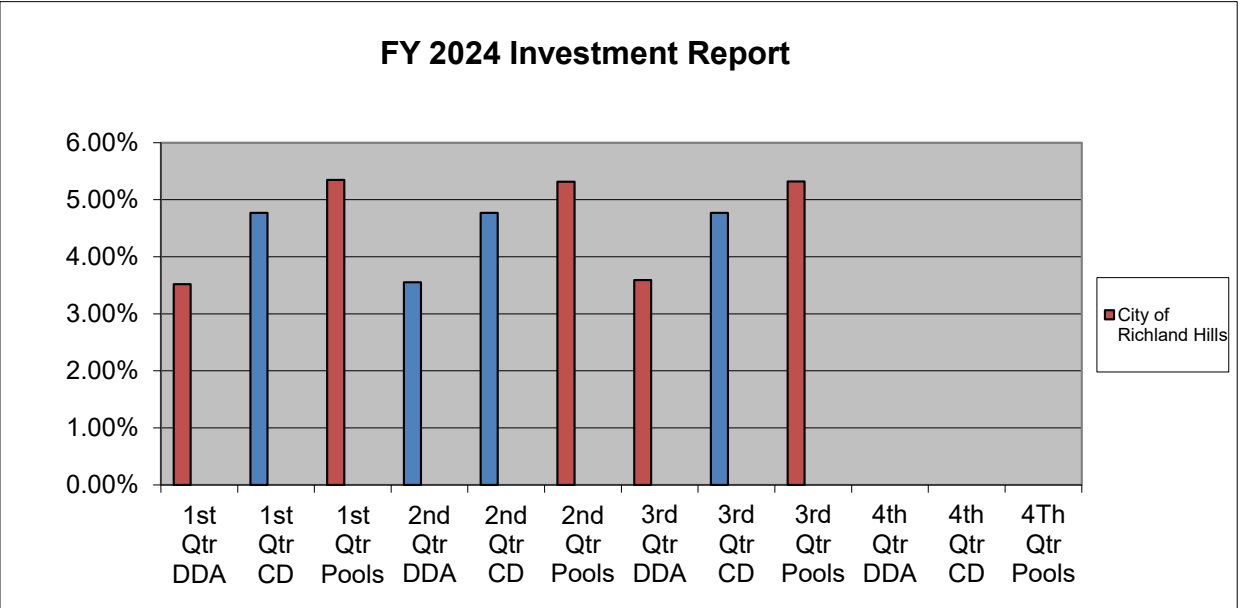
Council Action Requested:

No Council Action

Bank	Fund	Name of Account	Balance at 4/1/2024	Net Deposits / Withdrawals	Interest Earnings	Balance at 6/30/2024
JP Morgan Chase	1	General Fund Account	10,569,120	284,340	77,236	10,930,696
JP Morgan Chase	2	Revenue Fund Account	5,098,613	(272,340)	48,392	4,874,666
JP Morgan Chase	26	Richland Hills Economic Development Corp	2,399,701	279,018	23,515	2,702,234
JP Morgan Chase	65	Richland Hills Crime Control Fund	997,269	108,457	11,824	1,117,550
JP Morgan Chase	1	Certificate of Deposit-Maturity 11/2024	177,069	-	-	177,069
		Total Bank	19,241,772	399,475	160,967	19,802,215
TEXPOOL	1	General Fund	2,157,989	-	28,717	2,186,706
TEXPOOL	2	Revenue Fund	921,809	-	12,267	934,076
TEXPOOL	22	Drainage Fund	122,502	-	1,630	124,132
TexSTAR	27	2019 GO Bonds	76,490	-	1,017	77,507
TexSTAR	6	Police Seizure Funds	26,372	-	351	26,723
TexSTAR	10	I & S Funds	679,221	-	9,028	688,249
TexSTAR	77	Hotel Motel Occupancy Tax Fund	178,990	-	2,379	181,369
TexSTAR	89	Tax Increment Fund	641,782	-	8,531	650,313
TexSTAR	101	ARPA Funds	1,737,873	(1,051,499)	15,129	701,503
TexSTAR	2 & 109	2023 Certificates of Obligation	6,330,859	-	84,153	6,415,012
		Total Pools	12,873,887	(1,051,499)	163,202	11,985,590
		Total Holdings	32,115,659	(652,024)	324,170	31,787,805

City of Richland Hills																
Inventory Holdings Report- City Portfolio																
6/30/2024																
Settle Date	Security Type	Par	Rate	Settlement Date	Maturity	Purchase Yield	Purchase Principal	Original Prem/Disc	Current Book	Market Price	Gain/Loss	Original D-T-M	Current D-T-M	Amortization	Percent of Total Holdings	
6/30/2024	Hybrid DDA	19,625,146	3.593%	6/30/2024	7/1/2024	3.593%	19,625,146	-	19,625,146	100.00%	-	1	1	0.00	61.74%	
6/30/2024	Pools	11,985,590	5.321%	6/30/2024	7/1/2024	5.321%	11,985,590	-	11,985,590	100.00%		1	1	0.00	37.70%	
11/23/2024	CD	177,069	4.770%	11/23/2024	11/23/2024	4.770%	177,069		177,069	100.00%	-	360	360	0.00	0.56%	
		31,787,805					31,787,805			31,787,805					100.00%	

Investment Transactions
Quarter Ending
6/30/2024



DDA Accounts=JP MORGAN CHASE
POOLS=Texpool and TexSTAR

City of Richland Hills
Quarterly Investment Report-City Portfolio

April 1, 2024 - June 30, 2024

Portfolio Summary Management Report

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Richland Hills and the Public Funds Investment Act (Chapter 2256, Government Code).

Beginning Book Value 4/1/24	\$	32,115,659.00	Ending Book Value 6/30/24	\$	31,787,804.84
Beginning Market Value 4/1/24	\$	32,115,659.00	Ending Market Value 6/30/24	\$	31,787,804.84
			Accrued Interest Receivable	\$	-
			Unrealized Gain/Loss on 6/30/24	\$	-
WAM at Beginning Period Date*	1 day		WAM at Ending Period Date*	1 day	
			Change in Market Value	\$	(327,854.16)

Average Yield to Maturity for quarter	4.457%
Average Yield to Maturity 6 month T-Bill	5.152%

Terry Leake, Interim Director of Finance

Terry Leake, Interim Director of Finance

Candice Edmondson, City Manager

Candice Edmondson, City Manager

*WAM-Weighted Average Maturity

"Change in Market Value" is required data, but reflects the receipt and expenditure of the City's funds from quarter to quarter.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Candice Edmondson, City Manager

Date: July 22, 2024

Subject: June Department Monthly Reports

Agenda Item:

June Department Monthly Reports

Background Information:

Attached are the monthly Department Reports. If you have any questions regarding the reports, please contact me or the appropriate Department Head.

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

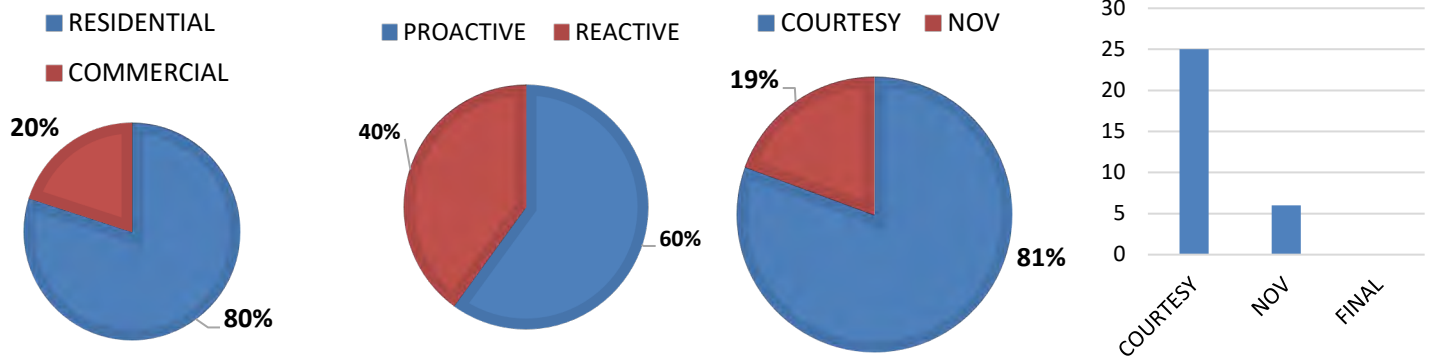
Attachments:

June Department Reports

Council Action Requested:

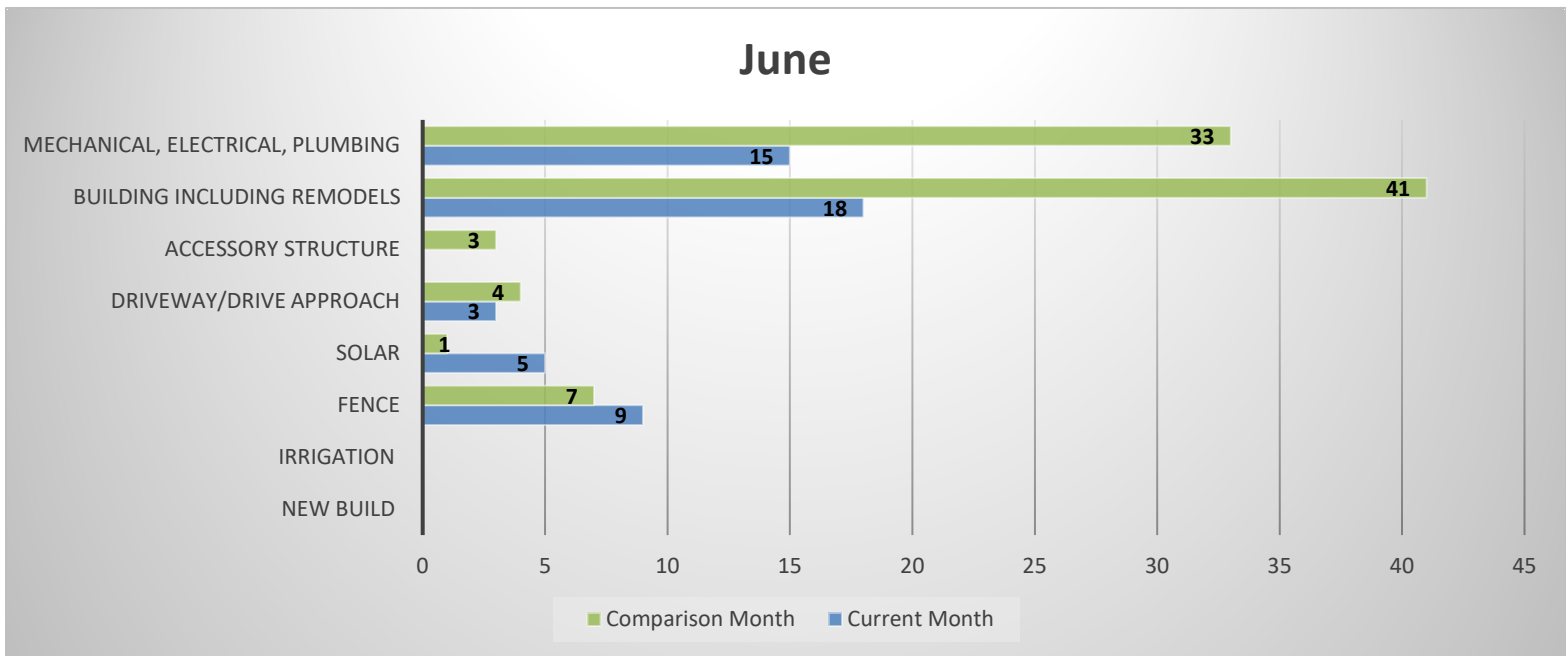
No Council Action

Code Compliance



Current Month Violations					
	Notices Issued	Pending Compliance	Compliance Obtained	Citations Issued	Abatement by City
Nuisance Violations	22	18	4	1	0
Building Violations	1	1	0	0	0
Zoning Issues	0	0	0	0	0
Permit Violations	2	1	1	0	0
YTD Total	574	217	357	7	0
Most Common Violations				Current Month	YTD
Permit Required				2	32
Property Maintenance Violation				0	17
Swimming Pool				1	3
Inoperable Vehicle				2	18
Parking				3	81
Trees				1	62
Accumulations				3	35
High Grass and Weeds				11	178
All Other Violations				4	148
Building Summary				Current Month	YTD
Registered Vacant Building				0	4
Substandard Buildings – New BBA				1	2
Field Activity				Current Month	YTD
Inspections Conducted				5	40
Citizen Contacts				60	208

Development Services



	Mechanical Electrical Plumbing	Building Including Remodels	Accessory Structure	Driveway Drive Approach	Solar	Fence	Irrigation	New Build
Current Month Residential	14	18	0	2	5	7	0	0
Current Month Commercial	4	0	0	1	0	2	0	0
Current Fiscal Year 2023-2024	183	151	10	19	26	75	8	23
Previous Month Residential	26	35	3	4	1	5	0	0
Previous Month Commercial	7	6	0	0	0	2	0	0

	Current Month	Comparison Month Previous Year	Fiscal Year To Date 2023-2024
Sign Permit	0	2	13
ROW Permit	17	0	156
Garage Sale Permit	29	26	171
Zoning, SUP, Code Consults	0	2	15
Pool Permits	2	1	5

Business Summary

	Current Month	Comparison Month Previous Year	Fiscal Year To Date 2023-2024
Registered Rental CO's	4	5	56
Issued Commercial CO's	1	2	23
Mobile Food Vendor	0	0	1

Received Certificate of Occupancy

- Hand of God, 7207 Latham Dr – Body Art Tattoo

Number of Potential Business Certificate of Occupancy Meetings: 1

Number of Developmental Review Committee / Plan Review: 0

Finance

GENERAL FUND, UTILITY FUND AND LINK FUND

Fiscal Year 2023-2024, Period Ending 6/30/2024

Monthly Financial Report					
	Budget	Current Month Actual	YTD Actual	Available Budget	% YTD of Total Budget
General Fund (001)					
Revenue					
Property Taxes	\$ 3,217,091	\$ 45,555	\$ 3,139,428	\$ 77,663	98%
Sales Tax	\$ 4,877,144	\$ 532,091	\$ 3,163,160	\$ 1,713,984	65%
Other Tax	\$ 2,500	\$ 248	\$ 1,954	\$ 546	78%
Franchise Fees	\$ 556,800	\$ 1,872	\$ 510,896	\$ 45,904	92%
Fines & Forfeitures	\$ 385,100	\$ 34,017	\$ 405,388	\$ (20,288)	105%
Licenses & Permits	\$ 279,225	\$ 57,793	\$ 235,239	\$ 43,986	84%
Service Charges	\$ 268,850	\$ 11,903	\$ 143,191	\$ 125,659	53%
Miscellaneous	\$ 552,227	\$ 221,798	\$ 530,836	\$ 21,391	96%
Total Revenues	\$ 10,138,937	\$ 905,277	\$ 8,130,092	\$ 2,008,845	80%
Expenditures					
Municipal Court	\$ 295,313	\$ 10,152	\$ 210,975	\$ 84,338	71%
Administration	\$ 709,039	\$ 49,219	\$ 496,537	\$ 212,502	70%
Police	\$ 2,580,786	\$ 174,834	\$ 1,591,762	\$ 989,024	62%
Fire	\$ 2,624,656	\$ 180,892	\$ 1,830,483	\$ 794,173	70%
Street	\$ 300,143	\$ 12,650	\$ 166,581	\$ 133,562	56%
Library	\$ 470,100	\$ 34,993	\$ 328,784	\$ 141,316	70%
Recreation	\$ 289,595	\$ 29,393	\$ 243,417	\$ 46,178	84%
Parks/Grounds	\$ 323,742	\$ 26,482	\$ 164,454	\$ 159,288	51%
Community Development	\$ 504,608	\$ 32,275	\$ 410,404	\$ 94,204	81%
Animal Control	\$ 235,448	\$ 28,284	\$ 220,849	\$ 14,599	94%
Legislative (City Secretary)	\$ 149,127	\$ 12,306	\$ 119,226	\$ 29,901	80%
Shared Services	\$ 957,232	\$ 44,113	\$ 674,201	\$ 283,031	70%
Transfers/Non Departmental	\$ 851,893	\$ 5,483	\$ 755,028	\$ 96,865	89%
Total Expenditures	\$ 10,291,682	\$ 641,076	\$ 7,212,701	\$ 3,078,981	70%
Rev/Exp	\$ (152,745)	\$ 264,201	\$ 917,391		
Utility Fund (002)					
Revenue					
Water	\$ 2,595,000	\$ 201,384	\$ 1,830,729	\$ 764,271	71%
Sewer	\$ 1,800,000	\$ 149,420	\$ 1,347,074	\$ 452,926	75%
Misc. (incl. Garbage Billing)	\$ 753,000	\$ 81,294	\$ 744,231	\$ 8,769	99%
Total Revenues	\$ 5,148,000	\$ 432,098	\$ 3,922,034	\$ 1,225,966	76%
Expenses					
Shared Services	\$ 356,494	\$ 24,090	\$ 246,098	\$ 110,396	69%
Administration	\$ 754,171	\$ 46,273	\$ 515,490	\$ 238,681	68%
Water Services & Distr.	\$ 1,744,698	\$ 84,246	\$ 715,884	\$ 1,028,814	41%
Wastewater Service	\$ 1,633,536	\$ 123,147	\$ 1,322,193	\$ 311,343	81%
Trsfrs/Debt Service/Non-Dept.	\$ 1,188,143	\$ 45,666	\$ 515,324	\$ 672,819	43%
Total Expenses	\$ 5,677,042	\$ 323,422	\$ 3,314,989	\$ 2,362,053	58%
Rev/Exp	\$ (529,042)	\$ 108,676	\$ 607,045		
Link Operating Fund (098)					
Revenue					
Recreation	\$ 571,000	\$ 70,688	\$ 458,480	\$ 112,520	80%
Transfers in	\$ 200,000	\$ -	\$ 200,000	\$ -	100%
Total Revenue	\$ 771,000	\$ 70,688	\$ 658,480	\$ 112,520	85%
Expenditures	\$ 771,000	\$ 65,836	\$ 548,839	\$ 222,161	77%
Operating/Personnel	\$ 771,000	\$ 65,836	\$ 548,839	\$ 222,161	71%
Rev/Exp	\$ -	\$ 4,852	\$ 109,641		

Finance

SPECIAL REVENUE FUNDS

Fiscal Year 2023-2024, Period Ending 6/30/2024

Monthly Financial Report					
	Budget	Current Month Actual	YTD Actual	Available Budget	% YTD of Total Budget
Court Security Fund (24)					
Revenue	\$ 5,500	\$ 848	\$ 9,854	\$ (4,354)	179%
Expenditures	\$ 1,050	\$ -	\$ 1,203	\$ (153)	115%
Rev/Exp	\$ 4,450	\$ 848	\$ 8,651		
Court Technology Fund (39)					
Revenue	\$ 4,800	\$ 821	\$ 6,599	\$ (1,799)	137%
Expenditures	\$ -	\$ -	\$ -	\$ -	
Rev/Exp	\$ 4,800	\$ 821	\$ 6,599		
Crime Control District (65)					
Revenue					
Sales Tax	\$ 1,842,088	\$ 198,309	\$ 1,177,841	\$ 664,247	64%
Investment Income	\$ 24,000	\$ 4,297	\$ 38,255	\$ (14,255)	159%
Grants/Transfers	\$ 21,760	\$ -	\$ 6,048	\$ 15,712	28%
Total Revenue	\$ 1,887,848	\$ 202,606	\$ 1,222,144	\$ 665,704	65%
Expenditures					
Public Safety	\$ 1,539,572	\$ 75,706	\$ 1,056,537	\$ 483,035	69%
Capital Expense	\$ 281,344	\$ -	\$ 71,011	\$ 210,333	25%
Transfers Out	\$ 192,828	\$ -	\$ 192,828	\$ -	100%
Total Expenditures	\$ 2,013,744	\$ 75,706	\$ 1,320,376	\$ 693,368	66%
Rev/Exp	\$ (125,896)	\$ 126,900	\$ (98,232)		
Hotel Occupancy Tax (77)					
Revenue					
HOT (Taxes)/Int Income	\$ 259,200	\$ 24,277	\$ 173,314	\$ 85,886	67%
Expenditures					
Operating Expense	\$ 194,375	\$ 3,250	\$ 61,082	\$ 133,293	31%
Debt Service	\$ 103,713	\$ -	\$ 19,356	\$ 84,357	19%
Total Expenditures	\$ 298,088	\$ 3,250	\$ 80,438	\$ 217,650	27%
Rev/Exp*	\$ (38,888)	\$ 21,027	\$ 92,876		
TIF Fund (89)					
Revenue					
Property Tax Allocation	\$ 245,645	\$ -	\$ 246,871	\$ (1,226)	100%
Investment Income	\$ -	\$ 2,826	\$ 27,092	\$ (27,092)	100%
Sales Tax Transfer in	\$ 75,000	\$ -	\$ -	\$ 75,000	0%
Total Revenue	\$ 320,645	\$ 2,826	\$ 273,963	\$ 46,682	85%
Expenditures					
Operating	\$ 90,000	\$ -	\$ -	\$ 90,000	0%
Improvement Incentive	\$ 30,000	\$ -	\$ -	\$ 30,000	0%
Grants	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	0%
Capital Projects	\$ 230,000	\$ -	\$ 184,462	\$ 45,538	0%
Total Expenditures	\$ 750,000	\$ 400,000	\$ 584,462	\$ 165,538	78%
Rev/Exp	\$ (429,355)	\$ (397,174)	\$ (310,499)		
Strategic Initiative Fund (107)					
Revenue	\$ 256,260	\$ -	\$ 273,963	\$ (17,703)	107%
Expenditures	\$ 811,823	\$ 39,783	\$ 237,332	\$ 574,491	29%
Rev/Exp	\$ (555,563)	\$ (39,783)	\$ 36,631		
*Any overages in these funds are covered by fund balance.					

Finance

CAPITAL FUNDS

Fiscal Year 2023-2024, Period Ending 6/30/2024

Monthly Financial Report					
	Budget	Current Month Actual	YTD Actual	Available Budget	% YTD of Total Budget
Oil & Gas Lease Fund (12)					
Revenue	\$ 100,000	\$ -	\$ 79,371	\$ 20,629	79%
Expenditures	\$ 177,000	\$ 5,600	\$ 15,740	\$ 161,260	9%
Rev/Exp*	\$ (77,000)	\$ (5,600)	\$ 63,631		
Road and Street Fund (25)					
Revenue					
Sales Tax	\$ 1,828,929	\$ 199,534	\$ 1,186,185	\$ 642,744	65%
Total Revenue	\$ 1,828,929	\$ 199,534	\$ 1,186,185	\$ 642,744	65%
Expenditures					
Street R&M	\$ 2,140,000	\$ 63,702	\$ 214,269	\$ 1,925,731	10%
Total Expenditures	\$ 2,140,000	\$ 63,702	\$ 214,269	\$ 1,925,731	10%
Rev/Exp*	\$ (311,071)	\$ 135,832	\$ 971,916		
Vehicle Replace. Fund (30)					
Revenue					
Sale of vehicles	\$ 120,000	\$ -	\$ 35,428	\$ 84,572	30%
Transfers in	\$ 501,660	\$ -	\$ 501,660	\$ -	100%
Total Revenue	\$ 621,660	\$ -	\$ 537,088	\$ 84,572	86%
Expenditures					
Capital-Lease Expense	\$ 339,702	\$ 24,796	\$ 184,878	\$ 154,824	54%
Capital- Purchases	\$ 118,200	\$ 13,749	\$ 31,941	\$ 86,259	27%
Gas/Maint	\$ 158,758	\$ 25,859	\$ 122,251	\$ 36,507	77%
Operational	\$ 5,000	\$ -	\$ 1,925	\$ 3,075	39%
Total Expenditures	\$ 621,660	\$ 64,404	\$ 340,995	\$ 280,665	55%
Rev/Exp*	\$ -	\$ (64,404)	\$ 196,093		
ARPA Fund (101)					
Revenue-Transfers In/Interest	\$ 1,652,404	\$ 163,148	\$ 1,334,994	\$ 317,410	81%
Expenditures					
Project Appropriations	\$ 1,702,759	\$ 160,100	\$ 1,274,234	\$ 428,525	75%
Total Expenditures	\$ 1,702,759	\$ 160,100	\$ 1,274,234	\$ 428,525	75%
Rev/Exp	\$ (50,355)	\$ 3,048	\$ 60,760		
*Any overages in these funds are covered by fund balance.					

Finance

DEBT SERVICE FUND

Fiscal Year 2023-2024, Period Ending 6/30/2024

Monthly Financial Report

	Budget	Current Month Actual	YTD Actual	Available Budget	% YTD of Total Budget
Debt Service Fund (10)					
Revenue					
Property Taxes	\$ 1,485,482	\$ 20,009	\$ 1,474,459	\$ 11,023	99%
Interest Income	\$ 15,000	\$ 2,991	\$ 26,862	\$ (11,862)	179%
Total Revenues	\$ 1,500,482	\$ 23,000	\$ 1,501,321	\$ 11,023	100%
Expenditures					
Debt Service	\$ 1,465,229	\$ 18,772	\$ 452,852	\$ 1,012,377	31%
Rev/Exp	\$ 35,253	\$ 4,228	\$ 1,048,469		

COMPONENT UNIT

Richland Hills EDC (26)					
Revenue					
Sales Tax	\$ 1,219,286	\$ 133,023	\$ 790,790	\$ 428,496	65%
Interest Income	\$ 42,000	\$ 8,189	\$ 65,051	\$ (23,051)	155%
Total Revenues	\$ 1,261,286	\$ 141,212	\$ 855,841	\$ 405,445	68%
Expenses					
Operating	\$ 386,149	\$ 22,849	\$ 254,246	\$ 131,903	66%
Transfers Out	\$ 53,046	\$ -	\$ 53,046	\$ -	100%
Capital	\$ 900,000	\$ 3,780	\$ 5,130	\$ 894,870	1%
Debt Service	\$ 230,863	\$ -	\$ 42,931	\$ 187,932	19%
Total Expenditures	\$ 1,570,058	\$ 26,629	\$ 355,353	\$ 1,214,705	23%
Rev/Exp*	\$ (308,772)	\$ 114,583	\$ 500,488		

*Any overages in these funds are covered by fund balance.

DRAINAGE

Drainage Fund (022)					
Revenue					
Billing/Interest	\$ 914,400	\$ 77,085	\$ 612,832	\$ 301,568	67%
Expenses					
Operating	\$ 471,570	\$ 10,607	\$ 149,094	\$ 322,476	32%
Capital	\$ 129,341	\$ -	\$ 82,149	\$ 47,192	64%
Debt Service	\$ 475,240	\$ -	\$ 44,820	\$ 430,420	9%
Total Fund	\$ 1,076,151	\$ 10,607	\$ 276,063	\$ 800,088	26%
Rev/Exp*	\$ (161,751)	\$ 66,478	\$ 336,769		

*Any overages in these funds are covered by fund balance.

Fire

Fire Operations:

- Personnel completed **10** annual business inspections throughout the month.
- Members completed a combined **275** hours of training this month.
- The mutual aid agreement with Medstar Ambulance resulted in **54** responses during June and **35** transports to local hospitals.
- Turnout times averaged **59 seconds** for June. The national standard is 60 seconds or less.
- Response times for June averaged **4 minutes 34 seconds** from receipt of call-in dispatch to the first fire unit arriving on scene to assist.
- Ambulance billing revenue for May 2024 has not been received as of the deadline to complete this report.
- Public Safety Kid's Camp Class 1 finished up in early June. 11 campers completed the program and staff is already planning for next year's event.
- FM Brock is strictly enforcing fire lanes around the city to ensure access for emergency vehicles is maintained. Several citations have been issued.
- Smoke alarms continue to be available to those who need them. There is no cost and FD personnel will install them. No smoke detectors were installed in June.
- Vial of Life emergency medical information pouches are available at the fire station and Library.
- Medication disposal pouches are also available at the fire station. The box is mounted on the wall in the lobby of the new fire station. Boxes have also been added at the library and at City Hall. Please help yourself.
- RHFD personnel were fit for uniforms as progress is made on the Police/Fire Honor Guard.
- Staff is working on establishing a Rehab Team for emergency incidents staffed by community volunteers who have graduated from the CFA or CPA.
- Calls in June 2024 were **10.2% less** than calls in June 2023.

Operations Response Data:

Service Calls – Through June 30, 2024			
	Current Month	June 2023	FY2024 Total
Fire Calls	2	2	44
EMS/Major Accidents/ Rescues	88	103	752
Hazardous Conditions – No Fire	7	2	69
Public Assistance	21	18	130
Good Intent (No Service Rendered)	11	9	152
False Alarm	3	14	83
Severe Weather & Natural Disaster	1	0	2
Total Calls	133	148	1,233
Automatic / Mutual Aid			
	Current Month	June 2023	YTD Total
Aid Received	59	21	475
Aid Given	17	18	159

Medstar Response Data:

Priority	Count of Monthly Responses	Transports	Transport Percentage	Average Response Time
P1	5	2	40.00%	0:11:53
P2	6	3	50.00%	0:08:45
P3	11	7	63.64%	0:08:50
P4	2	1	50.00%	0:06:55
P5	25	18	72.00%	0:11:56
P6	0	0		0:00:00
P7	2	1	50.00%	0:07:51
P8	3	3	100.00%	0:12:18
Overall Total:	54	35	60.81%	0:10:16
Priority Total:	16	13	81.82%	0:09:49
Non-Priority Total:	20	15	75.00%	0:09:45

Priority 1 calls are considered life threatening emergencies. Priority 2 and 3 calls are considered urgent response needed. Priorities 4 through 8 are decreasingly non-emergent in nature based on information from the caller.

Emergency Management:

- Monthly outdoor warning siren tests have been successful, and the new equipment seems to be working great.
- We continue to educate the public on the purpose of the sirens and the misconception that they should warn them inside their homes. Staff is planning to put together a public service announcement to further reinforce the intent and purpose of these warning tools.

Fire Marshal:

CO Inspections: 1

Annual Fire Inspections: 10, Fees collected: \$450.00

Fire Alarm Inspection: 3

Fire Sprinkler Inspection: 10

School Inspections: Completed Aug. 2023

Church Fire Inspections: 2

Nursing Home Inspections: 0

Plan Reviews: 8 Fees collected: \$1939.00

Code Consults: 2

DRC Meetings: N/A

Business Info Updates: Hamilton Form at 7009 Midway Rd. adding Paint Booth to existing location, Fortune Realty at 7560 Glenview Dr. moved to Southlake, Millionaire at 7239 Baker Blvd moving to Hurst

P&Z Meeting: 7212 Baker Blvd. housing addition; consulted regarding Fire Apparatus Road Access

Tarrant Co. Emergency Mgmt. Meeting: Several Situational Awareness calls for Fire Weather and Severe Weather throughout the state.

NEFDA Haz-Mat Meeting: Lithium Battery Training at the Link – July 29,31, and Aug 2

TCFAI Meeting: IAAI Electrical Class in Denton County in July, ALERRT class is being put on in summer 2024, Tarrant County D.A. office added 3rd person to review arson cases, no other update.

Walkthroughs: Lockridge Priest 2960 Wesley Way

Uniforms: New employee uniforms have been ordered.

SCBA: Quarterly Air Sample up to date.

Emergency Mgmt: Looking at TDEM for available classes and grant resources/procedures. Attended TDEM Conference May 28th-31st in Ft. Worth

Training: Attended 3-day class for by “New Fire Investigators” at Grand Prairie FD, June 24-26

Investigations: N/A

Other: Assisted Capt. Irizarry and Officer May with Kids Fire/Police Camp. BISD sent one student for their Vitalink Program who observed operations and administration of the fire department.

Attended Tarrant County Fire Chiefs Meeting. Quad County Chiefs Meeting scheduled for August, Discussed Food Permit for the Tarrant County cities to be recognized by all agencies, would be set to the most highest Fire Code standards.

Attended Special Events Meeting for 4th of July Parade, providing drivers, space for events on back apron of fire station, personnel to man first aid tent, etc.

Gathering quotes for roof replacement at FD Admin building, met with several contractors showing the building, providing documents from engineers, making follow-ups.

Attended Leadership Training with John Stigliano

RICHLAND HILLS PUBLIC LIBRARY

JUNE • 2024



IMPACT

Summer Reading kicked off with a fantastic start, attracting 125 attendees to our launch party! Candy Sushi, The Shark Guy, We Bee Keepin', and Play on Swords were all crowd-pleasers across different age groups.

Lady the Library Dog is gaining popularity and is quickly becoming a cherished part of the library's atmosphere.

KEY FACTS (LAST YEAR)

- 1,534 Visitors (1,466)
- 646 Program Attendance (678)
- 17 Programs & Events (14)
- 4,437 Total Items Checked Out (3,777)
- 1,545 Questions Answered (1203)
- 1 Posters printed for other City Departments (11)
- 228 Computer usage (NA)
- 130 Wireless Prints (New Service)

PARKS

June 2024 Monthly Report

7C - Department Reports
Page 14 of 12

June was a busy month for Parks, the primary focus being training, park cleanup, and irrigation throughout the City.

Parks staff continues to work cohesively with the Public Works Department, they have been a much-needed component to our daily operations affording us the manpower to complete several projects.

Routine Maintenance:

- Trash collection and disposal within city parks, monument sites, and at city facilities when needed.
- Monitoring of vandalism and graffiti at city parks, including the Hike and Bike trail.
- Inspection of city playgrounds for damage.
- Spraying for wasps at all park structures.
- Fertilize trees and shrubs within the parks and around city facilities for health and growth.
- Monitor fence lines on city property for repairs if needed.
- Mowing contract checklist - staff routinely monitors all properties contracted to be maintained by NICOS to verify contract compliance.
- Daily disposal of all outdoor bagged trash at each city property, this includes the pet waste stations.

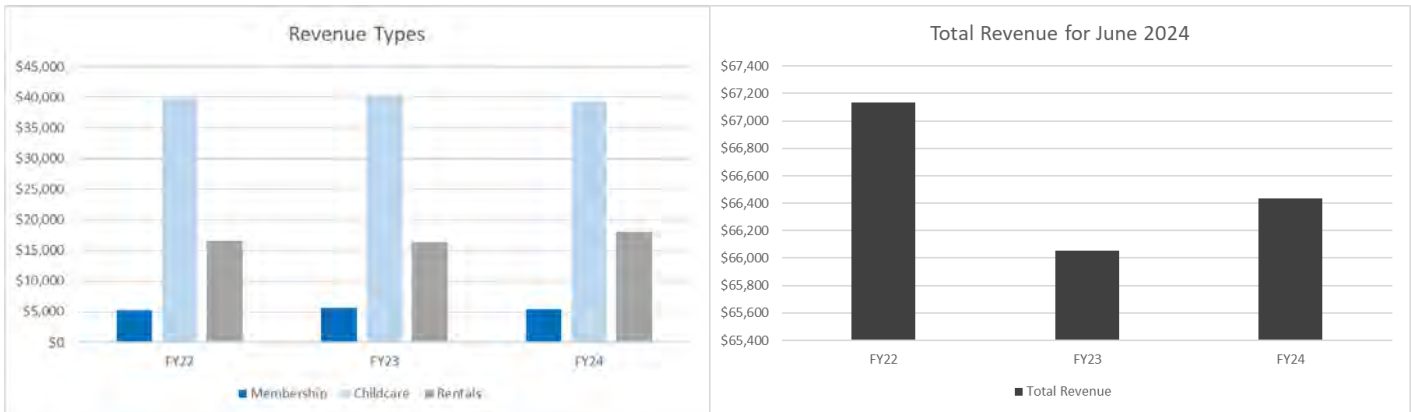
June Maintenance:

- In-house training of Park equipment was conducted with Technician Jeremy Valentine, specifically maintenance machinery. Zero-Turn Mower, Mulcher, etc.
- The breaker backboard at Windmill Park needs replacing.
- Rosebud Park community library station needs repairs.
- Weekly spraying of weeds and extraction throughout City parks.
- Addressed the weeds and sprayed preventative Ground Clear around the generator at the Police Station.
- Public Works assistance allowed for the demolition and removal of the playground at Rosebud Park. This has been a task that has been placed on the backburner for several months. The removal of the playground was necessary due to safety hazards.
- We were able to use the woodchipper for some of the brushes cleared from parks and other facilities, though we have learned that it is only useful with smaller/narrower limbs.
- Met with Niko's on Saturday, June 22nd concerning the needed irrigation repairs within the Plaza, additionally, there were a few zones located that were not functioning.
- Mowing at the Hike and Bike Trail was limited due to the dampness of the ground. Weeding was done on both sides of the fence line, around the poles, and in the area of the Trail Tale.
- Public Works and Parks worked to clear a large fallen tree in the John Drive Alley, including fence repair.

The Link Event & Recreation Center Monthly Report June 2024

Budget Analysis

The Link outperformed its June revenue goal by more than \$3,200. All together, The Link has generated **\$458,480.16** or 80% of the fiscal revenue goal.



Project/Program Updates

- **Memberships: \$5,323.45.** Memberships decreased in June but we already see an uptick in July.
 - Memberships Sold: 31
 - Memberships canceled or expired: 19
 - Total paid memberships: 309
 - Total memberships overall: 678
 - Medicare programs brought in an additional \$2,430 from 178 active members.
- **Camps and After School Program: \$39,314.** The Link's summer camp program is in full swing and is hosting 70 kids on average each week.
- **Programs:** Staff is continuing to work on bringing in more instructors with more classes. The goal is to have a wide variety of art, educational, and physical or athletic classes hosted at The Link.
 - **Classes and Participation**
 - Karate - 5
 - Belly Dancing - 5
 - Creative Dance - 3
 - Ballet I – 3
 - Fitness Orientation – 3
 - Guitar - 1
- **Athletics:** The athletics at The Link include free play pickleball, volleyball, and basketball. *These options free to members and for a daily/monthly fee for the public.
 - **Sport and Participation**

- **Pickleball** – 49 registered for the month.
- **Volleyball** – 62 registered for the month.
- **Special Events:**
 - N/A
- **Community Programs:** The Link, while designed to generate revenue, tries to find a balance with community programs that anyone can join.
 - **Lunch Bunch** – Chic Fil-A was served and 102 attended. 72 seniors stayed and played bingo for prizes.
 - **Tarrant Area Food Bank** - The Link continues to partner with Trinity Point Church on the second Thursday of every month.
- **Senior Programs:**
 - 13 seniors attended the trip to Ham Orchards on June 5.
 - 10 seniors attended the trip to the Opal Lawrence Historical Park on June 12.
 - 4 seniors attended the Brown Bag Lunch and Bingo on June 27.
- **Rentals: \$18,064.75.** The Link surpassed its rental revenue goals this month by more than \$4,000. The Link is still on track to reach it's rental goal for FY 24.

Valuable Information:

- The Link's summer camp program is officially full, but staff is accepting people for the waiting lists.
- Registration for the 2024-2025 after school program opened June 1.

Revenue Summary of Key Accounts						
Link Revenue	June 2022	June 2023	June 2024	Fiscal Year 21-22 YTD	Fiscal Year 22-23 YTD	Fiscal Year 23-24 YTD
Classes	\$ 582.50	\$ 741.50	\$ 792.50	\$ 4,470.12	\$ 5,600.87	\$ 7,968.50
Link Membership	\$ 5,211.72	\$ 5,614.34	\$ 5,323.45	\$ 48,467.07	\$ 53,256.62	\$ 49,785.42
Day Passes	\$ 550.00	\$ 409.00	\$ 1,015.00	\$ 3,257.00	\$ 2,884.00	\$ 4,316.00
Fitness Classes	\$ 269.60	\$ 412.36	\$ 560.56	\$ 3,077.73	\$ 2,423.23	\$ 5,076.11
Personal Training	\$ 1,798.51	\$ 240.00	\$ -	\$ 19,332.59	\$ 3,601.60	\$ 4,116.00
Athletics	\$ 2,084.00	\$ 1,017.50	\$ 1,365.00	\$ 19,987.29	\$ 16,787.74	\$ 13,434.50
Day Camps	\$ 39,728.50	\$ 40,383.50	\$ 39,314.00	\$ 52,751.25	\$ 52,153.50	\$ 64,892.00
After School Program	\$ 210.00	\$ 80.00	\$ -	\$ 80,821.58	\$ 95,972.50	\$ 148,252.00
Rentals	\$ 16,697.75	\$ 16,516.25	\$ 18,064.75	\$ 170,708.34	\$ 131,576.17	\$ 125,573.25
Grand Total	\$ 67,132.58	\$ 65,414.45	\$ 66,435.26	\$ 402,872.97	\$ 364,256.23	\$ 423,413.78

*This chart does not include all revenue streams.

Police

- June 3rd – Officer Pilar Roper-Foo joined the Richland Hills Police Department Family and was assigned to patrol for Field Training.
- June 3rd to 6th - The Police Department and Fire Department hosted the 1st annual Junior Public Safety Academy.
- June 3rd to June 7th - SRO Sergeant Hernandez attended the National Association of School Recourse Officers Basic School Resource Officer course.
- June 17th - Police Recruits Caleb Miller and Jackson Burris Graduated from the North Central Texas Council of Governments Regional Police Academy BCAPS Class 298.
- June 23rd to June 27th – School Resource Officer Brittney Zeisler attended the Texas State School Safety and Security Conference in San Antonio.

Service Calls		
	Current Month	YTD Total
Total Calls for Service (CFS)	2153	14218
Calls for Service	395	2521
Field Generated CFS	1758	11697
Proactive Policing (Included in Field Generated)		
Traffic Stops-Spillman	577	3190
Violations issued	435	2636
Warnings issued	433	2425
Traffic stops resulting in an arrest	30	175
Crime Prevention CFS	347	2650
Business Checks CFS	522	3371
Arrests	59	341
Family Violence-included above	1	19
DWI Arrests-included above	10	65
Priority-1 Total Response Time	5m 18s	
Priority-1 Officer Response Time	2m 51s	
NOTES:		

Part 1 Offenses		
	Current Month	YTD Total
Total Violent Crime Offenses	7	45
Murder	0	0
Rape	1	7
Robbery	0	0
Aggravated Assault	1	6
Simple Assault	5	31
Total Property Crime Offenses	12	106
Burglary	5	13
Business	2	9
Residential	3	4

Larceny	2	50
Burglary of Motor Vehicle	3	26
Auto Theft	2	19
Part -1 Offenses Cleared	11	69
Clearance Rate %	57.89%	46.36%
Stolen Property Reported	\$12,775	\$693,553
Stolen Property Recovered	\$0	\$24,353

NOTES:

Traffic Unit Program

	Current Month	YTD Total
Traffic Stops	0	74
Citations	0	60
Violations	0	76
Speed Related	0	12
Fail to Maintain Financial Responsibility	0	6
Expired Registration	0	1
All Other Violations	0	57
Warnings	0	47
Accident Investigations	0	2
Reactive Traffic Enforcement	0	3
Parking Complaint	0	0
Traffic Complaint	0	3
Proactive Traffic Enforcement	0	57
Citizen Initiated	0	16
Officer Initiated	0	15
School Zone	0	26
Arrest	0	1
Impaired Driver	0	0
Warrants	0	1
On-View	0	0

NOTES: The Traffic Unit has been temporarily suspended due to staffing issues. Once positions are filled, we will reactivate the unit.

Traffic Accidents

	Current Month	YTD Total
Crash Reports	10	75
Accidents-Major	5	41
Accidents-Minor	9	81
Alcohol/Drug Impairment	0	5

NOTES:

Records		
	Current Month	YTD Total
Sex Offender Registrations	0	4
Open Records Requests	44	304
Solicitors Permits	0	1
Property & Evidence		
	Current Month	YTD Total
Pieces of Property Received	116	652
Items Taken to Lab for Narcotics Testing	4	59
Items Taken to Lab for Blood Alcohol Content	21	61
Crime Scene Call-Outs Richland Hills	2	9
Crime Scene Call-Outs Haltom City	0	1
Criminal Investigations		
	Current Month	YTD Total
New Assigned Cases	53	459
Current Open Cases	25	
Total Warrants Issued	14	54
Misdemeanor Arrest Warrant	3	14
Felony Arrest Warrant	2	19
Search Warrant	9	17
Charges Filed with TCDA	39	241
New Emergency Protective Orders	2	11
NOTES:		

Animal Services

- On June 27th, Vax Shack handled 54 spays/neuters & provided over 75 immunizations to animals.
- June 20th – Concrete walkway and drainage flume was completed
- June 25th – Catherine Fullenwider and Louis Perez completed their Basic Animal Control Officer Certification
- Next Surgery & Clinic Day is scheduled for July 25, 2024

	Current Month	YTD Total
Total Dispatched Calls	20	138
Impounds		
	Current Month	YTD Total
DOGS	9	63
CATS	33	168
OTHER THAN DOGS/CATS	0	4
TOTAL	42	235
Incidents by Type		
	Current Month	YTD Total
ANIMALS AT LARGE	2	24
AGGRESSIVE ANIMAL	0	8
ANIMAL COMPLAINTS	15	91
INJURED ANIMALS	0	6
TOTAL	17	129
NOTES:		
Bite Reports		
	Current Month	YTD Total
ANIMAL BITES	0	2
SHELTER QUARANTINE	0	0
HOME QUARANTINE	0	2
SUBMISSION &/or Owner Req Euthanasia	0	0
UNABLE TO LOCATE	0	0
NOTES:		
Disposition of Animals out of the Shelter		
	Current Month	YTD Total
DOGS ADOPTED	9	43
CATS ADOPTED	10	82
RETURNED TO OWNER/YARD	0	24
TRANSFERRED/RESCUED	1	20
EUTHANIZED/ LOST/ DIES IN CARE	13	32
City License Issued		
	Current Month	YTD Total
ISSUED	12	64
Citations/Violations Issued		
	Current Month	YTD Total
CITATIONS ISSUED	0	16
WARNINGS ISSUED	0	0

PUBLIC WORKS – Work Orders**TOTAL WORK ORDERS: 328****STREETS**

	CURRENT	YTD
Potholes	84	654
Street Patch	1	6
Debris Removal/Mowing	27	72
Sign Repair/Install	24	227
Manhole Repairs	0	1
After Hour Calls	0	7
Other (Mosquito Testing/Spray, etc.)	4	34

WATER

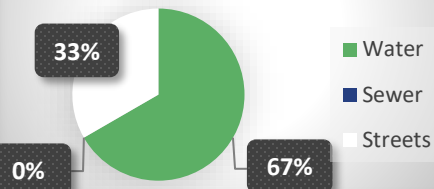
	CURRENT	YTD
Water Line Break	0	7
Water Line Repair	1	3
Meter Leak/Repair	12	77
After Hour Calls	2	27
Other (Water pressure, odor, etc.)	8	58

SEWER

	CURRENT	YTD
Sewer Line Break	0	2
Sewer Line Repair	1	3
Household Back-up	6	52
Drainage	2	48
After Hour Calls	1	13
Other (Odor, etc.)	7	30

LINE LOCATES

■ Emergency ■ Non-emergency

**AFTER-HOUR CALLS****UTILITIES – Work Orders****TOTAL WORKORDERS: 306****SERVICES**

	CURRENT	YTD
Meter Turn On	73	433
Service Shut Off	92	465
Final Reads	40	228
Service Starts	38	221
Re-Read Meter	1	31

GENERAL

	CURRENT	YTD
Possible Leak	10	88
Meter Repairs/Replacement	1	24
Reset Encoder	14	112
No Reads	8	84
Other (Low Consumption, Meter Tests, etc.)	29	117

Operational Updates

- 6,600' of sewer line cleaned.
- 60 man-hours spent reading wells and water sampling.
- 16 man-hours spent conducting NAP Testing.
- Routine levee maintenance and mowing.
- Routine storm preparation (chainsaw maintenance, prep sandbags, prepped dump truck with sand for the spreading, etc.).
- Routine mosquito testing conducted.
- Calloway Creek maintenance was done: mowing, silt removal, tree trimming.

- Lift Station Maintenance.
- Routine/Seasonal mowing throughout the city.
- Assisted Parks staff with the removal of the playground at Rosebud Park and other various minor projects throughout the city.
- Reliable completed curb and gutter repair work of the 3800 block of Norton.
- Staff removed a fallen tree (from city property) and repaired a residence's fence due to a storm that blew through.
- Benches installed at the Animal Shelter.
- Multiple trees trimmed throughout the city to make street signage more visible.
- The second round of bi-annual street sweeping wrapped up for FY 23-24.
- After street sweeping concluded, staff performed crack sealing throughout the city as weather permitted.
- Pre-Construction meeting was held regarding the Magnolia Park Street Construction Project.
- Meter repair was made to the water meter servicing the old Fire Admin/Post Office property.
- Water Reports completed and submitted to TCEQ:
 - DLQOR – Disinfectant Level Quarterly Operating Report

Staff Updates

- Jessie Pierson has completed Texas Resiliency Training.
- Staff attended a payroll training conducted by the Finance Department.
- Josh Izaguirre and Jeremy Valentine, Parks employees, have joined Public Works in the interim until a Parks and Recreation Director is hired.