

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, January 22, 2013**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:00 p.m. on Tuesday, January 22, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Mayor Pro Tem Perry Bynum, Council Members Tim Stinneford, Leon Hogg, Linda Martin, and Glenn Porterfield.

During the Precouncil meeting:

- Council Member Leon Hogg announced that he attended the ribbon cutting for Manna International Trading on January 22, 2013, and a ribbon cutting for Bayou Twist on January 8, 2013.
- Mayor Mary Lib Saleh announced that the dinner menu tonight was chosen in honor of Donna Mickan.
- City Manager Gary McKamie introduced Randy Redmond, DFW Strategic Project Office Director with the Texas Department of Transportation (TxDOT).

Mr. Redmond addressed the City Council regarding the expansion of Airport Freeway (SH 183), specifically as it relates to incorporating the North Tarrant Express Segment 2E portion of the project as part of the expanded State Highway 183 Managed Lanes Project, which currently includes the expansion of the highway from State Highway 161 (SH 161) to Interstate 35E (I-35E) in Dallas County. Additionally, he stated that as a project participant, the City could appoint a representative to serve on the SB 1420 committee. The SB 1420 Committee is charged with distribution of the project's financial risk, the method of financing for a project, and the tolling structure and methodology related to the project.

City Manager McKamie advised that in order to gain a seat on the SB 1420 committee, the City is required to provide some level of financial commitment to the project. He stated that staff is recommending an investment of right-of-way valued at \$309,499 (Item No. 11).

TxDOT representatives' Tony Hartzel, Public Information Officer, John Hudspeth, Deputy Director, Lisa Walzl, Public Information Officer, were present to address questions related to the project.

Council members and staff discussed the value of appointing a representative and providing an investment of right-of-way for the project.

- Director of Planning and Economic Development Mike Collins presented Item No. 15, related to the proposed auxiliary facility for the Hurst-Euless-Bedford Independent School District (HEB ISD) capital project, including the traffic impact analysis.

Several HEB ISD representatives were present to address questions related to the project.

- Finance Director Vicki Rodriguez introduced Adam McCane, CPA and Partner with Weaver, LLP.

Mr. McCane presented the Comprehensive Annual Financial Report for fiscal year ending September 30, 2012 (Item No. 8).

- Assistant City Manager Chris Barker provided an update related to the Atmos rate tariff. He advised that the Railroad Commission awarded Atmos a rate increase effective with the January billings.

Mary Jean Maloney, representing Atmos, advised that the average monthly increase is \$1.01 per residential customer.

- Municipal Court Manager Teresa Alexander provided an update related to the proposed amendments to the bylaws of the Hurst Eules Bedford (HEB) Teen Court Advisory Board, including a revised mission statement as well as the number, qualifications and tenure of the Advisors. She advised that the proposed amendments will be presented at the February 12, 2013, City Council meeting for consideration.
- Finance Director Rodriguez provided the financial update for the period ending December 31, 2012.
- City Manager McKamie reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:39 p.m. for deliberation regarding the following:

Economic development incentives as authorized by Section 551.087 of the Texas Government Code related to:

- To deliberate the offer of financial or other incentive to a business that the governmental body seeks to locate, stay, or expand in Eules.

The City Council recessed closed session at 6:46 p.m.

## **COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The Eules City Council continued their meeting in the Council Chambers at 7:00 p.m. for consideration of scheduled items.

## **STAFF MEMBERS PRESENT**

City Manager Gary McKamie  
Deputy City Manager Loretta Getchell

Assistant City Manager Chris Barker  
City Attorney Wayne Olson  
City Secretary Kim Sutter  
Assistant to the City Secretary Holly Houston  
Police Chief Mike Brown  
Director of Planning and Economic Development Mike Collins  
Director of Parks and Community Services Ray McDonald  
Fire Chief Wes Rhodes  
Finance Director Vicki Rodriquez  
Director of Public Works and Engineering Ron Young  
Marketing/Communications Manager Betsy Deck  
Texas Star General Manager Glenda Hartsell-Shelton  
Assistant Police Chief Bob Freeman  
Library Administrator Kate Lyon  
Fleet and Facility Administrator Kyle McAdams  
Information Services Administrator Dan McLain  
Assistant Director of Finance Jackie Theriot  
Finance Accountant II Diana Ayala  
Senior Planner Stephen Cook  
Computer Support Specialist II Jake Dilliplane  
Police Captain Steve Eskew  
Police Captain Steve Kockos  
Police Captain Gary Landers  
Police Public Service Officer Sharon Shiflet-White

**VISITORS**

Alaa Altufaila	Matt Donnell	Randy Morgan
Scott Booth	Iris Elliott	Steven Blake Peters
David Brown	Linda Eilenfeldt	Ron Tipton
Lisa Bynum	Bruce German	Peggy Vandiver
Charlotte Collins	Bernie Hietbrink	James White
Sharon DeArmond	Doug Kuhn	Rick White
John Deithloff	Adam McCane	
Anthony Dickens	Robert Miller	

And others as noted in the visitor register.

**INVOCATION**

Finance Director Rodriquez gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Perry Bynum led the pledge of allegiance.

**ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR FEBRUARY**

Police Chief Mike Brown introduced Police Public Service Officer Sharon Shiflet-White. Sharon was accompanied by her husband, Rick, and members of the Police Department.

Mayor Saleh presented Sharon with a plaque and certificate commemorating her selection as employee of the month for February 2013.

**ITEM NO. 2. PRESENTATION OF QUARTERLY PUBLIC WORKS REPORT**

Director of Public Works and Engineering Young presented the quarterly Public Works report which included the following items:

- Progress of sidewalks, streetlights, irrigation, and landscaping within Glade Parks;
- Americans with Disabilities Act (ADA) Ramp Rehabilitation on Lakeshore and Ash Lane;
- Upcoming asphalt overlay improvements to Summit Ridge Drive, Westpark Way, Trailwood Drive, and Baze Road (Item No. 6);
- Engineering design contract for reclaimed water line along Bear Creek Parkway (Item No. 13);
- Engineering design contract for Cullum Drive roadway improvements (Item No. 14);
- Fiscal Year 2012 wastewater construction project related to Blanco Drive, Aransas Drive, and Crane Drive;
- Upcoming design of wastewater project for Ross Avenue, Slaughter Lane, East and West Huitt Lane; and
- Wastewater calls received for the fourth quarter of 2012.

Mayor Pro Tem Bynum inquired as to the timeline for the completion of all ADA improvements.

Director of Public Works and Engineering Young responded that there are approximately 1,200 ramps that still need to be rehabilitated and it could be about a 10 to 12 year process.

Mayor Pro Tem Bynum asked if Cullum Drive was the last street that did not have curbs and guttering.

Director of Public Works and Engineering Young stated there were a few streets remaining.

Mayor Saleh asked if all new developments are required to meet ADA requirements.

Director of Public Works and Engineering Young stated that all new developments are required to meet ADA requirements.

**ITEM NO. 3. PRESENTATION OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2012**

Adam McCane, CPA and Partner with Weaver, LLP, presented the results of the Comprehensive Annual Financial Report to the City Council, and stated that the report

indicates a sound financial environmental. He added that the opinion was once again unqualified, which is the highest level of assurance they can provide.

Finance Director Rodriguez advised that the report will be posted on the City website after acceptance by the City Council.

**ITEM NO. 4. PRESENTATION OF QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 31, 2012**

Finance Director Rodriguez presented the quarterly financial report for the period ending December 31, 2012.

**CONSENT AGENDA (items 5 through 10)**

Council Member Porterfield motioned to approve the Consent Agenda items number 5 through 10.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 5. AUTHORIZED PURCHASE OF LIBRARY MATERIALS**

Authorized purchase of Library print and multimedia materials through the State of Texas CO-OP Program contract. The estimated expenditure is \$222,085.

**ITEM NO. 6. AUTHORIZED THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY**

Authorized the City Manager to execute an interlocal agreement with Tarrant County for asphalt overlay improvements to Summit Ridge Drive (Trailwood Drive to Lakewood Boulevard), Westpark Way (State Highway 10 to South Pipeline Road), Trailwood Drive (North Main Street to Summit Ridge Drive), and Baze Road (Priest Lane to Mid-Cities Boulevard). The estimated expenditure is \$300,000.

**ITEM NO. 7. ACKNOWLEDGED RECEIPT OF FY2012 ANNUAL INVESTMENT REPORT**

Acknowledged receipt of Fiscal Year 2012 Annual Investment report in accordance with Texas Local Government Code, Chapter 2256.

**ITEM NO. 8. ACKNOWLEDGED RECEIPT OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2012**

Acknowledged receipt of Comprehensive Annual Financial Report (CAFR) for fiscal year ending September 30, 2012, in accordance with Article VII, Section 11 of the City of Euless Charter.

**ITEM NO. 9. APPROVED RESOLUTION NO. 13-1401**

Approved Resolution No. 13-1401, approving the City's Investment Policy for all funds invested for the City of Euless.

**ITEM NO. 10. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of January 8, 2013.

**REGULAR AGENDA**

**ITEM NO. 11. APPROVED RESOLUTION NO. 13-1402**

Council Member Stinneford motioned to approve Resolution No. 13-402, appointing City Manager Gary McKamie as a representative to the SB 1420 Committee for the SH 183 Managed Lanes Project which extends from State Highway 121 (SH 121) to I-35E, and providing an investment of right-of-way to the project from the City.

Council Member Hogg seconded the motion.

City Manager McKamie explained that the most recent proposal from the Regional Transportation Commission (RTC) and the Texas Department of Transportation (TxDOT) is to remove segment 2E from the North Tarrant Express Project and wrap it into the SH 183 Managed Lanes Project which is managed by the Dallas district office.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, and Martin

Nays: Council Member Porterfield

Mayor Saleh declared the motion carried.

**ITEM NO. 12. AUTHORIZED CITY MANAGER TO NEGOTIATE AND EXECUTE A FACILITY USE AGREEMENT WITH THE UNIVERSITY OF TEXAS AT ARLINGTON**

Council Member Martin motioned to authorize the City Manager to negotiate and execute a facility use agreement with University of Texas at Arlington (UTA), providing restricted access to and use of Texas Star Golf Course and governing the construction of a golf short game practice facility for use by the UTA golf team and Texas Star.

Council Member Hogg seconded the motion.

City Manager McKamie stated that the agreement serves to provide the UTA Golf Team restricted access to and use of the Texas Star Golf Course to conduct golf team practices and/or golf training activities for UTA golf team participants. The university will construct certain facility improvements on the property which will be of benefit to the golf course.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 13. AUTHORIZED CITY MANAGER TO EXECUTE AN ENGINEERING DESIGN CONTRACT**

Council Member Stinneford motioned to authorize the City Manager to execute an engineering design contract with Alan Plummer and Associates, Inc. (APAI) for the design of the reclaimed water system line extension project. The contract amount is not to exceed \$294,678.

Mayor Pro Tem Bynum seconded the motion.

Mayor Pro Tem Bynum stated that he felt that this will be a great project for the City and commended staff for their efforts on the project.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 14. AUTHORIZED CITY MANAGER TO EXECUTE AN ENGINEERING DESIGN CONTRACT**

Council Member Hogg motioned to authorize the City Manager to execute an engineering design contract with Neel-Schaffer, Inc. for the design of Cullum Drive from State Highway 10 to East Huitt Lane. The contract is not to exceed \$137,000.

Council Member Porterfield seconded the motion.

Mayor Saleh announced the opening of Eules Heritage Museum at the Ruth Millican Center located on Cullum Drive.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

Director of Public Works and Engineering Young stated that the construction will potentially begin October 2013 after consideration of the fiscal year 2014 budget by the City Council.

**ITEM NO. 15. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 12-04-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1987**

Mayor Saleh opened the public hearing at 7:40 p.m.

Director of Planning and Economic Development Collins presented the case to the City Council. He advised that the applicant, Hurst-Eules-Bedford Independent School District (HEB ISD), is requesting approval to change the zoning on 17.7 acres located at 1350 West Eules Boulevard from Texas Highway 10 Multi-Use District (TX-10) into Planned Development (PD). He advised that the expansion and right-of-way acquisition associated with SH 183 has caused certain portions of the HEB ISD facilities located at the southwest corner of SH 183 and Central Drive in Bedford to be relocated. The HEB ISD proposes to construct four buildings that will include administrative offices and training area, repair and maintenance facilities for fleet vehicles and school buses, dry and refrigerated storage for items used throughout the ISD, and a fuel island to be used by ISD vehicles. The effort of the proposed site layout is to minimize the impact to the residential developments to the west and north of the property and, to the extent possible, create the opportunity for a large majority of the bus traffic to enter onto SH 10 in an effort to minimize the northbound traffic on Wilshire Drive. Additionally, the Planning and Zoning Commission held a public hearing on January 15, 2013, and recommended approval of the Planned Development.

Matt Donnell, Architectural Consultant, Huckabee and Associates, 4521 South Hulen Street, Fort Worth, expressed his appreciation to city staff for their efforts, and addressed the City Council regarding the design of the facility, noise regulations for anti-idling of buses, and the traffic impact analysis.

HEB ISD representatives' Sharon DeArmond, Director of Transportation, Scott Booth, Assistant Director of Transportation, Steven Peters, Supervisor of Transportation, and Randy Morgan, retiree, were present to address questions related to the project.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:47 p.m.

Mayor Pro Tem Bynum motioned to approve Ordinance No. 1987 to change the zoning of Wilshire Village Shopping Center, Tracts A, B, and C, 1350 West Eules Boulevard from Texas Highway 10 Multi-Use District (TX-10) zoning to Planned Development (PD) zoning.

Council Member Martin seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 16. APPROVED CONCEPT PLAN NO. 12-09-CC**

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Lennar Homes of Texas on behalf of property owner, SLF IV Euless Riverwalk, JV, LP, represented by Bernie Hietbrink of Stratford Land Group and Tim Coltart of Realty Capital, is requesting approval of a Concept Plan for 55.108 acres located west of the intersection of Bear Creek Parkway and Midway Drive in the Bradford Adams Survey, Abstract No. 152 as part of the Riverwalk Planned Development. The development is proposed to be subdivided as The Dominion at Riverwalk, consisting of 206 single family units with an amenity center, open space, and greenway. Additionally, the Planning and Zoning Commission recommended approval of the Concept Plan on December 18, 2012.

Dan Quinto, President and Owner, Roaring Brook Development Company, 602 Northwood Trail, Southlake, stated that the development is designed to be conducive to the residential and commercial market, while incorporating flexibility with open space and trail connections.

Greg Urich, Director of Land Operations, Lennar Homes, 1707 Market Place Boulevard, Irving, expressed excitement for the development and addressed the City Council regarding the quality of Lennar's housing product, including elevations, and various features.

Council Member Martin motioned to approve Concept Plan No. 12-09-CC for the Riverwalk Planned Development proposed to be located on the Bradford Adams Survey, Abstract No. 152, west of the intersection of Bear Creek Parkway and Midway Drive.

Council Member Stinneford seconded the motion.

Mayor Pro Tem Bynum asked Mr. Urich what the average price per square footage for the homes will be and when construction will begin.

Mr. Urich responded that he believed the average price will be over \$100 per square foot and that they plan to break ground in February 2013, with homes available within a year.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, and Martin

Nays: Council Member Porterfield

Mayor Saleh declared the motion carried.

**ITEM NO. 17. APPROVED SITE PLAN NO. 12-11-SP**

Council Member Stinneford motioned to approve Site Plan No. 12-11-SP for Residential Development proposed to be located on the Bradford Adams Survey, Abstract No. 152, west of the intersection of Bear Creek Parkway and Midway Drive.

Council Member Hogg seconded the motion.

Council Member Stinneford requested that City staff bring forward, at a later date, an option to amend the Planned Development to grant the homeowners association the authority to approve the type of material used when replacing a garage door.

Bernie Hietbrink, Vice President, Stratford Land, 5949 Sherry Lane, Dallas, stated that they will work with City staff to make the changes that would authorize the HOA to approve the types of material/product utilized when updating or replacing garage doors.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, and Martin

Nays: Council Member Porterfield

Mayor Saleh declared the motion carried.

**ITEM NO. 18. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-11-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1982**

Mayor Saleh opened the public hearing at 8:11 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Alaa Altufaila, is seeking a Specific Use Permit for automotive repair and tire shop in Texas Highway 10 Multi-Use District (TX-10) zoning to be located at 407 West Euless Boulevard. Additionally, the Planning and Zoning Commission held a public hearing on December 18, 2012, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit is tied to the business owner, Mr. Alaa Altufaila;
- 2) The Specific Use Permit is tied to the business name State Inspection and Tires Shop;
- 3) The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted);
- 4) All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires;
- 5) All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building;
- 6) Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way;
- 7) All proposed landscaping shall be installed prior to the issuance of a Certificate of Occupancy;
- 8) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and
- 9) The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 8:13 p.m.

Doug Kuhn, property owner, 3107 Mimosa Park, Richland Hills, and Alaa Altufaila, 613 Atascosa Avenue, Fort Worth, business owner and applicant, were present to address questions related to the request.

Responding to questions from the City Council, Mr. Kuhn stated that the parking lot improvements will take place after April 1, 2013, after the current occupant has vacated the premises, and Mr. Altufaila stated that the lifts will be removed and paved over and agreed to cover the steel posts supporting the canopy with masonry product.

Council Member Martin motioned to approve Ordinance No. 1982 for a request for a Specific Use Permit in the Oakwood Terrace Addition, Block 1, Lots A41R and A42R for an Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning at 407 West Euless Boulevard, with the conditions presented and recommended by the Planning and Zoning Commission and with the following additional conditions:

- 10) Pavement failures within the parking and driving areas of the property shall be repaired and properly maintained;
- 11) The vehicle lifts located exterior to the structure shall be removed from the property. No new lifts may be installed exterior to the building; and
- 12) The posts supporting the canopy in front of the primary structure shall be encased in a masonry stone or brick product which architecturally complements and enhances the appearance of the primary structure.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 19. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-14-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1983**

Mayor Saleh opened the public hearing at 8:20 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Andres Ramirez, is requesting a Specific Use Permit for automotive repair and tire shop in Texas Highway 10 Multi-Use District (TX-10) zoning to be located at 1511 West Euless Boulevard. Additionally, the Planning and Zoning Commission held a public hearing on December 18, 2012, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit is tied to the business owner, Mr. Andres Ramirez;
- 2) The Specific Use Permit is tied to the business name Tires and Wheels For Less;

- 3) The specific automotive services that are permitted to be performed include: tire repair; install and sell wheels; oil changes and alignments; tune ups and maintenance; window tint installation; audio systems installation; car detailing; and provide state inspections (no other general or heavy auto repair services are permitted);
- 4) All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires;
- 5) All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building;
- 6) Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way;
- 7) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and
- 8) The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 8:22 p.m.

Dwight Gann, 901 Heather Drive, Euless, property owner, and Andres Ramirez, 1511 West Euless Boulevard, Euless, business owner and applicant, were present to address questions related to the request.

Council Member Hogg motioned to approve Ordinance No. 1983 for a request for a Specific Use Permit in the Cresthaven Addition, Block 1, Lot A1 for an Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning at 1511 West Euless Boulevard, with the conditions presented and recommended by the Planning and Zoning Commission.

Mayor Pro Tem Bynum seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 20. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-16-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1984**

Mayor Saleh opened the public hearing at 8:23 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Robert A. Miller, is requesting a Specific Use Permit for event equipment rental and storage in Texas Highway 10 Multi-Use District (TX-10) zoning to be located at 801 South Industrial Boulevard, Suite B. Additionally, the Planning

and Zoning Commission held a public hearing on December 18, 2012, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit will be tied to the business owner, Robert A. Miller;
- 2) The Specific Use Permit will be tied to the business name, Metro Events Texas;
- 3) No items may be stored, displayed or shown exterior to the building;
- 4) The appearance of the building will be enhanced by replacing the awning and painting the façade;
- 5) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and
- 6) The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 8:24 p.m.

Mayor Pro Tem Bynum motioned to approve Ordinance No. 1984 for a request for a Specific Use Permit in the Puente Del Oeste Addition, Lot 1C1 for Event Equipment Rental and Storage in Texas Highway 10 Multi-Use District (TX-10) zoning at 801 South Industrial Boulevard, Suite B, with the conditions presented and recommended by the Planning and Zoning Commission.

Mayor Pro Tem Bynum asked Mr. Miller to provide confirmation that he accepts the required conditions of the issuance of the SUP.

Robert Miller, business owner and applicant, 13704 West Rim Drive, Euless, responded that he accepts the required conditions upgrades and will begin upgrades to the property upon approval of the SUP.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 21. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-17-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1985**

Mayor Saleh opened the public hearing at 8:26 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, James A. White, is requesting a Specific Use Permit for used appliance sales and service in Texas Highway 10 Multi-Use District (TX-10) zoning to be located at 801 South Industrial Boulevard, Suite C. Additionally, the Planning and Zoning Commission held a public hearing on December 18, 2012, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit is tied to the business owner, James A. White;
- 2) The Specific Use Permit is tied to the business name, White Appliance;
- 3) The appearance of the building will be enhanced by replacing the awning and painting the façade;
- 4) All work will be performed internal to the structure;
- 5) No merchandise may be stored, displayed or shown exterior to the building. This will include the delivery of product to the store. All product introduced to the store will be brought into the store;
- 6) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and
- 7) The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Robert Miller, business owner, 13704 West Rim Drive, Euless, and James White, applicant, 2304 Carson Street, Haltom City, were present to address questions related to the request.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 8:27 p.m.

Council Member Martin motioned to approve Ordinance No. 1985 for a request for a Specific Use Permit in the Puente Del Oeste Addition, Lot 1C1 for Used Appliance Sales and Service in Texas Highway 10 Multi-Use District (TX-10) zoning at 801 South Industrial Boulevard, Suite C, with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Hogg seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 22. APPROVED RESOLUTION NO. 13-1399**

Council Member Hogg motioned to approve Resolution No. 13-1399, calling a general election for the offices of City Council Members, Place 1 and Place 3, on Saturday May 11, 2013, and authorized a contract with Tarrant County to furnish election services equipment.

Mayor Pro Tem Bynum seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 23. APPROVED RESOLUTION NO. 13-1400**

Council Member Porterfield motioned to approve Resolution No. 13-1400, declaring a vacancy in the office of City Council Member Place 4, calling a special election to fill such vacancy for the unexpired term on Saturday May 11, 2013, and authorized a contract with Tarrant County to furnish election services equipment.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

City Secretary Kim Sutter announced that Election Day for the general and special elections will be May 11, 2013. She advised that filing for the general election will begin January 30, 2013, and run through March 1, 2013, 5 p.m., and that filing for the special election will begin February 9, 2013, and run through March 11, 2013, 5 p.m. Early voting for the elections will be held April 29, 2013, through May 7, 2013.

**ITEM NO. 24. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 25. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

No report given.

**ITEM NO. 26.        ADJOURN**

Mayor Saleh adjourned the meeting at 8:30 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary