



EVERMAN CITY COUNCIL SPECIAL MEETING

Monday, July 11, 2022 at 11:30 AM

212 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CITIZEN'S COMMENTS

5. DISCUSSION ITEMS

6. CONSIDERATION AND POSSIBLE ACTION

- A.** Approve to direct the City Manager to appear at the City of Fort Worth Zoning Commission Public Hearing scheduled for Wednesday, July 13th, 2022 at 1:00pm to share concerns and speak on behalf of the Everman City Council in opposition to CFW Case Number ZC-22-102.
- B.** Approve Resolution #2022-07-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVERMAN, TEXAS PROTESTING THE CITY OF FORT WORTH, TEXAS' PROPOSED ZONING CHANGE; AUTHORIZING THE CITY MANAGER TO PROTEST THE AFOREMENTIONED ZONING CHANGE; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY ALL NECESSARY DOCUMENTS RELATING TO SAID ZONING CHANGE; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; AN EFFECTIVE DATE; PROPER NOTICE & MEETING.

7. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday July 8, 2022.

/s/ Mindi Parks
City Secretary

Citizens may watch city council meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

Citizens wishing to submit written comments should e-mail the City Secretary at mparks@evermantx.net. Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.

City of Everman, Texas

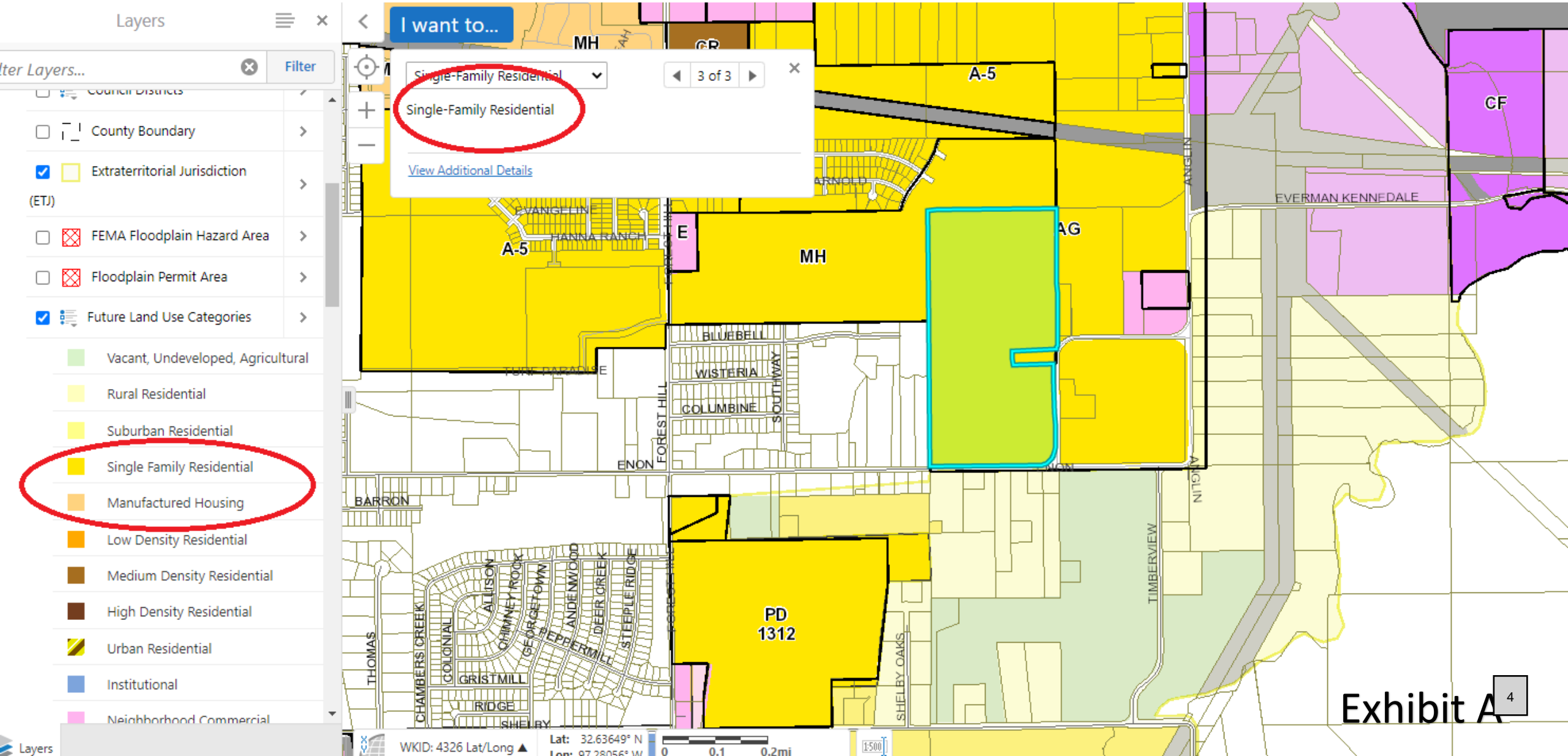
July 13, 2022

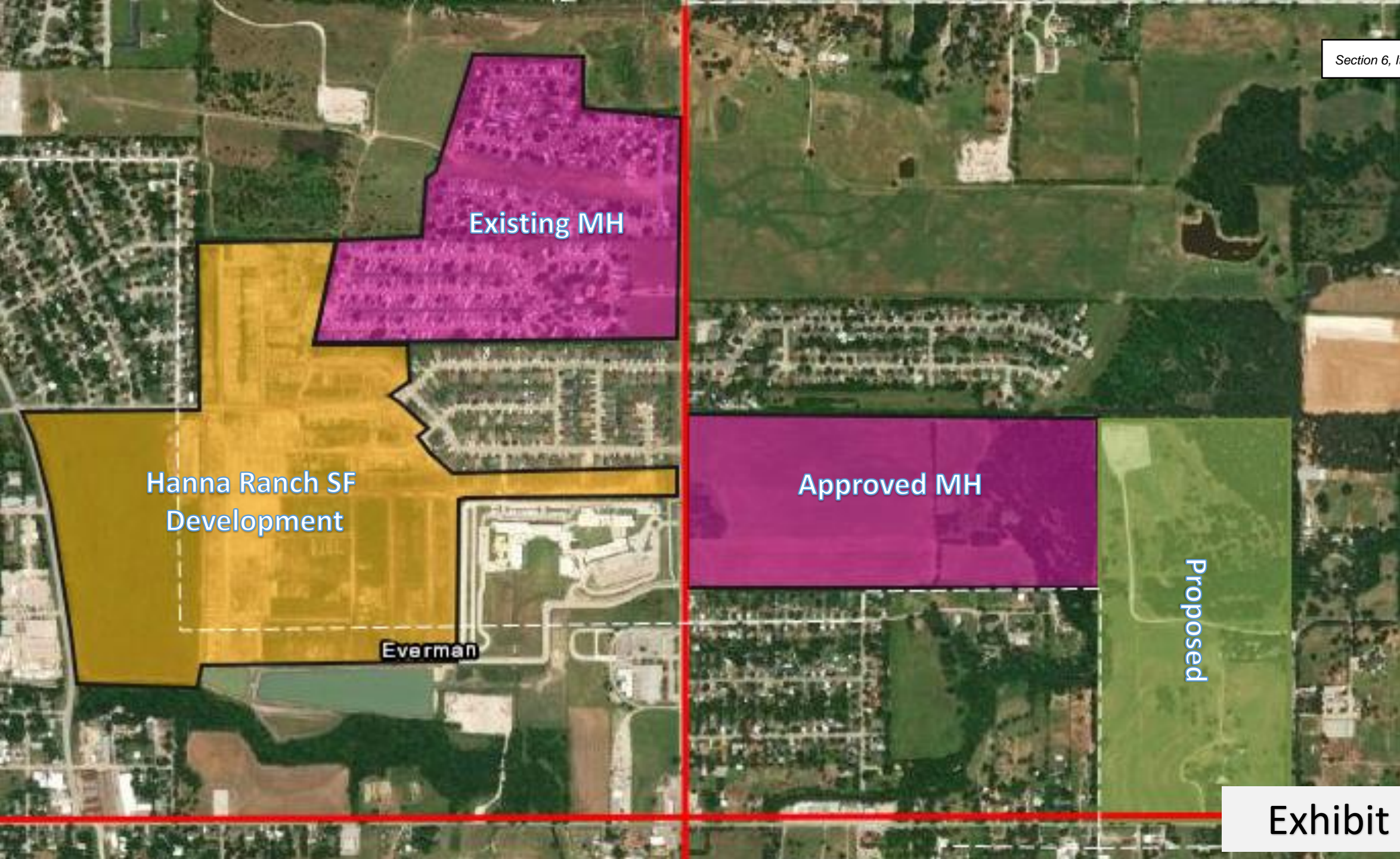
In Opposition of Case # ZC-22-102

Highlights

- Insufficient roadways & over-capacity transportation system.
- Negative impact on nearby residential neighborhoods.
- Negative impact on the flood-prone region – need water retention spaces.
- Immediately adjacent to Animal Shelter.
- No positive economic impacts – Manufactured Homes do not appreciate in value as compared to other style homes; they depreciate.
- Condensed residential areas statistically have higher crime rates.
- Minimal transportation & essential services available to this area.

Not consistent with the City of Fort Worth Future Land Use Map





Hanna Ranch SF
Development

Existing MH

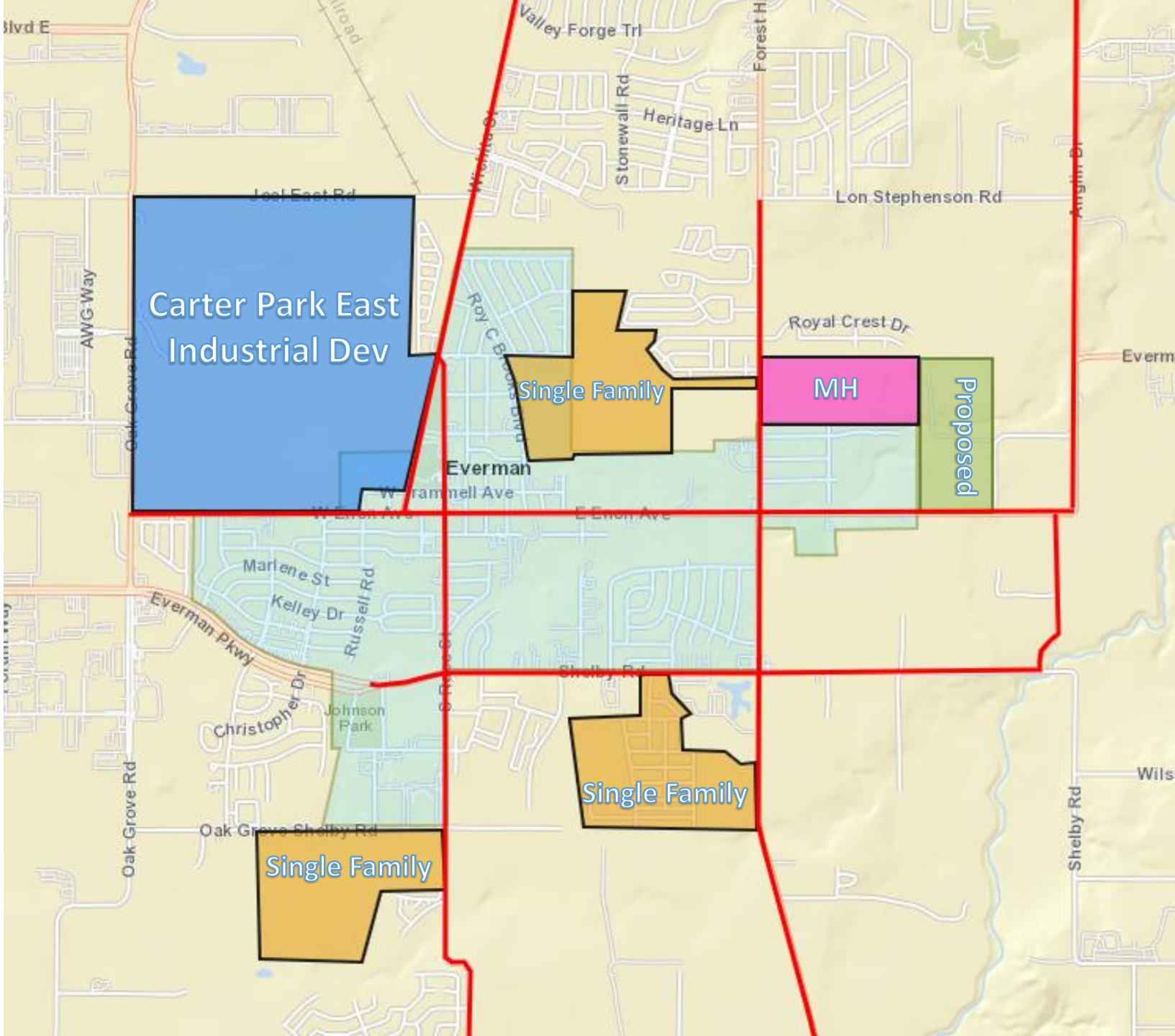
Approved MH

Proposed

Everman

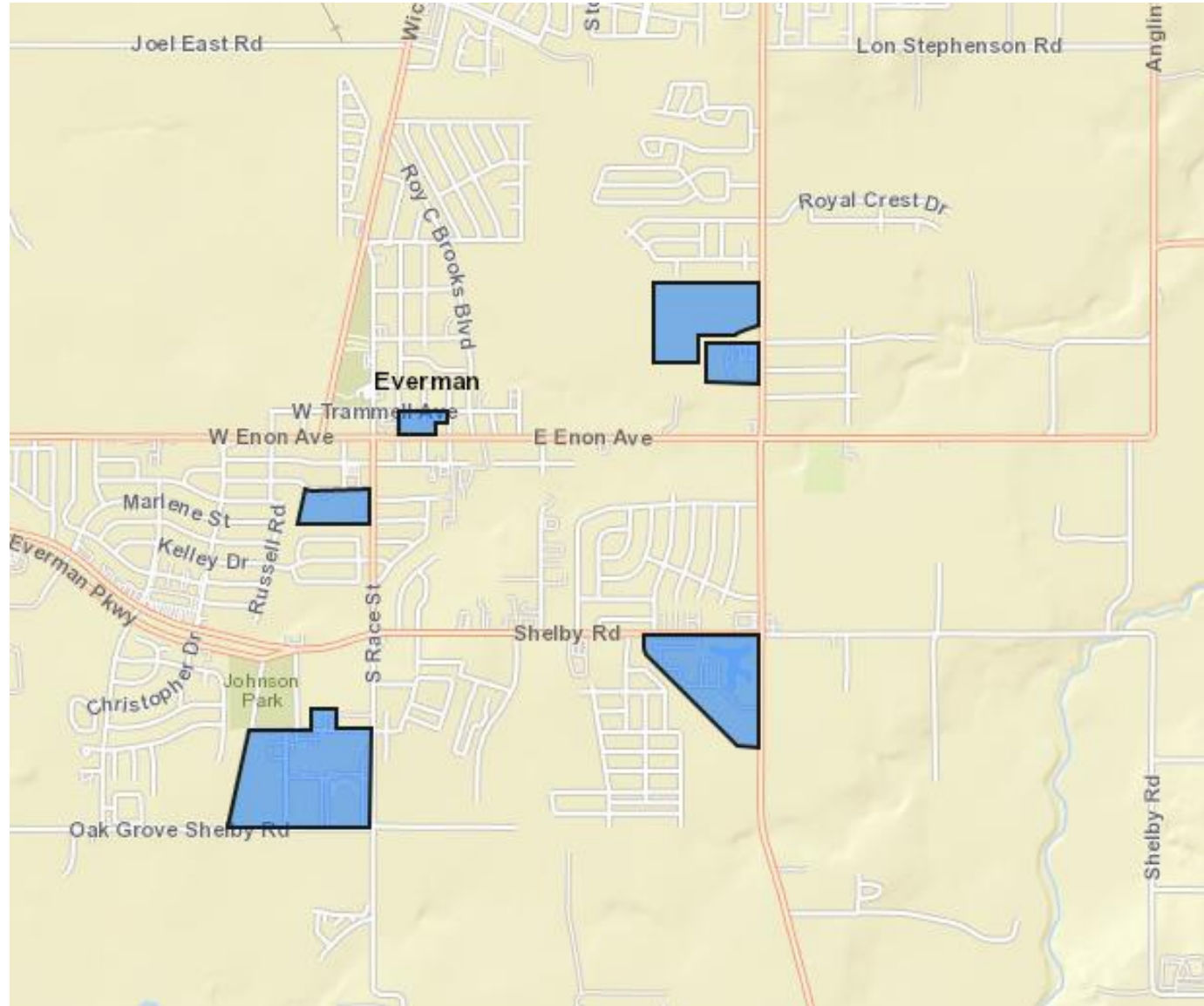
Current Ongoing
Developments

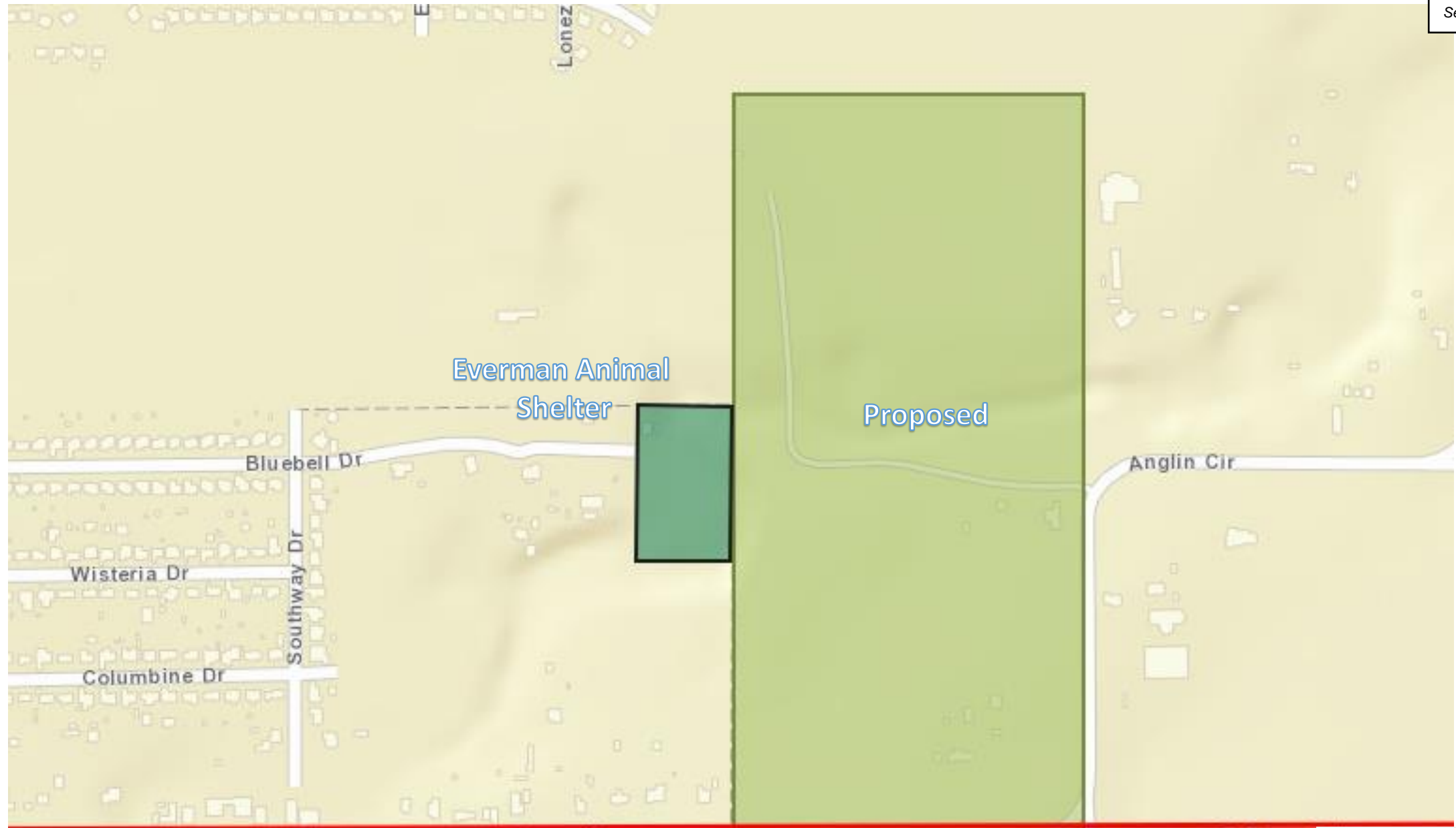
— 2 Lane Road

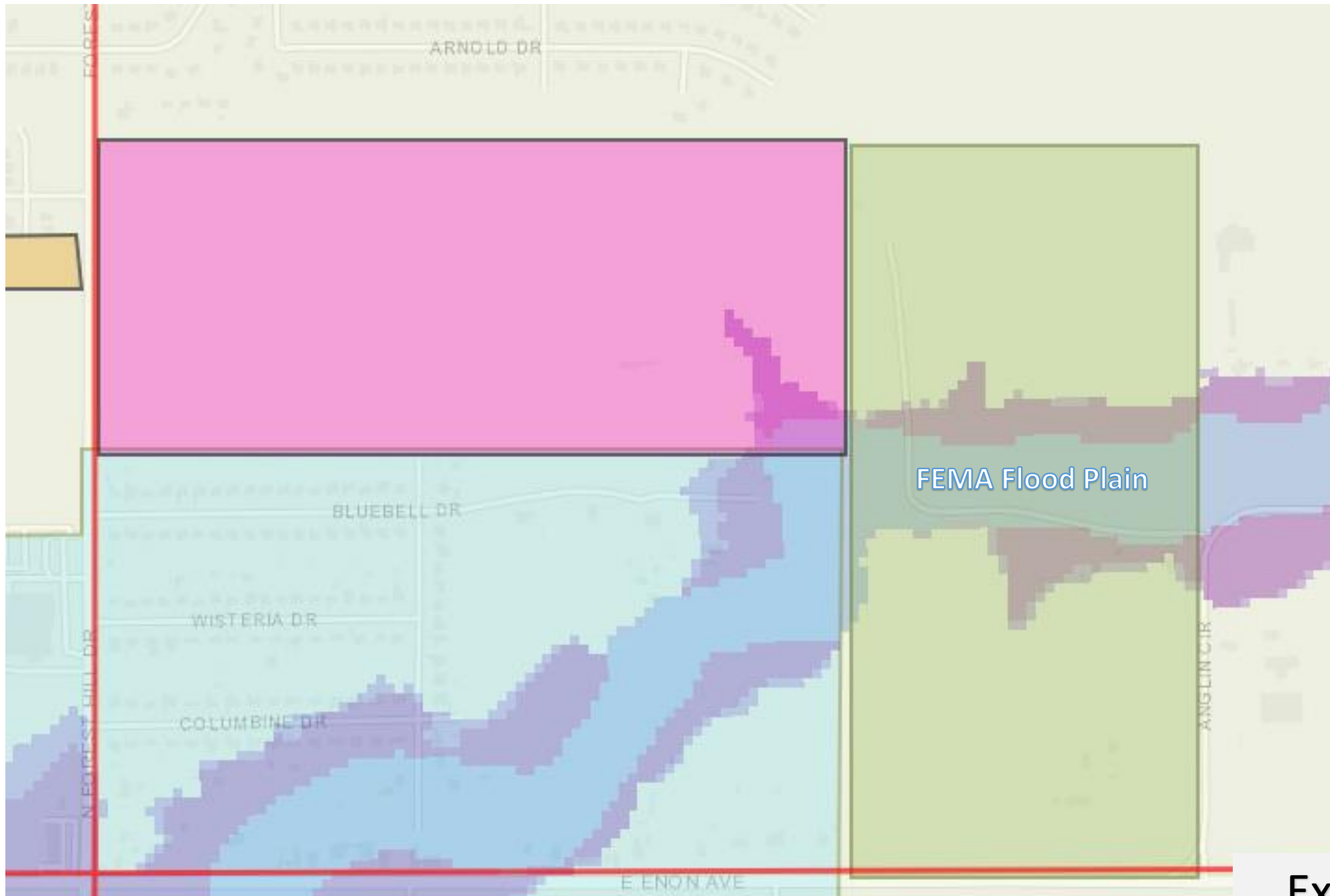


School Campuses

Section 6, Item A.







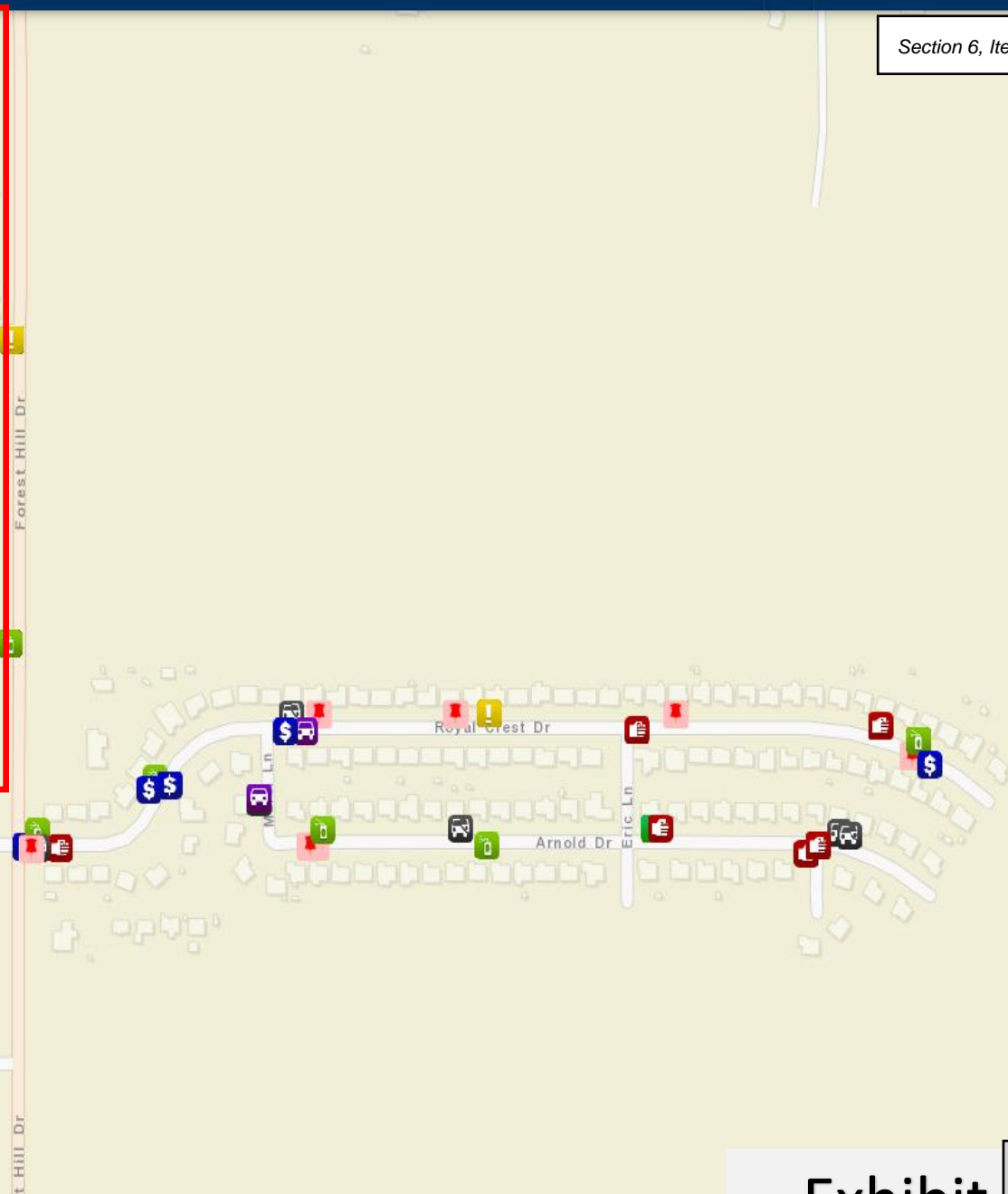
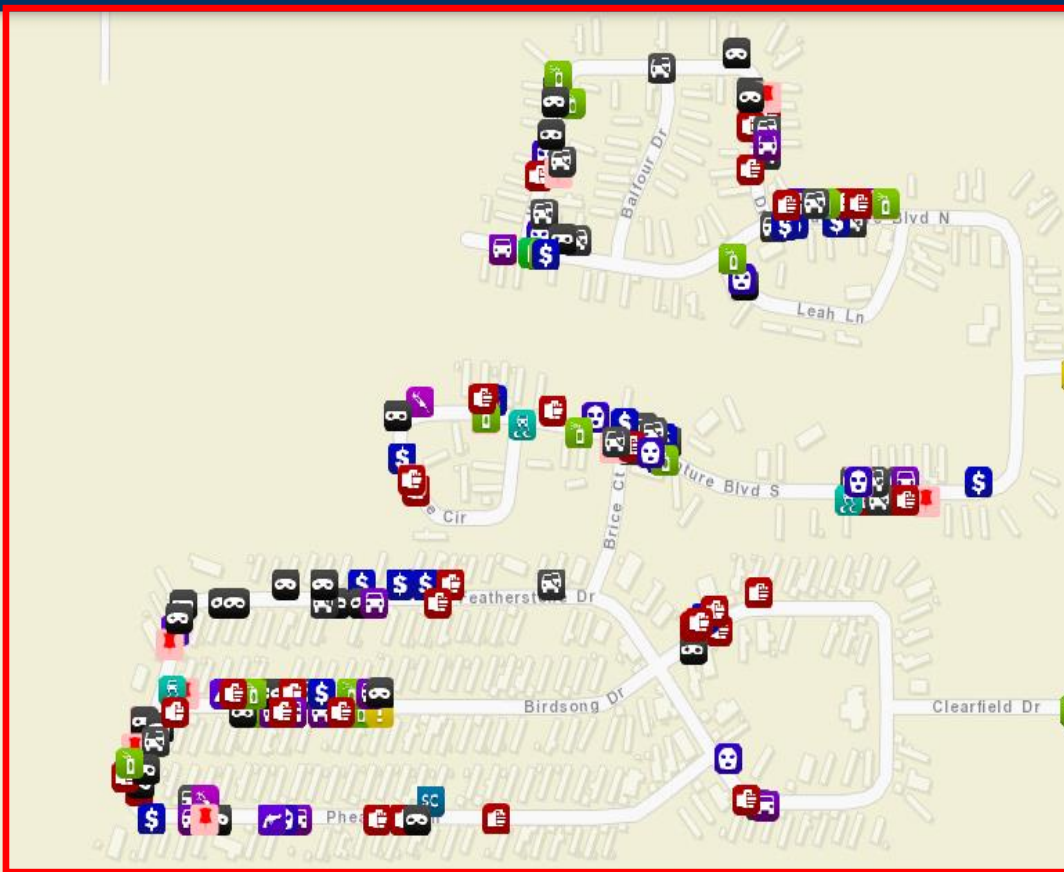






Section 6, Item A.

Section 6, ItemA.



Type of Offense			First Quarter January - March 2022 - Number of Offenses By Council District								Citywide
			Council District 2 Flores	Council District 3 Crain	Council District 4 Moon	Council District 5 Bivens	Council District 6 Williams	Council District 7 Firestone	Council District 8 Nettles	Council District 9 Beck	
Crimes Against Persons (NIBRS - Group A)	13A - C	Assault Offenses	365	367	347	501	314	204	557	389	3,044
	13A	Aggravated Assault	89	82	67	159	92	39	159	78	765
	13B	Simple Assault	233	235	237	274	189	142	339	259	1,908
	13C	Intimidation	43	50	43	68	33	23	59	52	371
	64A-B	Human Trafficking	0	0	0	1	0	2	0	1	4
	100	Kidnapping/Abduction	2	5	5	8	2	4	10	4	40
	09A-B	Murder & Nonnegligent Manslaughter and Negligent Manslaughter	4	3	1	3	3	0	9	2	25
	09A	Murder & Nonnegligent Manslaughter	4	3	1	3	2	0	9	2	24
	09B	Negligent Manslaughter	0	0	0	0	1	0	0	0	1
	11A - D	Sex Offenses, Forcible	24	26	27	35	36	36	44	43	271
	11A	Forcible Rape	15	8	16	16	21	17	19	22	134
	11B-D	Other	9	18	11	19	15	19	25	21	137
	36A - B	Sex Offenses, Nonforcible	0	0	0	0	0	0	1	0	1
Crimes Against Persons Subtotal			395	401	380	548	355	246	621	439	3,385

Crimes Against Property (NIBRS - Group A)	200	Arson	6	3	4	2	1	0	11	Section 6, ItemA.	
	510	Bribery	0	0	0	0	0	0	0	0	0
	220	Burglary/Breaking & Entering	90	146	106	129	81	58	139	146	895
		Residence	51	71	51	89	43	22	63	49	439
		Business	16	30	25	21	19	11	38	30	190
		Others	23	45	30	19	19	25	38	67	266
	250	Counterfeiting/Forgery	7	6	7	6	12	9	11	6	64
	290	Destruction/Damage/Vandalism of Property (excluding arson)	163	182	174	262	161	109	230	230	1,511
	270	Embezzlement	4	2	2	4	2	3	5	3	25
	210	Extortion/Blackmail	0	0	1	0	0	1	0	0	2
	26A - E	Fraud Offenses (excluding counterfeiting/forgery & bad checks)	28	25	17	26	22	7	18	28	171
	23A-H	Larceny/Theft Offenses - Total	355	595	556	647	580	429	549	704	4,415
	23A & B	Pocket-picking & Purse-snatching	0	5	0	4	2	1	2	6	20
	23C	Shoplifting	19	104	69	118	143	54	57	118	682
	23D	Theft from Building	0	1	1	0	1	1	0	1	5
	23E	Theft from Coin-Operated Machine or Device	2	3	1	1	2	2	2	1	14
	23F	Theft from Motor Vehicle	120	148	184	153	125	126	128	191	1,175
	23G	Theft of Motor Vehicle Parts or Accessories	61	87	103	76	110	67	75	120	699
	23H	All Other Larceny	153	247	198	295	197	178	285	267	1,820
	240	Motor Vehicle Theft	118	90	76	127	92	42	131	132	808
	120	Robbery	9	16	15	31	16	4	32	24	147
	280	Stolen Property Offenses	4	7	4	6	2	0	22	10	55
Crimes Against Property Subtotal			784	1,072	962	1,240	969	662	1,148	1,285	152

Crimes Against Society (NIBRS - Group A)	720	Animal Cruelty	6	4	5	5	3	2	10	2	37
	35A	Drug/Narcotic Violations (excluding DUI)	94	66	38	77	33	12	152	98	570
	39A - D	Gambling Offenses	0	0	0	1	1	0	0	0	2
	370	Pornography/Obscene Material	9	5	6	9	8	9	10	5	61
	40A - C	Prostitution Offenses	3	4	0	3	0	0	12	2	24
	520	Weapon Law Violations	29	22	19	47	19	10	69	39	254
Crimes Against Society Subtotal			141	101	68	142	64	33	253	146	948

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Total Group A	1,320	1,574	1,410	1,930	1,388	941	2,022	1,870	12,455

CITY OF EVERMAN**ORDINANCE NO. 782****AN ORDINANCE OF THE CITY COUNCIL OF EVERMAN, TEXAS, THE ZONING ORDINANCE, APPENDIX B, SECTION 4.13, PRINCIPAL PERMITTED USE TABLE, ENTERTAINMENT – AMUSEMENTS, AND PROVIDING FOR FINDINGS OF FACT, AMENDMENT, REPEALER, SEVERABILITY, AN EFFECTIVE DATE, AND PROPER NOTICE.**

WHEREAS, the City of Everman (“City”), is a home rule municipality located in Tarrant County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and its City Charter; and

WHEREAS, the City Council of the City of Everman, Texas (“Council”) seeks to protect the health, safety and general welfare of the public by enforcing zoning regulations; and

WHEREAS, the Council finds that these changes are in conformance with the City’s Comprehensive Plan; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the Council has authority to amend its zoning ordinances; and

WHEREAS, pursuant to Chapter 51 of the Texas Local Government Code, the Council has determined that the authority granted through this Ordinance is reasonable and necessary; and

WHEREAS, the Planning and Zoning Commission of the City of Everman, Texas held a public hearing on this amendment on May 23, 2022.

WHEREAS, the Planning and Zoning Commission of the City of Everman, Texas recommended approval of this amendment on May 23, 2022.

WHEREAS, the City posted notice in the newspaper on _____ regarding this amendment, which is at least fifteen (15) days before the adoption of zoning ordinance amendment; and

WHEREAS, the City Council of the City of Everman finds that the adoption of this ordinance serves a public purpose, and protects the health, safety, and welfare of the citizens of the City of Everman, Texas by limiting the pollution created from unnecessary idling of motor vehicles within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVERMAN, TEXAS THAT:**

- 1. FINDINGS OF FACT.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. AMENDMENT.** Appendix B, Section 4.13, Principal Permitted Use Table, Entertainment – Amusements of the City of Everman Code of Ordinances is hereby amended and replaced so as to read in accordance with Exhibit A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.
- 3. REPEALER.** All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.
- 4. SEVERABILITY.** Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.
- 5. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon passage and publication.
- 6. PROPER NOTICE & MEETING.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED this, the ____ day of _____ 2022, by a vote of ____ (ayes)
to ____ (nays) to ____ (abstentions) of the City Council of Everman, Texas.**

CITY OF EVERMAN:

by: _____
Ray Richardson, Mayor

ATTEST:

Mindi Parks, City Secretary

EXHIBIT A

	AG	A-1	A-2	M-1	M-2	MH	C-1	C-2	D	E
AMUSEMENT, COMMERCIAL INDOOR							P	P	P	P
AMUSEMENT, COMMERCIAL (OUTDOOR)							S	S	P	P