



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor
Darren Houk

City Council

Mayor Pro-Tem, Place 1
John Claridge

Place 2
Steve Holland

Place 3
Leigh Ann Turner

Place 4
Yolie Rodriguez

Place 5
Brent Forester

City Officers

City Manager
Marvin Gregory

City Secretary
Paula Luck

Fire Chief
Clinton "Russell" Shelley

Police Chief
Charles Stewart

Public Works Director
Jeremy Bell

Event Center Co- Directors
Shirley Bloomfield
Shirley Wheat

Emergency Management
Coordinator
James Myrick

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Fax
(817) 624-2154

Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

A REGULAR MEETING OF THE RIVER OAKS CITY COUNCIL IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL ROOM LOCATED AT 4900 RIVER OAKS BLVD.; RIVER OAKS, TEXAS ON **TUESDAY*

NOVEMBER 28, 2023
6:00 PM.

I certify that the above notice of meeting was posted on the bulletin board outside the River Oaks City Hall, 4900 River Oaks Blvd., a place that is accessible to the general public at all times, and that said notice was posted on **Wednesday, November 22, 2023 at 6:00 P.M.**

CITY SECRETARY

*** YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-669-444-9171. THE MEETING ID CODE IS 988 2975 7196. THE MEETING IS ALSO BEING STREAMLINED BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

MEETING LINK: <https://zoom.us/j/98829757196?pwd=cmU5Tis3L1VQcFY2dUc4Z1hIUes3UT09>

MEETING ID NUMBER: 988 2975 7196 **PASSCODE: 543965**

AGENDA

1. CALL TO ORDER AT 6:00 P.M. OF THE RIVER OAKS CITY COUNCIL
2. INVOCATION
3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG
"HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE"
4. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR:
5. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RESPONSE TO THE MAYOR TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED ON THIS AGENDA, THE CITY COUNCIL IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THE ISSUE AND NO COUNCIL DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.



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6. **CONSENT AGENDA:** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND REQUIRE ONLY BRIEF DELIBERATION BY COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION.**

- A. APPROVE MINUTES OF NOVEMBER 14, 2023 REGULAR COUNCIL MEETING.
- B. APPROVE BILLS PAYABLE FOR PERIOD ENDING NOVEMBER 28, 2023 (FY 2024)
- C. APPROVE 4TH QUARTER INVESTMENT REPORT (JULY 1 - SEPT 30, 2023)
- D. APPROVE 4TH QUARTER CCPD FINANCIAL REPORT (JULY 1- SEPT 30, 2023)

7. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM CONSENT AGENDA FOR SEPARATE DELIBERATION.

PERSONAL APPEARANCES AND/OR ITEMS REQUIRING COUNCIL APPROVAL/ACTION

8. DISCUSSION AND/OR ACTION ON SUBSTANDARD BUILDING ORDER ON THE PROPERTY AT 4844 HARTFORD THAT WAS PREVIOUSLY EXTENDED TO OCTOBER 24, 2023; SCHEDULING AN ADMINISTRATIVE HEARING PURSUANT TO SECTION 3.07.013 "CIVIL PENALTY" OF THE RIVER OAKS CODE OF ORDINANCES (2020).

9. DISCUSSION AND/OR ACTION ON POTENTIAL LITIGATION INVOLVING THE WATER PLANT.

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS

10. **PUBLIC HEARING:** IN ORDER TO RECEIVE COMMENT AND TESTIMONY ON THE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE # 1331-2021, AS AMENDED (CASE PZ 2023-0002) HEREIN PROVIDED FOR:

- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 4 "Definitions" by adding Definitions for Art Show, Automotive Repair Garages, Craft Fair, Farmer, Farmers Market, Food Producer, Market and Vehicle, Oversized;
- Amend Section 14 "C-1" Commercial District specifically in Section 14A.1 "Purpose" providing a uniform set of standards for retail shopping facilities for the sale of **both new and secondhand merchandise.**
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 14 "C-1" Commercial District - (Neighborhood Retail)"; Section 15 "C-2" Commercial District"; Section 16 "C-3" Commercial District under Sections 14.D, 15.D and 16.D "Development Regulations" specifically under 14.D.1, 15.D.1 and 16.D.1 by removing Masonry Requirements;



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- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 14 "C-1" Commercial District" under Section 14.E "District Restrictions" # 5 "Outside Storage";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 15 "C-2" Commercial District" under Section 15.B "Use Regulations" # 5 removing Section 15.B.5 as written and revising it to allow Automobile Laundry (car wash) and steam cleaning;
- Amend Section 15 "C-2" Commercial District specifically in Section 15A.1 "Purpose" providing a uniform set of standards for retail shopping facilities for the **sale of both new and secondhand merchandise.**
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 15 "C-2" Commercial District" under Section 15.D "District Restrictions" # 7 "Outside Storage";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" # 4 amending the use regulations by removing #4 "Automobile Laundry (car wash) and Steam Cleaning as being a permitted use in a C-3 Commercial Zoning District;
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" # 16B.9 permitting "Garages, Public, for repairs or storage facilities".
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" #14 "Pawn Shops";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" #18 "Sales of second-hand merchandise";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Sec. 22.A "Authorized Accessory Uses" revising



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Section 22.A. # 14 "Outside display or retail sales, subject to the following conditions" by removing the requirement of new and secondhand merchandise to be merchandise traditionally marketed outdoors and establishing an exception to that requirement, revising the outside display of items including increasing the total display area and by adding Community Facilities (CF) zoning district to districts where permitted;

- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Sec. 22.A "Authorized Accessory Uses" by removing Section 22.A. # 21; and
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 22.A "Authorized Accessory Uses" # 28 revising Section 22.A.28 by adding Farmers Markets, Craft Fairs & Art Shows.

11. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL TO ADOPT **ORDINANCE # 1394-2023** AMENDING THE COMPREHENSIVE ZONING ORDINANCE # 1331-2021 BY APPROVING THE PROPOSED 2023 ZONING TEXT AMENDMENTS (CASE PZ 2023-0002).

12. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENTS ON ADOPTING **ORD # 1392-2023** AMENDING THE RIVER OAKS CODE OF ORDINANCES UNDER CHAPTER 13 "UTILITIES" BY REVISING THE STORMWATER UTILITY FEES AS SET FORTH IN CHAPTER 13 "UTILITIES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) AS AMENDED, SPECIFICALLY IN SECTION 13.12.012 "STORM WATER UTILITY FEES" FOR RESIDENTIAL AND NON-RESIDENTIAL CUSTOMERS.

13. ACTION FROM PUBLIC HEARING: TO CONSIDER APPROVAL OF ORDINANCE # 1392-2023 AMENDING THE RIVER OAKS CODE OF ORDINANCES UNDER CHAPTER 13 "UTILITIES" BY REVISING THE STORMWATER UTILITY FEES AS SET FORTH IN CHAPTER 13 "UTILITIES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) AS AMENDED, SPECIFICALLY IN SECTION 13.12.012 "STORM WATER UTILITY FEES" FOR RESIDENTIAL AND NON-RESIDENTIAL CUSTOMERS.

ORDINANCES / RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

14. CONSIDER APPROVAL OF **RESOLUTION # 1113-2023** AUTHORIZING THE CASTING OF THE CITY OF RIVER OAKS ALLOCATED VOTES FOR APPOINTMENT ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS.

15. CONSIDER APPROVAL OF **RESOLUTION # 1114-2023** AUTHORIZING TO OPT THE CITY OF RIVER OAKS OUT OF THE 3M AND DUPONT PFAS SETTLEMENTS AND PROVIDING AN EFFECTIVE DATE.

16. CONSIDER APPROVAL OF **ORDINANCE # 1395-2023** AMENDING AND EXPANDING THE FY 2024 GENERAL FUND BUDGET IN ORDER TO INSTALL A METER BASE WITH OUTLETS IN ORDER TO PROVIDE ELECTRIC SERVICE TO LONE STAR J.R. PARK AT 701 COATES DRIVE.



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17. **CONSIDER APPROVAL OF ORDINANCE # 1396-2023** AMENDING CHAPTER 3 "BUILDING REGULATIONS", SPECIFICALLY UNDER SECTION 3.02.001 "ADOPTED" OF THE RIVER OAKS CODE OF ORDINANCES (2020) AS AMENDED; REPEALING THE 2015 INTERNATIONAL BUILDING CODE AS PREVIOUSLY ADOPTED ON JANUARY 28, 2020; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC); AMENDING SECTION 3.02.002 "AMENDED" OF THE RIVER OAKS CODE OF ORDINANCES(2020) REPEALING THE FORMER AMENDMENTS THEREBY ADOPTING LOCAL AMENDMENTS TO THE 2018 IBC ATTACHED HERETO AS "EXHIBIT A"; AMENDING SECTION 3.02.003 "AVAILABILITY" OF THE RIVER OAKS CODE OF ORDINANCES (2020) PROVIDING THAT THE MATERIAL CONTAINED IN EXHIBIT "A" OF THIS ORDINANCE ALTHOUGH FULLY ADOPTED AND INCORPORATED BY REFERENCE, SHALL NOT BE INCLUDED IN THE FORMAL MUNICIPAL CODIFICATION OF ORDINANCES; REPEALING THE FORMER ORDINANCE 1263-2020 AS ADOPTED ON JANUARY 28, 2020 THAT ADOPTED THE 2015 INTERNATIONAL BUILDING CODE; AMENDING SECTION 3.02.004 "MODIFICATIONS"; AMENDING SECTION 3.02.005 "PENALTY FOR VIOLATION"; PROVIDING FOR RECORDING OF THE BUILDING CODE AS A PUBLIC RECORD.

18. **CONSIDER APPROVAL OF ORDINANCE # 1397-2023** AMENDING CHAPTER 3 "BUILDING REGULATIONS", DIVISION 2 "RESIDENTIAL CODE" SPECIFICALLY UNDER SECTION 3.03.031 "ADOPTED" OF THE RIVER OAKS CODE OF ORDINANCES (2020) AS AMENDED THEREBY REPEALING THE 2015 INTERNATIONAL RESIDENTIAL CODE AS PREVIOUSLY ADOPTED ON JANUARY 28, 2020 THEREBY ADOPTING THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC); AMENDING SECTION 3.03.032 "AMENDMENTS" OF THE RIVER OAKS CODE OF ORDINANCES (2020) REPEALING THE FORMER AMENDMENTS ADOPTED ON JANUARY 28, 2020 THEREBY ADOPTING LOCAL AMENDMENTS TO THE 2018 IRC ATTACHED HERETO AS "EXHIBIT A"; AMENDING SECTION 3.03.033 "AVAILABILITY" OF THE RIVER OAKS CODE OF ORDINANCES (2020) PROVIDING THAT THE MATERIAL CONTAINED IN EXHIBIT A OF THIS ORDINANCE ALTHOUGH FULLY ADOPTED AND INCORPORATED BY REFERENCE, SHALL NOT BE INCLUDED IN THE FORMAL MUNICIPAL CODIFICATION OF ORDINANCES; REPEALING THE FORMER ORDINANCE 1264-2020 AS ADOPTED ON JANUARY 28, 2020 THAT ADOPTED THE 2015 INTERNATIONAL RESIDENTIAL CODE.

19. **CONSIDER APPROVAL OF ORDINANCE # 1398-2023** AMENDING CHAPTER 5 "FIRE CODE", SPECIFICALLY UNDER SECTION 5.02.001 "ADOPTED" OF THE RIVER OAKS CODE OF ORDINANCES (2006) AS AMENDED; REPEALING THE 2015 INTERNATIONAL FIRE CODE AS PREVIOUSLY ADOPTED ON JANUARY 28, 2020; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE (IFC); AMENDING SECTION 5.02.002 "AMENDED" OF THE RIVER OAKS CODE OF ORDINANCES(2020) REPEALING THE FORMER AMENDMENTS ADOPTED ON JANUARY 28, 2020; ADOPTING LOCAL AMENDMENTS TO THE 2018 IFC ATTACHED HERETO AS "EXHIBIT A"; AMENDING SECTION 5.02.003 "AVAILABILITY" OF THE RIVER OAKS CODE OF ORDINANCES (2020) PROVIDING THAT THE MATERIAL CONTAINED IN EXHIBIT A OF THIS ORDINANCE ALTHOUGH FULLY ADOPTED AND INCORPORATED BY REFERENCE, SHALL NOT BE INCLUDED IN THE FORMAL MUNICIPAL CODIFICATION OF ORDINANCES; REPEALING THE FORMER ORDINANCE 1270-2020 AS ADOPTED ON JANUARY 28, 2020 THAT ADOPTED THE 2015 INTERNATIONAL FIRE CODE; AMENDING SECTION 5.02.004 "MODIFICATIONS"; AMENDING 5.02.005 "PENALTY FOR VIOLATION"; PROVIDING FOR RECORDING OF THE FIRE CODE AS A PUBLIC RECORD.



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20. **CONSIDER APPROVAL OF ORDINANCE # 1399-2023** AMENDING THE CODE OF ORDINANCES, CITY OF RIVER OAKS (THE "CODE") BY ADDING SECTION 1.03.001 TO ESTABLISH REGULAR MEETING DAYS FOR THE CITY COUNCIL.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

21. DISCUSSION AND/OR ACTION ON THIS YEAR'S CHRISTMAS PARADE AND FESTIVITIES.

22. UPDATE ON SUBSTANDARD PROPERTIES AT:

- 1513 SKYLINE
- 5016 ALMENA
- 940 CODY (APT 6 – 13)
- 4844 HARTFORD
- 1909 YALE ST.
- 4833 SHERWOOD
- 1507 ROBERTS CUT OFF (BURN OUT)

23. DISCUSSION AND/OR ACTION REGARDING UPDATES FROM THE CITY MANAGER ADVISING THE MAYOR AND CITY COUNCIL ON PERSONNEL, CITY'S FISCAL CONDITION, PANDEMIC EXECUTIVE ORDERS, SCHEDULING COUNCIL WORK SESSIONS, FUTURE NEEDS OF THE CITY AND OTHER CITY MANAGER RECOMMENDATIONS.

QUESTIONS RELATED TO MONTHLY STAFF REPORTS INCLUDING:

24. **POLICE DEPT. MONTHLY REPORT** INCLUDING PATROL ACTIVITY, RESPONSE CALLS, NUMBER OF CRIMINAL INVESTIGATION CASES, WARRANTS ISSUED AND ANIMAL CONTROL CALLS INCLUDING CITATIONS ISSUED.

25. **FIRE DEPT. REPORT** INCLUDING NUMBER OF CALLS FOR SERVICE AND FIRE TRAINING EXERCISES.

26. **INSPECTIONS AND CODE COMPLIANCE ACTIVITY REPORTS** INCLUDING NUMBER OF PERMITS ISSUED AND CODE VIOLATIONS WORKED.

27. **MUNICIPAL COURT** INCLUDING COURT ACTIVITY FROM FINES, BONDS, WARRANT FEES, COURT TAXES, COURT FEES, ARREST FEES, COURT SECURITY FEES, COURT TECHNOLOGY FEES, PAYMENT PLANS, STATE COURT COSTS AND AGENCY COLLECTION FEES.

28. **PUBLIC WORKS ACTIVITY REPORT** INCLUDING ROAD REPAIRS COMPLETED, SIGNS INSTALLED, WATER PRODUCTION, WATER MAIN AND SERVICE LEAKS REPAIRED, NUMBER OF FIRE HYDRANTS AND DEAD-END LINES FLUSHED, NUMBER OF SEWER OVERFLOWS AND STOPPAGES, CUBIC TONS OF SOLID WASTE COMPACTED AND PUBLIC WORKS EQUIPMENT REPAIRS.

29. **PARK BOARD ACTIVITY REPORTS** INCLUDING BALLFIELD RENTALS, GRANT UPDATES AND QUESTIONS PERTAINING TO MINUTES FROM THE PARK BOARD.



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30. **EVENT CENTER ACTIVITY REPORTS** INCLUDING NUMBER OF COMMUNITY CENTER RENTALS, EVENTS AND ACTIVITIES.

31. **CITY SECRETARY ACTIVITY REPORT** INCLUDING REVENUE FROM SALES TAX, DOLLAR DONATIONS, EDC SALES TAX, TEX POOL AND CRIME SALES TAX.

32. **EDC ACTIVITY REPORT** INCLUDING FUNDED PROJECT UPDATES, UPCOMING PROJECTS AND REPORTING FROM EXECUTIVE DIRECTOR, CONSULTANT, ON ECONOMIC DEVELOPMENT.

33. **STORM WATER TASK FORCE ACTIVITY REPORT** INCLUDING ACTIONS TAKEN UNDER THE MS4 PERMIT, COMMUNITY EDUCATION AND PROMOTIONAL EVENTS REGARDING STORM WATER PREVENTION POLLUTION.

34. **EMERGENCY MANAGEMENT ACTIVITY REPORT** INCLUDING POLICIES, PROCEDURES AND INFORMATION PERTAINING TO EMERGENCY MANAGEMENT AND UPDATES REGARDING THE COVID-19 PANDEMIC AND WEST NILE VIRUS.

CORRESPONDENCE:

35. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

EXECUTIVE SESSION:

36. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071 Pending or contemplated litigation or to seek advice from attorney:
- b. Section 551.072 deliberation regarding real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- c. Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a complaint or charge against an Officer or Employee.
- d. Section 551.076 Deliberation regarding security devices.

RECONVENE:

37. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

ADJOURNMENT:

38. ADJOURN

This facility is wheelchair accessible and accessible parking spaces are available in front of City Hall. Please contact City Hall at 817-626-5421 if you have any questions or additional needs.