



**City of Willow Park
City Council
Regular Meeting
City Hall**

**516 Ranch House Rd., Willow Park, TX 76087
Tuesday, April 14, 2015 at 7:00 p.m.
Minutes**

Section I – Presentations

1. Call to Order

Mayor Neverdousky called the meeting to order at 7:00 p.m.

2. Determination Of Quorum

Mayor Richard Neverdousky
Councilmember Brian Thornburg
Councilmember Gene Martin
Councilmember Greg Runnebaum
Councilmember James Mullins
Councilmember Tim Griffiths

Staff Present:

City Administrator Matt Shaffstall
City Attorney Rider Scott
Josh Armstrong

3. Invocation & Pledge of Allegiance

Mayor Neverdousky started off the meeting with the invocation and by leading the room in the Pledge of Allegiance.

4. Special Recognitions

A. Police Department Profile – Erica Moore

5. Citizen Presentations & Public Comment

***No Comments

Section II – Consent Agenda

6. Approve and Act on Consent Agenda

- i. Approve City Council Meeting Minutes – February 10, 2015
- ii. Approve City Council Special Meeting Minutes – February 26, 2015
- iii. Approve City Council Meeting Minutes – March 10, 2015
- iv. Approve Joint City Council/Planning & Zoning Commission Minutes – March 19, 2015

***Councilmember Martin made a motion to approve the consent agenda as presented.

Seconded by Councilmember Thornburg

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

Mayor Neverdousky recessed to executive session at 7:08 p.m.

Mayor Neverdousky reconvened to open meeting at 7:45 p.m.

Section III – Planning & Development

7. Consider and Act on a Zoning Change request by The Shops at Crown Park, LLC to rezone 41.77 acres, more or less, a tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block B Crown Pointe Addition, from an “R-1” Single Family Residential District to “C” Commercial Planned Development District”, generally located near the northeast corner of the intersection of Interstate Highway 20 and Crown Pointe Boulevard by adopting Ordinance 709-15.

- A. Open Public Hearing @ 7:46 p.m.
- B. Close Public Hearing @ 7:48 p.m.
- C. Act on Zoning Change

***Councilmember Thornburg made a motion to approve Ordinance 709-15, an ordinance of the City of Willow Park, Texas, providing for a zoning change from Class 2 residential “R-1” Single Family Residential District classification and use designation to Class 1 Special Purpose PD, planned development district zoning district classification and use designation for that certain 41.77 acres of land, more or less; more commonly referred to as The Shops at Crown Park, LLC, located in the Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Texas; providing for a penalty, a severability clause, and an effective date.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

8. Consider and Act on a Zoning Change request by The Shops at Crown Park, LLC to rezone approximately 6.86 acres further described as a tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block B, Crown Pointe Addition from an “R-1” Single Family Residential District to an “R-3” Multi-Family”, said tract generally located east of Crown Pointe Blvd and south of L1R, Block A, Crown Pointe Addition by adopting Ordinance 710-15.

- A. Open Public Hearing @ 7:54 p.m.
- B. Close Public Hearing @ 7:55 p.m.
- C. Act on Zoning Change

***Councilmember Runnebaum made a motion to approve Ordinance 710-15, ordinance of the City of Willow Park, Texas, providing for a zoning change from Class 2 residential “R-1” Single Family Residential District classification and use designation to Class 2 residential “R-3” Multi-Family” zoning district classification and use designation for that certain 6.86 acres of land, more or less; more commonly referred to as The Shops at Crown Park, LLC, located in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Texas; providing for a penalty, a severability clause, and an effective date.

Seconded by Councilmember Griffiths

Aye votes: Councilmembers Martin, Runnebaum, Mullins and Griffiths

Abstention: Councilmembers Thornburg

Motion passed with a vote of 4-0-1

9. Consider and Act on a Zoning Change request by The Shops at Crown Park, LLC to rezone approximately 3.38 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block B, Crown Pointe Addition, from an “R-1” Single Family Residential District Class III- Business: ‘C’ – Commercial Zoning District – Assisted Lining generally located east and adjacent to Crown Pointe Boulevard, northeast corner and south of Lot 1, R, Block A, Crown Pointe Addition by adopting Ordinance 711-15.

- A. Open Public Hearing @ 8:00 p.m.
- B. Close Public Hearing @ 8:01 p.m.
- C. Act on Zoning Change

***Councilmember Martin made a motion to approve Ordinance 710-15, ordinance of the City of Willow Park, Texas, providing for a zoning change from Class 2 residential “R-1” Single Family Residential District classification and use designation to Class 3 Business ‘C’ – Commercial Zoning District classification and use designation for that certain 3.38 acres of land, more or less; more

commonly referred to as The Shops at Crown Park, LLC, located in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Texas; providing for a penalty, a severability clause, and an effective date.

Seconded by Councilmember Thornburg

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

10. Consider and Act on a Site plan for Christ Chapel Church Youth Ministry located at 3906 E. I-20 Service Road, Willow Park, TX.

***Councilmember Runnebaum made a motion to approve a recommendation for a site plan for the Christ Chapel Church Youth Ministry located at 3906 E. I-20 Service Road, Willow Park, Texas.

Seconded by Councilmember Griffiths

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

11. Discussion/Action: To consider and take action on Ordinance 712-15 Amending Chapter 12 "Zoning", Article 12.500 "Use Restrictions and Zoning Regulations", Section 12.511 "Class III – Business: C Commercial District, Paragraph A.22

- A. Open Public Hearing @ 8:14 p.m.
- B. Close Public Hearing @ 8:16 p.m.
- C. Act on Zoning Change

***Councilmember Runnebaum made a motion to approve Ordinance 712-15, an ordinance providing for an amendment of Chapter 12 "Zoning", Article 12.500 "Use Restrictions and Zoning Regulations", Section 12.511 "Class III – Business: C Commercial District, authorizing the amending a permitted use, to wit: Subparagraph A.22; and providing for an effective date.

Seconded by Councilmember Martin

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, and Griffiths

Abstention: Councilmember Mullins

Motion passed with a vote of 4-0-1

12. Consider and Act on Amendments and Update to the Comprehensive Land Use Plan regarding Residential Estate and Low Density Land Uses.

- A. Open Public Hearing @ 8:21 p.m.
- B. Close Public Hearing @ 8:23 p.m.
- C. Act on Zoning Change

***Councilmember Martin made a motion to update the comprehensive plan for the City of Willow Park, by substituting the Willow Park, Texas future land use plan diagram currently on page 42 of the comprehensive plan, to specifically update the low density residential area west of Crown Road and north of Ranch House Road, northeastward to the city limit.

Seconded by Councilmember Thornburg

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

Section IV- Public Works Items

13. Receive Public Works Report and Capital Improvement Plan Update

***Receive report for Public Works Director Steve Martin

14. Discussion/Action: Consider possible Repair at the Kings Gate Bridge including material, labor and financial options

***Councilmember Martin made a motion to authorize an expenditure up to approximately \$25,000 to commence construction rehabilitation of the Kings Gate Bridge over the Clear fork and Trinity River, and request that city administration and the Mayor contact the Parker County officials and TxDOT to see what financial assistance we might get to defray the city's expense.

Seconded by Councilmember Thornburg

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

Mayor Neverdousky recessed for a break at 8:52 p.m.

Mayor Neverdousky reconvened the meeting at 9:03 p.m.

15. Discussion/Action: Status of existing wastewater treatment plant, including condition and capacity thereof and discussion of future wastewater treatment options

***Discussion and special meeting set for May 6, 2015.

Section V – General Item

16. Discussion/Action: Schedule City Council Strategic Plan and Five Year Planning Workshop

***Special Meeting set for May 6, 2015

17. Discussion/Action: To consider and take action on Ordinance 713-15 authorizing an amendment of Ordinance 704-15, Section 3. Term, by extending the term limits

***Councilmember Thornburg made a motion to adopt Ordinance 713-15, an ordinance of the City of Willow Park, Texas, providing authorization to amend section 3, "Term" of ordinance 704-15, previously adopted by this governing body, to extend the time to finalize a development agreement by and between the parties; providing for a penalty, a severability clause, and an effective date.

Seconded by Councilmember Martin

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

Section VI – Council Requested Items

18. Discussion/Action: Interlocal Agreement with Parker County for Road Maintenance Services.

***Councilmember Martin made a motion to authorize the mayor to execute an interlocal agreement with Parker County to accommodate cooperation between the City of Willow Park and Precinct 4 if not other precincts within Parker County, to help the city with road improvements of all sorts.

Seconded by Councilmember Griffiths

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins and Griffiths

Motion passed with a vote of 5-0

19. Discussion/Action: Authorize Mayor and Staff to proceed with contract negotiations for solid waste and recycling services.

***Councilmember Griffiths resolved that Mayor Neverdousky is authorized to negotiate and enter into an amended or new waste disposal and recycling services upon such terms and conditions deemed to be in the best interests of the City.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Thornburg, Runnebaum, and Griffiths

Abstention: Councilmembers Martin and Mullins

Motion passed with a vote of 3-0-2

Section VII - Informational

20. Mayor & Council Member Announcements

21. City Administrator's Report

A. Ride for Heroes

Section VIII – Executive Session

Mayor Neverdousky recessed to executive session at 10:21 p.m.

22. Executive Session

- A. Consultation with Attorney - ES CM v Willow Park
- B. Consultation with Attorney - Contracts
- C. Personnel

Mayor Neverdousky reconvened to open meeting at 10:46 p.m.

Section IX – Adjournment

23. Adjournment

***Councilmember Martin made a motion to adjourn.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Thornburg, Martin, Runnebaum, Mullins, and Griffiths

Motion passed with a vote of 5-0

Mayor Neverdousky adjourned the meeting at 10:47 p.m.

APPROVED

Richard Neverdousky, Mayor
City of Willow Park, Texas

ATTEST:

Candice Scott, City Secretary
City of Willow Park, Texas

Minutes Prepared By:

Josh Armstrong