



**City of Willow Park  
City Council  
Regular Meeting  
City Hall  
516 Ranch House Rd., Willow Park, TX 76087  
Tuesday, January 13, 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. Eagle Scout – Michael Meadows
- B. Aledo High School Football
- C. Police Department Profile – Tracey Cryer

**5. Citizen Presentations & Public Comment**

\*\*\*No Comments

**Section II – Consent Agenda**

**6. Approve and Act on Consent Agenda**

i. Approve City Council Meeting Minutes – December 9, 2014

\*\*\*Councilmember Thornburg made a motion to approve the consent agenda

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

**Section III – Planning & Development**

7. Discussion/Action: Presentation by First Southwest regarding potential funding sources for capital improvement projects, including: infrastructure necessary for Surface Water Delivery Connection, Phase Two of Waterline Rehabilitation Project, and others

\*\*\*Discussion Only

8. Public Hearing on an amendment to Municipal Code of Ordinances, Chapter 12 “Zoning Regulations” Article 12.500 “Use Restrictions and Zoning Regulations” Section 12.505(a) “Class II- Residential: R-5 Single Family, High Density”

A. Open Public Hearing – 7:38 p.m.

B. Close Public Hearing – 7:40 p.m.

9. Discussion/Action: To consider and take action on Ordinance 703-15, Amending Chapter 12 “ZONING REGULATIONS” Article 12.500 “USE RESTRICTIONS AND ZONING REGULATIONS” Section 12.505(a) “Class II- Residential: R-1 Single Family, High Density”

\*\*\*Councilmember Martin made a motion to modify “Section B: Zoning Standards” Item 14 repetition of building form and replace the existing text with “repetition of facade, no front building elevation or plan for a primary structure shall be repeated within any three contiguous lots.

Seconded by Councilmember Griffiths

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

Motion passed with a vote of 5-0

\*\*\*Councilmember Mullins made a motion to change the setback requirement to 25 feet after the right away.

Seconded by Councilmember Griffiths

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

Motion passed with a vote of 5-0

\*\*\*Councilmember Mullins made a motion to change the minimum lot area from 7,260 to 9,000 square feet.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Martin, Runnebaum, Mullins and Griffiths

Nay votes: Councilmember Thornburg

Motion passed with a vote of 4-1

\*\*\*Councilmember Mullins made a motion to change the maximum lot coverage to 45 percent.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

\*\*\*Councilmember Griffiths made a motion to adopt and approve Ordinance 703-15, an ordinance providing for an amendment to Chapter 12 "ZONING REGULATIONS" Article 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS" by amending Section 12.505(a) "Class II- Residential: R-1 Single Family, High Density" zoning classification; providing for publication and an effective date as with the changes discussed.

Seconded by Councilmember Martin

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

Motion passed with a vote of 5-0

**10.** Public Hearing on case number Z 015-001, an application by Shea Kirkman, Kirkman Engineering, acting on behalf of Centurion American to rezone that certain 33.640 acres and 22.609 acres situated, in and being a portion of, Ann McCarver Survey, Abstract No. 910, Parker County, Texas and 26.171 acres situated in the and being a portion of the M.M Edwards Survey, Abstract No. 1955, in the Ann McCarver Survey Abstract No. 910, Parker County Texas; for a combined total of approximately 81.928 gross acres, more or less, and known as the "Crown Bluffs of Willow Park" from R-1 Single Family to the amended "R-5 Single Family Medium Density",

A. Open Public Hearing – 8:40 p.m.

B. Close Public Hearing – 8:49 p.m.

**11.** Discussion/Action: To consider and take action on Ordinance 704-15, authorizing a change in Zoning Classification from "Class II- Residential: R-1" to "Class II- Residential: R-5 Single Family, Medium Density" Zoning Classification District, for "Crown Bluffs of Willow Park"

\*\*\*Councilmember Runnebaum made a motion to adopt Ordinance 704-15, an ordinance of the City of Willow Park, Texas, providing for a zoning change from: "Class 2 – Residential: R-1 Single Family District classification and use designation to Class 2 Residential R-5 Single Family Medium Density Zoning District classification and use designation for that certain 82.3 acres of land, more or less, more commonly referred to as "Crown Bluffs in Willow Park," single family residential development, located in the M.M Edwards survey, abstract no. 1955 and the Ann McCarver survey, abstract no. 910 in the City of Willow Park, Texas; providing for a penalty, a severability clause and an effective date, with an amendment to change the effective date to the date of publication.

Seconded by Councilmember Griffiths

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

Motion passed with a vote of 5-0

**12. Discussion/Action:** To consider and take action on Ordinance 705-15, authorization for adoption of certain Uniform Municipal Codes and revision, update or amendment to certain other municipal codes

\*\*\* Councilmember Mullins made a motion to adopt Ordinance 705-15, an ordinance providing for the adoption of certain uniform municipal codes and revisions, updates or amendments to certain other municipal codes relating to building and construction in the City of Willow Park, TX., by amending chapter 3, "Building and Construction," Article 3.000 "General Adoption of Codes," and certain other related articles of the municipal code of ordinances of the City of Willow Park, Texas; and providing for an effective date, penalty and publication, with an amendment to remove the International Energy Conservation Code from the list of codes being adopted.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

\*\*\*Councilmember Griffiths wanted to make note that council needs to have access to documents so that they can read the law before passing the law.

**13. Discussion:** Updating City ordinances related to Code Enforcement and repealing previously adopted codes

\*\*\*Discussion Only

#### **Section IV – Public Works**

**14. Discussion/Action:** To adopt Resolution 1-15; a Statement of support to the City of Weatherford on purchase of wholesale treated water

\*\*\* Councilmember Thornburg made a motion to adopt Resolution 1-15, a resolution providing authorization for a statement of interest from the City of Willow Park, Texas, to the City of Weatherford, Texas, for the acquisition of wholesale potable surface water in and for the city, and providing for 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 V – General Item**

**15. Receive Financial Status Update**

\*\*\*Report received

**16. Discussion/Action:** To Authorize the Mayor to execute an Interlocal Agreement by and between the City of Willow Park and other Parker County Cities, Emergency Service Districts and Volunteer Fire Departments for the purpose of assisting, as requested, those entities with municipal aid in response to designated emergency events and reimbursement therefor.

\*\*\*Councilmember Martin made a motion to authorize the Mayor to approve on behalf of the City of Willow Park, the Parker County Mutual Aid Agreement 2014 rev.2, being an agreement for mutual aid amongst all of the firefighting entities within Parker County.

Seconded by Councilmember Runnebaum

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

Motion passed with a vote of 5-0

**17. Discussion/Action:** To give official comment on TXDOT's proposal to increase the speed limit on I-20 to 70 miles per hour.

\*\*\*Councilmember Martin made a motion to adopt Resolution 2-15, a resolution providing authorization to issue a statement of consent by the City of Willow Park, Texas, to the Texas Department of Transportation (TxDOT), State of Texas, for release, repeal or removal of environmental speed limits on interstate highway 20 (IH20) where adjacent or within the City, and providing for an effective date.

Seconded by Councilmember Griffiths

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

Motion passed with a vote of 5-0

**Section VI – Council Requested Items**

**18. Discussion:** Possible Development of Neil Ranch and the Potential effect on the Comprehensive Plan

\*\*\*Discussion Only

**Section VII - Informational**

**19. Mayor & Council Announcements**

**20. City Administrator's Report**

**Section VIII – Executive Session**

Mayor Neverdousky recessed to executive session at 10:18 p.m.

**21. Executive Session**

A. Consultation with Attorney

- i. *Litigation*
- ii. *Personnel*
- iii. *Economic Development*

Mayor Neverdousky reconvened to open meeting at 10:54 p.m.

**Section IX – Adjournment**

**22.** Scheduled Special Meeting for January 22, 2015 @ 7 p.m.

**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 10:56 p.m.

\*\*\*Note that the ordinances and resolutions passed have had their numerical identification numbers changed to adhere to the ordinance log.

APPROVED

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Richard Neverdousky, Mayor  
City of Willow Park, Texas

ATTEST:

\_\_\_\_\_  
Candice Scott, City Secretary  
City of Willow Park, Texas

Minutes Prepared By:

\_\_\_\_\_  
Josh Armstrong