

MINUTES
REGULAR CITY COUNCIL MEETING
CITY OF WILLOW PARK, TEXAS
DECEMBER 10, 1984

On the 10th day of December 1984, the City Council of the City of Willow Park, Texas, convened in regular session at 7:30 p.m. at the regular meeting place in the City Municipal Building, meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by Article 6252-17, Section 3A, V.A.C.S.

1. CALL TO ORDER

Mayor Jordan called the meeting to order at 7:30 p.m.

2. QUORUM CHECK

PRESENT:

Mayor J. Jordan

Alderman D. Sanford

Alderman C. T. Frazier

Alderman R. Davis

Alderman J. Burns

Secretary B. Wright

ABSENT: Alderman J. Guelker

3. CONSENT ITEMS

- A. REGULAR MEETING MINUTES OF NOVEMBER 12, 1984
- B. SPECIAL MEETING MINUTES OF NOVEMBER 16, 1984
- C. SPECIAL MEETING MINUTES OF NOVEMBER 20, 1984
- D. SPECIAL MEETING MINUTES OF NOVEMBER 21, 1984
- E. APPROVAL OF ACCOUNTS PAYABLE
- F. FINANCIAL REPORT

Alderman Davis moved to approve the Consent Items as submitted, seconded by Alderman Burns; with each Council Member voting in the affirmative the motion carried.

4. CORRESPONDENCE

Secretary Wright read Alderman Guelker's letter of resignation (attached). Alderman Davis moved to accept the resignation, seconded by Alderman Frazier; the motion passed unanimously

5. MONTHLY DEPARTMENT/COMMITTEE REPORTS

Animal Control Officer Buddy Campbell was not present to give his report as scheduled.

6. PLANNING & ZONING BOARD ACTION ITEMS - L. TURLEY

A. CONSIDERATION FOR VARIANCE ON WILLOW WOOD LOT

Planning & Zoning Chairman Turley presented the Council with pictures and a map showing the location of the Willow Wood Lot, stating that Mrs. Walker was wanting to use this lot for a FFA livestock project. Mrs. Walker had obtained letters of approval from all residents involved except for one resident who was out of the country.

After some discussion, Alderman Davis moved to approve the requested variance, seconded by Alderman Sanford; additional discussion followed.

Mayor Jordan restated the motion; and with each Council Member voting with one (1) affirmative and three (3) negative, the motion did not carry. It was stated that should Mrs. Walker acquire a consent letter from the resident who was out of the Country then this matter would be reconsidered.

B. CONSIDERATION FOR ELIMINATION OF ALL ALLEYS WITHIN THE CITY OF WILLOW PARK

Mr. Turley stated there was only one alley located behind the Willow Park Shopping Center owned by the Grahams and the Leonards and they are in agreement to abandon said alley, if requested in writing by the City.

Mr. Turley stated that it was the Planning & Zoning recommendation to have the City Council furnished Mr. Graham the required letter of abandonment and he be permitted to file the necessary documents with the County, and provide the City with the filing information and a replated map.

Alderman Frazier moved that The City ask for the elimination of all alleys in the City of Willow Park, seconded by Alderman Davis; with Alderman Sanford abstaining and each of the other Council Members voting in the affirmative the motion carried.

C. FUTURE SUBDIVISION DEVELOPMENT IN WILLOW PARK

Mr. Turley stated there was concern regarding the minimum road construction standards and their concensus was that the two-coat penetration standard for new road construction was less than standard and the City needed to look at requiring a higher minimum standard of roads for future subdivision and the Planning and Zoning Board was requesting that a moretorium be placed on all future subdivision development road construction for a period of 60 days for the purpose of developing a comprehensive road construction specification plan.

After some discussion, Alderman Burns moved to declare a sixty (60) day moretorium as requested by the Planning & Zoning Board, seconded by Alderman Davis; with each Council Member voting in the affirmative the motion carried.

Mr. Turley stated the Board had discussion regarding the new retail convenience store to be located on the corner of I-20 Access Rd. and Ranch House Rd. regarding zoning for gas pumps for both cars and large vehicles. He then stated that the Board recommended a variance to Ordinance 129A, Section XI, Zoning C-1,

be given to permit Dynamic Enterprises & Fast N Fair Inc. to allow an ancillary business to the convenience store.

After some discussion regarding the gas pumps and the non-conforming use clause, Alderman Davis moved to grant the requested variance, seconded by Alderman Frazier; with Alderman Sanford abstaining and each of the other Council Members voting in the affirmative the motion carried.

D. VARIANCE TO BUILD BARN ON PROPERTY AT 3301 WHITE SETTLEMENT ROAD

Mr. Turley stated the Reynolds had requested a variance to build a barn on approximately 11 acres located at 3301 White Settlement Road and that letters from all but one of the adjoining property owners were submitted stating that they were in agreement with the plans developed by the Reynolds'. He then stated their final analysis was that the City Map, attached to Ordinance 129A does not contain areas zoned agriculture and therefore that section of the Ordinance is without effect.

Mr. Turley stated the Board had denied the request for for said variance to build a barn on residential property without a residential building and letters of agreement from all property owners.

It was the Council decision to accept the Planning and Zoning Board denial of this request.

E. RECOMMENDATIONN FOR WATER SYSTEM MANUAL OF GENERAL DEVELOPMENT POLICY AND CONSTRUCTION STANDARDS

Mr. Turley stated the Board had studied the Acton MUD Water System Manual of General Development Policy and Construction Standards, and would ask the Council to adopt the Acton MUD Manual with changes of 1) name, 2) the rates; and 3) embedment specifications. He then handed three copies of said Manual to the Council for their review.

City Engineer Mike Saunders stated City Ordinance 186 had water specifications written into it using Fort Worth Standards.

Mayor Jordan stated he felt the Council should review Ordinance 186 as well as the Acton MUD manual and this item be placed on the February agenda.

7. OLD BUSINESS

A. ALEDO ATHLETIC ASSOCIATION - MR. WILKINS

Mayor Jordan gave an overview of the Aledo Athletic Association's request for monies to assist in the building of a

because they too were running out of space.

After much discussion, Alderman Davis made the motion to table this item, seconded by Alderman Frazier; motion carried unanimously.

B. REVIEW ORDINANCE 146 - STREET CUTTING & RESTORATION

Secretary Wright stated there had been much street cutting by several of the utility companies and it was her feeling that the current Ordinance 146 was not precise in what was required and was requesting the Council have the City Engineer review this ordinance.

Alderman Davis moved to have Ordinance 146 forwarded to the City Engineer for his review and recommendations, seconded by Alderman Frazier; with each Council Member voting in the affirmative the motion carried.

C. REIMBURSEMENT - MR. HARRIS

Mr. Harris stated that his child had been bitten by a dog that had been brought to the Animal Control Officer's home, that there was a bill for \$80 and it was his feeling the City should be responsible for this expense.

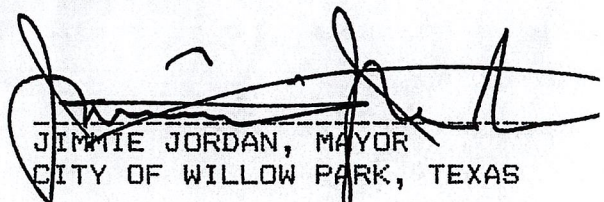
City Attorney Kerry stated this should be submitted to TML Liability to see if this was covered.

Mr. Harris was directed to leave this bill with the Secretary.


9. ADJOURNMENT

There being no further business on the agenda, Alderman Davis moved for adjournment. Mayor Jordan adjourned the meeting at 9:25 p.m.

APPROVED:


JIMMIE JORDAN, MAYOR
CITY OF WILLOW PARK, TEXAS

ATTEST:


Bernadette Wright, Secretary
City of Willow Park, Texas