



## CITY COUNCIL AGENDA

Municipal Complex, 516 Ranch House Rd, Willow Park, TX 76087

Tuesday, April 12, 2022 at 7:00 PM

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### CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

### PLEDGE OF ALLEGIANCE AND INVOCATION

### PUBLIC COMMENTS (Limited to three minutes per person)

*Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:*

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

### PUBLIC HEARINGS

1. A public meeting is being held on April 12, 2022, at 7:00 PM at 516 Ranch House Road to discuss the City of Willow Park's proposed project to build a new wastewater treatment plant and pipeline North of IH-20 near Crowne Point Boulevard. One of the purposes of this hearing is to discuss the potential environmental impacts of the project and alternatives to it. The total estimated cost of the project is \$14.31 million. The estimated monthly bill for a typical resident is currently \$50.90. A user rate increase of \$3.00/month will be required to finance this project. *In addition, a connection fee/tax/surcharge/other fee of \$0 will be required.* An application for financial assistance for the project has been (*will be*) filed with the Texas Water Development Board, P.O. Box 13231, Austin, Texas, 78711-3231. An Environmental Information Document for the project has been prepared which will be available for public review at Willow Park City Hall at 516 Ranch House Road between the hours of 9:00 AM and 4:00 PM for 30 days following the date of this notice. Written comments on the proposed project may be sent to Jacob & Martin Engineering 3465 Curry Lane Abilene, TX 79605 or to the Texas Water Development Board.

**Floodplain/Wetland: Incorporate into Public Meeting Notice for projects in a floodplain or wetland**

This project involves construction (a) of a critical facility in the 500-year floodplain, (b) in the 100-year floodplain, or (c) construction located in a wetland. Alternatives to construction in a floodplain/wetland, potential impacts on floodplains/wetlands and proposed mitigation measures will be addressed during the public meeting.

A. Open Public Hearing

B. Close Public Hearing

2. The City of Willow Park City Council will hold public hearings on the matters listed below on Tuesday, April 12, 2022 at 7:00 PM at Willow Park City Hall, 516 Ranch House Rd., Willow Park, TX 76087:

PUBLIC HEARING to consider a request to rezone 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to PD Single Family, and the PD Development Standards to amend the maximum number of single family detached homes to 189, part of Lot 2R, Block 11, The Reserves at Trinity, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive.

A. Open Public Hearing

B. Close Public Hearing

3. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM PD-TP PLANNED DEVELOPMENT-TREATMENT PLANT, EVENT CENTER, AND GB GREENBELT TO PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY 25.121 ACRES AND PD-SF PLANNED DEVELOPMENT-SINGLE FAMILY TO GB GREEN BELT 0.773 ACRES BEING 25.894 ACRES OF LOT 2R, BLOCK 11, THE RESERVES AT TRINITY BEING A 140.302 ACRE SUBDIVISION, WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS; ORDINANCE NO. 740-16 EXHIBIT B (PLANNED DEVELOPMENT STANDARDS (6,a,vii) IS AMENDED TO ALLOW A MAXIMUM OF 189 SINGLE FAMILY DETACHED HOMES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
4. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots, for 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located adjacent to Bay Hill Drive.

A. Open Public Hearing

B. Close Public Hearing

5. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “R-1” SINGLE FAMILY DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
6. PUBLIC HEARING to consider amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 “Off-Street Parking and Loading Requirements”.
  - A. Open Public Hearing
  - B. Close Public Hearing
7. Discussion/Action: to adopt AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILLOW PARK BY AMENDING CHAPTER 14 OF THE ZONING CODE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE ZONING CODE; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**PROCLAMATION**

8. Presentation to Freedom House

**CONSENT AGENDA**

*All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

9. Approve City Council Meeting Minutes – Regular Meeting on March 8, 2022.

**REGULAR AGENDA ITEMS**

10. Discussion/Action: to consider and act on approval of the Fiscal Year 2020 – 2021 Audit.
11. Discussion/Action: to approve a resolution for engineering service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, other Federal or State Agency.
12. Discussion/Action: to adopt AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ADOPTING A FEE SCHEDULE FOR: DEVELOPMENT SERVICES, INCLUDING FEES FOR BUILDING PERMITS AND INSPECTIONS, MISCELLANEOUS PERMITS, OTHER INSPECTIONS OR PLAN REVIEWS, AND IRRIGATION PERMITS; FIRE PERMIT SERVICES, INCLUDING FIRE ALARM CODE REVIEW AND INSPECTION SERVICES, FIRE SPRINKLER FIRE CODE PLAN

REVIEW AND INSPECTION AND ADDITIONAL FIRE CODE REVIEW AND INSPECTION; HEALTH PERMITS; SPECIAL EVENT PERMITS; ONSITE SEWAGE FACILITY PERMITS AND REPAIR PERMITS; OIL AND GAS WELL PERMITS; DEMOLITION PERMITS; SIGN PERMITS; CONTRACTOR REGISTRATION; AND CODE ENFORCEMENT; AMENDING VARIOUS CITY ORDINANCES; AND CONTAINING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

13. Discussion/Action: to authorize city manager to sell surplus city property.
14. Discussion/Action: to adopt AN ORDINANCE AMENDING THE CITY OF WILLOW PARK CODE OF ORDINANCES BY ADDING AN ARTICLE 5.05 REGARDING THE REGULATION OF OUTDOOR BURNING WITHIN THE CITY LIMITS; PROVIDING FOR ENFORCEMENT, INCLUDING CRIMINAL PENALTIES UP TO \$2,000.00 FOR EACH VIOLATION; PROVIDING CIVIL PENALTIES FOR VIOLATIONS; PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
15. Discussion/Action on Amending Water Service Agreement with City of Fort Worth.
16. Discussion/Action: to award a bid to B&L Construction for the Bankhead Lift Station Project.
17. Discussion/Action: to approve a joint resolution between the City of Willow Park and the City of Weatherford to adjust the boundary between the Extraterritorial Jurisdiction of the two cities.
18. Discussion/Action: to consider future agenda items.

## **INFORMATIONAL**

19. Mayor & Council Member Comments
20. City Manager's Comments

**EXECUTIVE SESSION** *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

21. 551.071 Consultation with Attorney - deliberation about dispute with Halff Associates regarding Fort Worth Water project

**RECONVENE** *into Open Session and consider action, if any, on the item discussed in Executive Session.*

The City Council may authorize the hiring of special legal counsel regarding the dispute with Halff Associates.

## **ADJOURNMENT**

*The City Council may convene a public meeting and then recess into closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or donation, § 551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, § 551.076.*

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 516 Ranch House Road, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: April 8, 2022, at 12:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Crystal R. Dozier, TRMC

City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [cdozier@willowpark.org](mailto:cdozier@willowpark.org). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at [www.willowpark.org](http://www.willowpark.org)