

**WILLOW PARK CITY COUNCIL SPECIAL MEETING
516 RANCH HOUSE ROAD, WILLOW PARK, TEXAS 76087
MONDAY, DECEMBER 13, 2010**

I. Call to Order

Mayor Hawkins called the meeting to order at 7:40 P.M.

II. Quorum Check

Mayor Ken Hawkins
Council Member Gene Martin
Council Member Brown
Council Member Mark Hickerson

Also Present:

City Administrator Candy Scott
City Attorney Rider Scott

Absent:

Council Member Barry Tatum
City Secretary Yael Hoffman

III. Invocation

Mayor Hawkins gave the invocation

IV. Pledge of Allegiance

Mayor Hawkins led the Pledge of Allegiance

V. Mayor's Update

Mayor Hawkins reported that the Council has had a challenging 5 or 6 months as they worked through the last budget cycle and reduction of staff and other issues that caused distraction from the aggressive focus about things that probably needed to be fixed. A lot of things have been accomplished. Mayor Hawkins asked the Council in the approaching new year to think about the most critical things that the City faces and make sure that they are focused as aggressively as they have been to fix as many of things as possible while the position and opportunity is there.

VI. Recess to Public Hearing

Mayor Hawkins recessed to the Public Hearing at 7:48 P.M.

Revising or amending Chapter 12 "ZONING Regulations", Article 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS" and in particular Section 12.506 "R-3 Multi Family District".

Paula Malaspina of 3000 Mesa Rd. made the following statement:

I have lived in Willow Park for 27 years. I may die here because of the one acre housing, I am not sure that this is where Willow Park wants to go. I would ask the Council to consider what is good for Willow Park, what is viable for Willow Park.

Pat LaPosa of 120 Olympic Drive addressed the Council with the following comments:

My comments are basically like Paula, in addition to that I would like to know from this land owner that has these 9 acres, is that the only option as far as developing this land and how did all this come about, when this apartment theory started. All the people on the south side don't want two story apartments in their back yard; they would rather have business, shopping area, and stores. My question is this owner not open to any other ideas. Second question: Who is developing and paying for the Harris Hospital? Nobody is asking the people in our neighborhood, we are paying taxes; this developing is bringing a very bad feeling in our neighborhood.

Paula Malaspina asked if the R3 Zoning is approve as it is right now with 18 units per acre, and the developer comes in and applies for an application to change the zoning to R3, can the city can actually say no we don't like your project and we are not going the approve that?

Sandra Parker 1155 fox hunt trail addressed the council with the following comments:

To the fact the public didn't have a chance to review this information prior to the public hearing, or prior the Planning and Zoning meeting, it would be best to allow the public to review what has been submitted if we have a public hearing.

Michael Wartz of Fort Worth F.O. Capital made the following statement:

We owned a peace a property by the proposed the apartments complex. With respect to the increase to the units per acre, the prior was 8 units per acre and now the City is looking to increase it to 18 units per acre. What kind of a study has the city done to see what kind of an impact this increase will have on the community, and city services.

Dan Stalling of 200 Squaw Creek asked the Council to look at the economic loss if the City is going to have an apartment complex and the impact of these apartments on the school system

Tim Koirtyohann of 138 Overland Trail made the following comments:

I think the R3 Zoning should be passed. The apartments will be difficult to support with the amount of community feedback that I have received. I don't think that there is full understanding in the community about the value, the impact, and the project. I think it would be good to the community to have that.

VII. Close Public Hearing

Mayor Hawkins closed the public hearing at 8:39 P.M.

VIII. Reconvene to Open Meeting

Mayor Hawkins reconvened to open meeting at 8:39 P.M.

Mayor Hawkins called for a break at 8:39 P.M.

Mayor Hawkins reconvened back to Open Meeting at 8:47 P.M.

IX. New Business

- A. Discussion/Action – To consider and take action on the resignation of Greg Odell from the Planning & Zoning Commission (Richard Neverdousky)

****Mayor Pro-tem Alderman moved to accept Greg Odell letter of resignation from the Planning & Zoning Commission, seconded by Council Member Brown**

Aye votes: Council Members: Martin, Brown, Hickerson & Alderman

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- B. Discussion/Action – To consider and take action on appointment of Bernard Suchochi to the Planning & Zoning Commission (Richard Neverdousky)

****Council Member Martin moved to postponed this item until Mr. Suchochi could be available for interview, seconded by Mayor Pro-tem Alderman**

Aye votes: Council Members: Martin, Brown, Hickerson & Alderman

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- C. Discussion/Action – To consider and take action on appointment of JoAnn Cassidy to the Planning & Zoning Commission (Richard Neverdousky)

There was no action taken on this item.

- D. Discussion/Action – To consider and take action on Ordinance No. _____, an Ordinance revising or amending Chapter 12 “ZONING Regulations”, Article 12.500 “USE RESTRICTIONS AND ZONING REGULATIONS” and in particular Section 12.506 “R-3 Multi Family District”.

****Council Member Brown moved approve Ordinance No. 628-10, an Ordinance providing for an Amendment to Chapter 12 “Zoning Regulations”, article 12.500 “Use Restriction and Zoning Regulations” by amending the appropriate section entitled “Residential; R-3 Multi Family District” Classification; Providing for an Effective date, with the Amendments by the recommendation of the Planning & Zoning Commission and the City Attorney, seconded by Council Member Martin**

Aye votes: Council Members: Martin, Brown & Alderman

Nay votes: Council Member Hickerson

Abstained: None

Motion passed with a vote of 3-1-0

- E. Discussion – To consider and take action on agreement for consulting engineering services with Barron-Stark Consulting Engineers, L.P. (Mayor Hawkins)

This item was postponed until the December 20, 2010 Council Meeting

X. Adjournment

APPROVED

Kenneth Hawkins, Mayor
City of Willow Park, Texas

ATTEST:

Yael Hoffman City Secretary
City of Willow Park, Texas