

ORDINANCE NO. 119

AN ORDINANCE ADOPTING THE THOROUGHFARE STANDARDS PORTION OF THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE TOWN OF WILLOW PARK, TEXAS, AND DECLARING AN EMERGENCY.

WHEREAS there is a need to establish a Comprehensive Plan for the development of the Town of Willow Park, Texas, and

WHEREAS, Thoroughfare Standards which set forth the minimum specifications to be maintained in the construction of the Town's streets are an appropriate part of that Comprehensive Plan, and

WHEREAS, Thoroughfare Standards heretofore have been incorporated in the Town's Subdivision Ordinance, which arrangement has not provided sufficient flexibility for coordination between Town Officials and subdividers on the matter of street specifications, and

WHEREFORE, an extensive study has been performed to determine the most practicable Thoroughfare Standards for the Town, giving particular attention to the ease and economy of future thoroughfare maintenance by the Town, as well as to subdivider interests,

THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF WILLOW PARK, TEXAS:

That the following Thoroughfare Standards be adopted for use within the boundaries and extra-territorial jurisdiction of the Town of Willow Park, Texas, and be administered under the direction of the Town Commission, said Standards reading as follows:

COMPREHENSIVE PLAN FOR THE TOWN OF WILLOW PARK, TEXAS

SECTION I THOROUGHFARE STANDARDS

1. Minimum width of streets shall be computed on the basis of ten (10) feet per traffic lane and eight (8) feet per parking lane. Traffic lane widths of short, residential roads on which the carrying of through traffic is not foreseen may, at the discretion of the Board, be reduced in width to 9 feet. However, streets with curbs shall have a width of at least thirty (30) feet between curb faces. Within these limitations, the Board shall specify the number of lanes of each type required and where curb and gutter shall be required. When no curb and gutter is required, shoulders extending a minimum of six (6) feet beyond the pavement edge shall be provided.

2. Clearing and grubbing beneath street, curb and shoulder shall be performed to remove all organic material to a minimum depth of one (1) foot and to remove all clay and spongy material to a minimum depth of two (2) feet.
3. Sub-grade surface shall be scarified to a minimum depth of three inches (3") and recompactd by sheeps-foot roller to a minimum density of 95% standard proctor.
4. All fill sections required in establishing sub-grade surface shall be compacted to a minimum density of 95% standard proctor. The top of all fills shall extend at least two feet beyond the edge of curb or outer shoulder line; fills requiring side slopes shall have slopes that are no greater than 25° from horizontal.
5. Preferred Base: flexible base material shall be applied to street and shoulder in a minimum thickness of six inches (6") when fully compacted by sheeps-foot roller to a minimum density of 95% standard proctor. All base material used shall meet the requirements of Texas Highway Department specifications 1962, Item 236 or 242. The plasticity index shall not exceed 12.
- 5a. Alternate Base: Same as in paragraph 5 except that thickness shall be a minimum of eight inches (8") and all base materials shall meet the requirements of Texas Highway Department specifications 1962, Item 232. The plasticity index shall not exceed 12, using hydrated lime if necessary.
6. An asphaltic prime coat of MC-1 asphalt shall be applied to the street base work at the rate of 0.2 to 0.4 gallons per square yard prior to any application of asphaltic concrete.
7. Preferred surfacing: street surfacing shall be performed, after the prime coat has been absorbed by the base, with a minimum of one and one-half inches (1½") of Hot Mix Asphaltic Concrete, Type "D". The Hot Mix Asphaltic Concrete shall meet the requirements of Texas Highway Department specifications 1962, Item 340.
- 7a. Alternate surfacing: street surfacing shall consist of a two-course treatment meeting the requirements of Texas Highway Department specifications 1962, Item 232, using asphalt with crushed aggregate Type PB, pre-coated in accordance with the requirements of Item 304. On the first coat, the aggregate shall be grade #2; on the second coat the aggregate shall be grade #4.
8. Shoulders abutting pavement shall be raised to level of pavement surface, compacted to a minimum density of 95% standard proctor, and sloped away from Pavement. Shoulders abutting curbs shall be at such a level and slope as to ensure proper drainage of surface water.
9. Curbs and gutters, where required, shall have two #4 bars of reinforcing steel

running longitudinally; the two bars shall be in the gutter section. Curbs and gutters shall be installed on a two inch (2") minimum sand cushion.

10. A six-month transition period beginning with this date is declared to facilitate city-subdivider coordination as the above revised street improvements specifications are placed into effect. During this period special deviations from the above specifications may be granted by the Commission to a subdivider seeking plat approval of a subdivision in which there exist as of this date essentially completed street improvements not installed to above requirements. Special deviations granted under this paragraph shall represent the least compromise to the above requirements that the Commission can justify on the basis of engineering laboratory test reports. Such tests shall be as specified by the Commission and the cost for same shall be borne by the subdivider. Deviations granted under this paragraph shall be described in a statement containing the pertinent facts and such statements shall be recorded in the official minutes of the Commission.

The fact that the Town of Willow Park, Texas is in immediate need of the relief afforded in the provisions of this ordinance creates an emergency and an imperative public necessity demanding that any and all rules requiring ordinances to be passed at more than one separate meeting be suspended, and that this ordinance take effect immediately upon and after its passage, and it is so ordained.