

Minutes  
White Settlement City Council  
Regular Meeting



City Hall, 214 Meadow Park Drive  
White Settlement, Texas

January 5, 2020  
7:00 PM

The public was provided the agenda via the city's website as well as access to the meeting via the following statement:

**THIS MEETING WILL BE HELD VIA VIDEOCONFERENCE**

This Notice and Agenda, and Agenda Packet are available on the City's website. The public may access the meeting via the following link: <https://us02web.zoom.us/j/85907355311?pwd=cUFlelZndzhmcWIMOVZ3UW1iejF2Zz09>

Meeting ID: 859 0735 5311 Passcode: 422984

Please email the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) if you plan to provide comments during citizen participation or an agenda item. In order to facilitate citizen comments during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. In lieu of participating in the meeting, you may also email your comments to the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) no later than one hour prior to the meeting, and any comments submitted will be read aloud during the respective agenda item. Although this meeting will be held remotely via videoconference, the public may also speak on agenda items in person at City Hall, where technology will be in place to allow participation.

**CALL TO ORDER**

Mayor White called the open meeting to order shortly after 7:00 PM, due to a computer glitch, announcing a quorum of council members present as follows:

Council Member Moore,  
Mayor Pro Tem Spurlock,  
Council Member Munoz,  
Council Member Grudzinski, and  
Council Member Geesa

Executive Staff present included City Manager Jeffrey J. James, City Secretary Amy Arnold, and City Attorney Drew Larkin. Other staff present included Executive Administrative Assistant Ann Elias, Finance Director Krystal Crump (Foght), Building Official Robert Nunley, City Marshal Rogers, and Communications Manager Aaron Hall.

**INVOCATION / PLEDGE OF ALLEGIANCE**

Mayor White gave the invocation and led the Pledge of Allegiance

**CITIZEN PARTICIPATION**

There were none.

**OATH OF OFFICE**

1) Present Oath of Office to Mayor Elect, Ronald A. White, for the term November 2020 through November 2023.

City Secretary Amy Arnold administered the Oath of Office to Mayor Ronald A. White.

### **PRESENTATIONS**

#### **MAYOR / COUNCIL MEMBER PRESENTATIONS:**

- 2) Presentation from Mayor Pro Tem Evelyn Spurlock  
Mayor Pro Tem Evelyn Spurlock requested her presentation be postponed.

#### **STAFF PRESENTATIONS:**

- 3) Acknowledge receipt and present 2018-2019 CAFR Award  
Finance Director Krystal Crump (Foght) advised the City Council of the receipt of the CAFR award for the 30<sup>th</sup> consecutive year, providing brief details of award criteria.
- 4) City Manager presentation on staff updates  
City Manager Jeff James updated members on Building Official Robert Nunley passing the Texas Plumbers License exam with an A on his first attempt. Mr. James explained this provides an advantage to the City as staff will no longer be required to seek third party inspectors for plumbing inspections.

### **CONSENT AGENDA**

Council Member Geesa made a motion to approve the consent agenda. Council Member Moore seconded the motion which carried unanimously. Approval of the consent agenda included the following:

- 5) Approval of City Council Minutes:  
December 1, 2020;  
December 15, 2020;  
December 17, 2020
- 6) Acknowledge receipt of Monthly Financial Statements for FY 20-21 as of October 31, 2020.
- 7) Approval of continued membership with the Texas Municipal League (TML) and payment of the City's share of the cost of League services for the period March 1, 2020 through February 28, 2022 at the service fee of \$3246.00.

### **DELIBERATION AGENDA**

#### **PLANNING AND DEVELOPMENT:**

- 8) Hold a Public Hearing and consider an ordinance amending section 111-85 of the Zoning Ordinance to reduce minimum lot width, minimum lot depth, and minimum lot area.

Building Official Robert Nunley presented the item explaining the change proposed for depth and width, current square foot average for R5, R6 and R7 zoned homes, stating staff does not foresee future issues with the proposed amendments.

Council member comments included questioning the effect of the amendment on tiny homes, current R6 requirements, current homebuyer trends including desire for community space over yard space.

Mayor White opened the Public Hearing at 7:29 PM. No speakers were heard.

Mayor White closed the Public Hearing at 7:30 PM.

**Mayor Pro Tem Spurlock made a motion to approve an ordinance amending section 111-85 of the Zoning Ordinance to reduce minimum lot width, minimum lot depth, and minimum lot area. Council Member Moore seconded the motion which carried unanimously.**

9) Hold a Public Hearing and consider a re-plat for Sunset Gardens Addition Lot 10 Block 5, more commonly known as 8036 Raymond Ave.

Building Official Robert Nunley presented the item explaining the applicants request to replat in order to build two additional homes, a variance of 1' lot depth for each proposed lot was requested and received, and the replat application conforms to the recently approved ordinance.

Mayor White opened the Public Hearing at 7:34 PM. No speakers were heard.

Mayor White closed the Public Hearing at 7:34 PM.

**Council Member Moore made a motion to approve a re-plat for Sunset Gardens Addition Lot 10 Block 5, more commonly known as 8036 Raymond Ave. Council Member Geesa seconded the motion which carried unanimously.**

10) Hold a Public Hearing and consider an ordinance amending a P-D, Planned Development District. The property is commonly known as Parkview Villas addition Lots 21-26, Block 2.

Building Official Robert Nunley presented the item explaining the location of the PD being off Jay Street with current townhomes in the area similar to the proposed amendments. Mr. Nunley explained issues arising related to the current plan which excluded build out information. The property developer provided staff with parameters for consideration being 1750 sq. ft. homes with 4/2.5/2 and other amenities desirable to the area. Mr. Nunley explained the proposed PD provides for lot (minimum) parameters being 30' width, 100' depth, 25' front yard setback, 5' side yard setback and 0' interior shared lot line.

Mr. Nunley discussed six lots in the current PD with one lot being in a flood plain which could create issues in the future. He continued to explain that will be addressed with the next agenda item proposing to replat lot 25 and 26 to lot 25r; making one larger lot with 1 home to prevent flooding issues.

Mayor White questioned the area discussed in relation to commercial development. Mr. Nunley noted, for the location, the commercial side is separate from the residential side of the PD and will not be affected.

Mayor White opened the Public Hearing at 7:39 PM. No speakers were heard.

Mayor White closed the Public Hearing at 7:40 PM.

**Council Member Moore made a motion to approve an ordinance amending a P-D, Planned Development District, commonly known as Parkview Villas addition Lots 21-26, Block 2. Council Member Grudzinski seconded the motion which carried unanimously.**

11) Hold a Public Hearing and consider a re-plat for Parkview Villas Addition Lot 21-26 Block 2.

Building Official Robert Nunley presented the item explaining the item falls in line with the previous item, the requested amendment to lots 21 through 26 as it pertains to 30' lot width, and the amendment of lot 25 and 26 to be combined as lot 25R due to the flood plain area.

Mayor White opened the Public Hearing at 7:44 PM.

Eddie Delgado of 508 Comal spoke in favor of the item sharing his excitement in seeing much interest in development of the city. Mr. Delgado commented on his appreciation of staff, staff working with developers and his appreciation for the developers.

Mayor White closed the Public Hearing at 7:45 PM.

**Council Member Munoz made a motion to approve re-plat for Parkview Villas Addition Lot 21-26 Block 2. Council Member Moore seconded the motion which carried unanimously.**

**ADMINISTRATIVE:**

12) Discuss and consider amending the name Splash Dayz Convention Center to The White Settlement Convention Center with the main banquet room to be known as the James Herring Banquet Room with dedication to take place at a future date. This item is not to change the name of the Splash Dayz Water Park.

City Manager Jeff James presented the item referencing previous discussions, the use of "convention center" in the title as a result of Hotel Motel tax requirements, and staff research. Mr. James explained findings in detail.

Council members commented requesting further data and research, questioned name options, marketing of the convention center and economic development consultant thoughts on the topic. Members discussed the ability for widespread marketing of the name and year round revenue/income.

Concerns expressed included needing more data and research as well as the opinion of the economic development consultant.

**Mayor Pro Tem Spurlock made a motion to direct staff to get additional informational data from EDC consultant including analytics on convention centers within a 50 mile radius and outside of website searches. Mayor Pro Tem Spurlock continued her motion to include approve the main banquet hall immediately be named in honor of Mr. Herring. Council Member Moore seconded the motion which carried unanimously.**

After the motion, Mayor Pro Tem Spurlock and Council Member Christina Grudzinski made comments of appreciation to staff for all they have done and gone through during the past year stating the city would have been lost without the competence of its staff.

13) Discuss and consider an ordinance amending Chapter 44, Article IV "Stopping, Standing and Parking Restrictions", by amending Section 44-88 "Definitions" and section 44-90 "Off-street Parking in Residential Districts" of the Code of Ordinances.

City Manager Jeff James presented the item stating staff and Pride Commission members met as a result of citizens' complaints to discuss current code and the need for updates and clarifications, related specifically to vehicles. Mr. James noted the current code appears to have been written to address specific individuals and not the goals of the code enforcement division. Mr. James explained code enforcement goals include health and safety of the public and is not a homeowners association.

Mayor White commented on the amount of junk in back yards. Mayor Pro Tem Spurlock request confirmation of ordinance language that front and side yards are for parking, not back yards and that, if enclosed within a 6' privacy fencing, parking on side yards is okay. Staff confirmed.

**Mayor Pro Tem Spurlock made a motion to approve ordinance amending Chapter 44, Article IV "Stopping, Standing and Parking Restrictions", by amending Section 44-88 "Definitions" and section 44-90 "Off-street Parking in Residential Districts" of the Code of Ordinances. Council Member Moore seconded the motion which carried unanimously.**

14) Discuss and consider a resolution confirming support of the proposed Torrington Silver Creek Apartment Home Development located at the northwest quadrant of Silver Creek Road and Bomber Road.

City Manager Jeff James presented the item stating the requestors (John Palmer and Ryan Combs of Gardner Capital) request another letter of support as the previous letter of support has expired.

Mr. Palmer and Mr. Combs were present and provided information to members. Mr. Palmer updated members on the status of the previous year's application as being 12<sup>th</sup> in a lot of 11 applications, with only 11 being awarded in 2020. Mr. Palmer explained eligibility to reapply, information from the 2019 application remains the same, and a current letter of support is being request in order to reapply.

Mr. Palmer explained scoring, qualified applications, and last year's rating of 12<sup>th</sup> greatly helps in the 2021 application process.

Council comments included questioning scoring timeline and the application process. Mr. Palmer answered members questions. Mr. Palmer mentioned the ease of working with staff on this project and their desire to continue working with staff.

**Council Member Geesa made a motion to approve a resolution confirming support of the proposed Torrington Silver Creek Apartment Home Development located at the northwest quadrant of Silver Creek Road and Bomber Road. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.**

ADJOURNMENT

With there being no further discussion, Mayor White adjourned the meeting at 8:46 PM.

Approved this 2<sup>nd</sup> day of February, 2021.

  
Ronald A. White, Mayor

ATTEST:

  
Amy Arnold, TRMC, CMC  
City Secretary

