



Agenda

White Settlement City Council  
Regular Meeting

City Hall, 214 Meadow Park Drive  
White Settlement, Texas

November 12, 2020

4:30 PM

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**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/86131086185?pwd=U242TStqM3dySHc4TjlxQTWalVJZz09>

Meeting ID: 86131086185 Password: 807196

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**

**CITIZEN PARTICIPATION**

*The purpose of this item is to allow citizens an opportunity to address the City Council on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. The City Council has no obligation to respond in any manner to comments or questions from the public. Any response from a member of the City Council to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future City Council meeting.*

**EXECUTIVE SESSION**

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene into Executive Session to deliberate regarding the following matter:

- 1) Sec. 551.071 Consultation with Attorney: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the city attorney about any matters listed on the agenda.

**OFFICIAL CANVASS**

- 2) Discuss and consider a resolution canvassing returns and declaring results of the General Election held on November 3, 2020.

- 3) Discuss and consider a resolution ordering a Runoff Election to be held on December 8, 2020, for the purpose of electing Mayor.

#### **PRESENTATIONS**

- 4) Present Certificate of Election to Council Member Place 1 elect, and announce the Oath of Office Ceremony will take place at the next Regular City Council Meeting.

#### **PUBLIC HEARING**

- 5) Public hearing, discussion, and consider ordinance amending Section 111-93 "MF-24-A multi-family residential district - high density" of the Zoning Ordinance by amending parking and density credit requirements.

#### **ADMINISTRATION**

- 6) Approval of City Attorney to perform work on Interlocal Agreement for Fire Services Between the City and River Oaks, and authorize City Manager to negotiate, finalize and execute same.

#### **ADJOURNMENT**

Notice posted on the 9th day of November, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 2:00 p.m.

*Amy Arnold*

Amy Arnold, TRMC, CMC  
City Secretary

*The White Settlement City Council may convene into executive session on any listed agenda item, should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.*

*Accessibility Statement: City Hall is wheelchair accessible and entry ramps are located on all sides of the building. If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Amy Arnold, City Secretary, at 817-246-4971 ext. 203 within 48 business hours of the scheduled meeting date. Reasonable accommodations will be made to assist your needs.*



To: City Council

From: Amy Arnold, City Secretary

Date: November 12, 2020

Subject: Discuss and consider a resolution canvassing returns and declaring results of the General Election held on November 3, 2020.

At the time of publication of this agenda and pursuant to the applicable provisions of the Texas Election Code, the Canvassing Board has not certified results of the November 3, 2020 General Election.

Unofficial results indicate:

No candidate received a majority of votes cast for Mayor.

Candidate Paul Moore received a majority of votes cast for Council Member Place 1.

Resolution language will allow for official results to be attached to the resolution as an amendment upon receipt.



To: City Council

From: Amy Arnold, City Secretary

Date: November 12, 2020

Subject: Discuss and consider a resolution ordering a Runoff Election to be held on December 8, 2020, for the purpose of electing Mayor.

No candidate received a majority of votes cast for the position of Mayor.

According to the terms of the Joint Election Agreement and Contract for Election Services with Tarrant County Elections, December 8, 2020 is the agreed upon date to hold a Runoff Election.

The attached resolution calls for a runoff election to elect a Mayor on the date established by contract with Tarrant County Elections.

Staff recommends approval.

**RESOLUTION NO. 2020-11-027**

**A RESOLUTION ORDERING A RUNOFF ELECTION TO BE  
HELD IN THE CITY OF WHITE SETTLEMENT ON DECEMBER  
8, 2020, FOR THE PURPOSE OF ELECTING A MAYOR.**

**WHEREAS**, an election was held on Tuesday, November 3, 2020, to elect officers to fill the positions of Council Member Place 1 and Mayor; and

**WHEREAS**, the City of White Settlement Home Rule Charter requires that a candidate must receive the majority of all votes cast for a position in order to be elected to such office; and

**WHEREAS**, no candidate received a majority of votes cast for the position of Mayor; and

**WHEREAS**, the Joint Contract with Tarrant County for Election Services specifies Tuesday, December 8, 2020, for any runoff elections.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, THAT:**

**Section I. Runoff Election Called:**

A runoff election shall be held in the City of White Settlement, Texas on Tuesday, December 8, 2020, at which time the officer to fill the position of Mayor shall be elected.

**Section II. Candidates:**

The candidates for the runoff election shall be the candidates who receive the highest and second highest number of votes in the main election held on November 3, 2020. The Mayor of White Settlement has certified in writing the candidates who shall appear on the ballot. (Attachment)

**Section III. Polling Place:**

The polling place for the runoff election shall be the White Settlement Public Library, 8215 White Settlement Road, White Settlement, Texas 76108. The polls shall be open from 7:00 a.m. to 7:00 p.m. on Election Day.

**Section IV. Early Voting:**

Early voting by personal appearance shall be conducted from

|                  |                    |                        |
|------------------|--------------------|------------------------|
| November 23 – 25 | Monday – Wednesday | 8:00 a.m. – 5:00 p.m.  |
| November 26 - 27 | Thursday – Friday  | CLOSED                 |
| November 28      | Saturday           | 7:00 a.m. – 7:00 p.m.  |
| November 29      | Sunday             | 11:00 a.m. – 4:00 p.m. |
| November 30      | Monday             | 7:00 a.m. – 7:00 p.m.  |
| December 1 – 4   | Tuesday – Friday   | 7:00 a.m. – 7:00 p.m.  |

Voting by personal appearance shall be conducted at the White Settlement Public Library, 8215 White Settlement Road, White Settlement, Texas 76108.

**Section V. Early Voting Clerk:**

a) The Tarrant County Elections Administrator, shall serve as the early voting clerk. Early Voting Clerk mailing address is: 2700 Premier Street, Fort Worth, Texas 76111.

**Section VI. Necessary Actions:**

The Mayor and the City Secretary of the City of White Settlement, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

**Section VII. Effective Date:**

This resolution shall be effective upon its approval.

Passed and Approved on this the 12<sup>th</sup> day of November, 2020.

APPROVED:

ATTEST:

\_\_\_\_\_  
Ronald A. White, Mayor

\_\_\_\_\_  
Amy Arnold, City Secretary

ATTACHMENT

CERTIFICATION OF RUNOFF CANDIDATES

TO: City Secretary

I hereby certify that the following candidates for Mayor be placed on the ballot for the Run-Off Election to be held on December 8, 2020:

MAYOR:

Jerry R. Burns

Ronald A. White

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Ronald A. White, Mayor

Date: November 6<sup>th</sup>, 2020

# Certificate of Election

*In the Name and Authority of  
The City of White Settlement*

*and*

*The State of Texas*

*This is to Certify, That at the General Election Held on  
November 3, 2020*

*Paul Moore*

*Was duly re-elected*

*City Council Place 1*

*In testimony whereof, I have hereunto signed my name and caused the Seal of the City of  
White Settlement, Texas to be affixed, this 12<sup>th</sup> day of November, 2020.*

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*Ronald A. White, Mayor*



To: City Council

From: Sandra Barraza, Board of Secretary

Date: November 12, 2020

Subject: Public hearing, discussion, and consider ordinance amending Section 111-93 "MF-24-A multi-family residential district - high density" of the Zoning Ordinance by amending parking and density credit requirements.

On October 13, 2020 the Planning and Zoning held a Public Hearing to discussion and consider recommendation to amend Section 111-93 "MF-24-A multifamily residential district-high density" of the Zoning Ordinance by amending parking and density credit requirements.

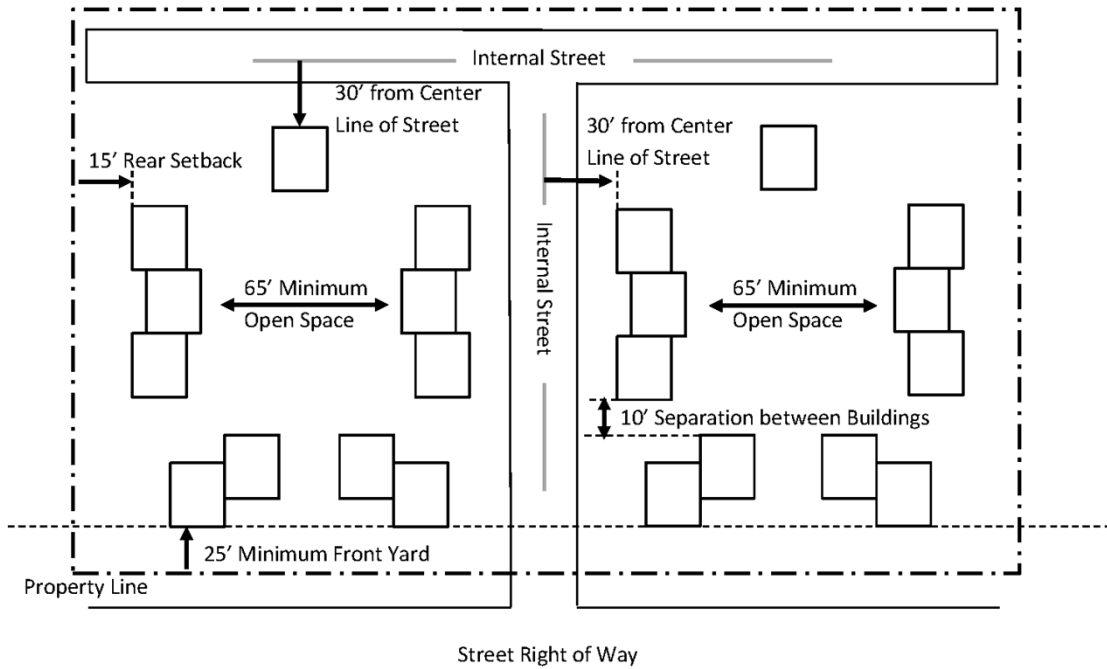
The Planning and Zoning Board approved the amendment with no additional recommendations.

A draft ordinance will be provided upon completion by legal staff.

Staff recommends approval.

Sec. 111-93. - "MF-24-A" multi-family residential district—high density.

- (a) *Purpose.* The "MF-24-A" multifamily residential district—high density is intended to be the same as the "MF-24" district, except that smaller bedroom square footage and lower parking requirements are permitted.
- (b) *Use regulations.* Land and structures in this zoning district shall be used according to the regulations for this district as listed in article II of this chapter.
- (c) *Height and area regulations.* Height and area regulations for this district are as follows:



| "MF-24-A" Area Regulations  |                           |
|-----------------------------|---------------------------|
| Density (maximum)           | 24 units per acre         |
| Height (maximum)            | 40 feet                   |
| Setback (minimum)           | 30 feet from centerline   |
| Internal streets            | 25 feet from right-of-way |
| Public rights-of-way        | 60 feet face-to-face      |
| Structures                  | 10 feet side-to-side      |
| Rear yard setback (maximum) | 5 feet                    |
| Unit area (minimum)         |                           |

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| 1 bedroom            | 650 sq. ft. living area                             |
| 2 bedroom            | 1,000 sq. ft. living area                           |
| 3 bedroom and higher | 120 sq. ft. living area for each additional bedroom |

- (d) *Density credit.* All open space areas other than paved surface parking areas for vehicles within the development site which are used for professionally planned and landscaped flower gardens, vegetable gardens, children's play lots, strolling paths, picnic areas, or other park-like areas which are well-designed, landscaped, and for which provisions are made for maintenance of same, shall be counted as areas equal to 2.85 times the actual square footage of open space, which number shall be then applied to the total acreage of the development site in determining the total permitted units within the development site.
- (e) *Single-family detached dwelling use.*
- (1) The area used for a single-family detached dwelling shall be not less than 5,000 square feet.
  - (2) The width of any lot used for a single-family detached dwelling shall be not less than 50 feet.
  - (3) All area regulations for single-family, duplex, zero-lot-line, townhouse, or product other than multifamily, shall be governed by the district regulations providing for that land use type.
  - (4) For any residential structures having configurations and locations other than that for townhouses or row houses, they shall be arranged so that there will be a clearance of not less than ten feet between the side of any one structure and the side of the structure adjacent to it, and there shall be a front yard of not less than 25 feet for every dwelling unit.
- (f) *Off-street parking regulations.*
- (1) Off-street parking shall be provided in accordance with section 111-267. Notwithstanding any requirements of section 111-267 to the contrary, minimum total parking spaces must be equal to at least 1.49 spaces per unit and minimum total covered parking spaces must be equal to at least 0.66 spaces per unit. In the event the number of spaces required based on the foregoing results in a fraction, the minimum number and total number of spaces provided must be rounded up to the nearest whole number.
  - (2) No parking space shall occupy any part of the required front yard of a residential use.
  - (3) On any lot used for single-family residential purposes, there shall be provided two all-weather vehicle parking spaces. If such lot also contains a garage apartment, one additional parking space shall be required.

(Ord. No. [2020-02-002](#), § 3, 2-4-2020)