

**MINUTES
REGULAR MEETING
MINERAL WELLS CITY COUNCIL
CITY HALL ANNEX
April 19, 2016 - 6:00 pm**

City Councilmembers present were Mayor Mike Allen, Mayor Pro-Tem John Upham, Councilmembers Clif Wright, Brian Reagan, Thomas Lively, and Wayne Johnson. Councilmember Tammy Underwood was absent. A quorum of City Councilmembers was present.

Staff members present were City Manager Lance Howerton, Police Chief Dean Sullivan, Fire Chief Mike Pool, Finance Director John Moran, Public Works Director Kelly Jones, City Clerk Juanita Formby, and City Attorney George Gault.

Mayor Allen called the meeting to order, Pastor Barry Holmes of the Central United Methodist Church of Mineral Wells gave the invocation, and the Pledges of Allegiance to the U.S. and Texas were recited.

CITIZEN COMMENT

No one had signed to speak.

Mayor Allen briefly adjourned the formal meeting to make a presentation to City Clerk Juanita Formby in observation of Municipal Clerks' Week, May 1 through May 7, 2016.

The meeting was reopened.

Mr. Reagan moved and Mr. Upham seconded to approve the following **Consent Agenda** and the motion carried 6-0:

1. Consider minutes of previous meeting held April 5, 2016.
2. Consider approval of budgeted expenditures over \$500.
3. Consider approval of Financial Report for the month ended December 2015.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. Mayor Allen opened a public hearing at 6:06 pm regarding a replat of Lots 17, 18, 23, and 28 in block 2, and Lots 8 and 10 in Block 1 of the Slaughter and Barber West Addition, and Los E and F and part of Lots B and C of Jordan Subdivision of blocks 1 and 2 of Slaughter and Barber West Addition to the City of Mineral Wells, Palo Pinto County, Texas. The new replat will create the Calvary Addition, Block 1 Lot 1. Mr. Richard Kidwell, the applicant, hopes to construct a new home on the newly replatted lots. Mr. Howerton said that the Planning and Zoning Commission had met on

April 4, 2016 to consider this item, and now recommends that the replat be approved. No one was present to speak to this issue, and the public hearing was closed at 6:07 pm. Mr. Johnson moved that the replat be approved as recommended, Mr. Upham seconded, Mr. Reagan abstained, and the motion carried 5-0-1.

5. Mayor Allen opened a public hearing at 6:08 pm and Mr. Howerton presented an ordinance which would change the zoning on a parcel of land located at 702 S.E. 15th Street from single-family residential to commercial. The applicant, Sergio Estupinan, is asking for the change in zoning so that he might build a new structure and establish a landscaping service here. Mr. Howerton said that the Planning and Zoning Commission had met on April 4, 2016 to discuss this matter. Of particular discussion at that meeting were the requirements that would be placed to provide privacy and buffering between the new business and the adjacent residential property, and also a requirement that drive approaches be placed on S.E. 6th Avenue, rather than cross streets, to channel any traffic away from residences. With those conditions, the Planning and Zoning Commission recommends to the City Council that the subject zone change be approved. Mr. Johnson made a few remarks, saying that it was the purpose of zoning to insulate residential neighborhoods from commercial uses and vice versa, and the City should strive for that outcome. He also observed that it is the nature of a landscape service that materials be stockpiled and cannot always be neatly contained, and can become unsightly, as is evidenced by another similar business near this location. Mr. Johnson said that those were his observations and comments, and with that, he would nevertheless move that the requested zoning change be approved. No one was present to speak to this matter, and the public hearing was closed at 6:19 pm. Mr. Johnson moved and Mr. Reagan seconded to pass and approve an ordinance amending the Zoning Ordinance of the City of Mineral Wells, Texas by changing the zoning designation of Lots 1, 2, 3, and 4, in Block 4, of the Stromberg Addition to the City of Mineral Wells, Palo Pinto County, Texas from single-family district (SF-6) to Commercial District (C). Motion carried 6-0.
6. Mayor Allen opened a public hearing at 6:20 pm regarding a request for a replat of Lot 9, Block 6 Elmhurst Addition to the City of Mineral Wells, Palo Pinto County, Texas. Ms. Estrla Ortiz, the applicant, wishes to place a manufactured home on the newly replatted lots. Mr. Howerton said that the Planning and Zoning Commission had met on April 4, 2016 to consider the replat and now recommends that it be approved. No one was present to speak, and the public hearing was closed at 6:23 pm. Mr. Reagan moved and Mr. Upham seconded to approve the replat as recommended, and the motion carried 6-0.

7. Chief Sullivan presented an ordinance providing for temporary closure of a street to facilitate a ribbon-cutting and celebration luncheon sponsored by Corner Post Financial Planning to be held on Wednesday, May 4, 2016. This is in celebration of their ten-year anniversary. A portion of N.W. 1st Street will be closed from 9:00 am to 1:30 pm on that day to allow for this activity. Following the discussion, Mr. Upham moved and Mr. Reagan seconded to pass and approve an ordinance providing for th temporary closure of certain streets within the City of Mineral Wells to facilitate a ribbon-cutting sponsored by Corner Post Financial Planning to be held on May 4, 2016. Motion carried 6-0.

8. There was no further business to come before the City Council, so the meeting was adjourned at 6:26 p.m.

/s/ Mike Allen, Mayor

ATTEST:

/s/ Juanita Formby, City Clerk

APPROVED: 05-03-2016