City of Willow Park
City Council
Planning & Zoning Commission
Joint Meeting at City Hall
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, June 7, 2016 7:00 pm
Minutes

Section I – Presentations

1. Call to Order

A. Planning and Zoning Commission
B. City Council

Mayor Neverdousky called the meeting to order at 7:00 p.m.

Determination of Quorum

Mayor Richard Neverdousky
Councilmember Gene Martin
Councilmember Greg Runnebaum
Councilmember John Gholson
Councilmember Marcy Galle

Commissioner Chair Higdon
Commissioner Bruton
Commissioner McCulley
Commissioner Melanson

Staff Present:
City Administrator Bobby Rountree
City Attorney Rider Scott
City Secretary Josh Armstrong
Jamie Wehunt

2. Invocation & Pledge of Allegiance

Mayor Neverdousky started the meeting with the invocation and by leading the room in the Pledge of Allegiance.

Section II – Public Hearing

3. Public Hearing on an application by Kirkman Engineering, acting on behalf of Crown Valley Acquisition South, L.P., to rezone that certain 82.3 acres, more or less, situated, in and being a portion of, Ann

McCarver Survey, Abstract No. 910, Parker County, Texas and being a portion of the M Edwards Survey, Abstract No. 1955, and the W. Franklin Survey, Abstract No. 468 known as the "Crown Bluffs of Willow Park" from "Class 2 – Residential: R-1 Single Family District" classification and use designation to "Class 2 -Residential: R-5 Single Family Medium Density Zoning District" classification and use designation

***Joint Public Hearing opened at 7:04 p.m.

***Glenn Balog addressed the council opposing the zoning change.

***Ella Bullock addressed the council opposing the zoning change.

***J.R. Cox addressed the council opposing the zoning change.

***Tamara Deen addressed the council opposing the zoning change.

***Brandy Dunn addressed the council opposing the zoning change.

***David Eells addressed the council opposing the zoning change.

***Amy Fennell addressed the council opposing the zoning change.

***Mitzi Gholson addressed the council opposing the zoning change.

***John Ieronymides addressed the council and provided a petition opposing the zoning change.

***Joint Public Hearing closed at 7:35 p.m.

Section III – General Business

- **A.** Planning and Zoning reconvenes into Open Session
- **B.** City Council to Recess from Public Hearing
- **C.** Planning and Zoning Commission to consider

***Councilmember Martin made a motion for council to recess.

Seconded by Councilmember Gholson
Aye votes: Councilmembers Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 4-0

*** Planning and Zoning reconvenes into Open Session at 7:38 p.m.

1. Discussion/Action: To consider and make recommendation to the City Council regarding a zoning change from: "Class 2 – Residential: R-1 Single Family District classification and use designation to Class 2 Residential R-5 Single Family Medium Density Zoning District classification and use designation for that certain 82.3 acres or land, more or less, more commonly referred to as "Crown

Bluffs in Willow Park," single family residential development, located in the M Edwards Survey, Abstract No. 1955, the W. Franklin Survey, Abstract No. 68, and the Ann McCarver Survey, Abstract No. 910 in the City of Willow Park, Texas.

***Commissioner McCulley moved to deny the zoning change from R-1 to R-5.

Seconded by Commissioner Melanson
Aye votes: Commissioners Higdon, McCulley, Melanson
Commissioner Bruton abstained
Motion passed with a vote of 3-0-1

2. Discussion/Action: To consider and make a recommendation to City Council concerning the application for a Final Plat for The Bluffs, a proposed subdivision of the City, approximately 82.3 acres of land, more or less, located in the A. McCarver Survey, Abstract No. 910, the M. Edwards Survey, Abstract No. 1955 and, the W. Franklin Survey, Abstract No. 468 and being all of a tract of land as described by deed to Crown Valley Acquisition, South L.P. as recorded in Volume 2317, Page 1856 Deed Records Parker County, Texas, generally located east and south of Crown Road, and north of Royal View Drive, City of Willow Park, Parker County, Texas.

***Commissioner Melanson moved to deny the final plat.

Seconded by Commissioner McCulley
Aye votes: Commissioners Higdon, McCulley, Melanson
Commissioner Bruton abstained
Motion passed with a vote of 3-0-1

Section IV – Planning and Zoning Commission

A. Motion to Adjourn

***Commissioner Higdon made a motion to adjourn.

Seconded by Commissioner Melanson
Aye votes: Commissioners Bruton, Higdon, McCulley, Melanson
Motion passed with a vote of 4-0

Commissioner Higdon adjourned the Planning and Zoning meeting at 7:58 p.m.

Section V – City Council

A. City Council Reconvenes into Open Session at 8:18 p.m.
B. Receive Recommendations from Planning and Zoning Commission
C. City Council to Consider:

1. Discussion/Action: To consider and take action on Ordinance 731-16, an ordinance of the City of Willow Park, Texas, providing for a zoning change from: "Class 2 – Residential: R-1 Single Family District classification and use designation to Class 2 Residential R-5 Single Family Medium Density Zoning District classification and use designation for that certain 82.3 acres or land, more or less, more commonly referred to as "Crown Bluffs in Willow Park," single family residential development, located in the M Edwards Survey, Abstract No. 1955, the W. Franklin Survey, Abstract No. 468, and the Ann McCarver Survey, Abstract No. 910 in the City of Willow Park, Texas.

***Councilmember Martin made a motion to move this item to another meeting.

Seconded by Councilmember Gholson
Aye votes: Councilmembers Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 4-0

2. Discussion/Action: Consider and Act on a Final Plat for The Bluffs, a proposed subdivision of the City, approximately 82.3 acres of land, more or less, located in the A. McCarver Survey, Abstract No. 910, the M. Edwards Survey, Abstract No. 1955 and, the W. Franklin Survey, Abstract No. 468 and being all of a tract of land as described by deed to Crown Valley Acquisition, South L.P. as recorded in Volume 2317, Page 1856 Deed Records Parker County, Texas, generally located east and south of Crown Road, and north of Royal View Drive, City of Willow Park, Parker County, Texas.

***Councilmember Martin made a motion to take no action on this item.

Seconded by Councilmember Runnebaum
Aye votes: Councilmembers Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 4-0

3. Discussion/Action: Adopt Resolution 07-16, an ordinance authorizing the acceptance and execution of the Development Agreement for that certain 82.3-acre subdivision known as "The Bluffs," between Crown Valley Acquisition South, L.P. (Centurion) and the City of Willow Park, Parker County, Texas.

***Councilmember Martin made a motion to take no action on this item.

Seconded by Councilmember Gholson
Aye votes: Councilmembers Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 4-0

Section V- Executive Session

Section VI – Adjournment

4. Adjournment

***Councilmember Martin made a motion to adjourn.

Seconded by Councilmember Runnebaum

Aye votes: Councilmembers Martin, Runnebaum, Gholson, Galle
Motion passed with a vote of 4-0

Mayor Neverdousky adjourned the meeting at 8:26 p.m.

APPROVED

_____

Richard Neverdousky, Mayor
City of Willow Park, Texas

ATTEST:

_____

Josh Armstrong, City Secretary
City of Willow Park, Texas