

Regular Meeting of the Planning & Zoning Commission
516 Ranch House Road, Willow Park, Texas 76087
February, Tuesday 12, 2008 @ 7 PM

MINUTES

- I. Call to Order: 7:05
- II. Quorum Check: Donna Smith, Michelle Dunsmore, Esta Austin, Dorothy Campbell, Steve Higdon, Ebbie Wooten from the Building Department
- III. Reading & Approval of Previous Minutes: Motion to accept by Steve Higdon, seconded by Michelle Dunsmore.
- IV. Open Public Hearings

NOTICE OF PUBLIC HEARING

Public Hearing to consider a request for a **Re-Plat** at 80 Crown Road for Tract 2R Pruitt and Cobb Subdivision a Subdivision to the City of Willow Park, Parker, County, Texas Being a re-plat of Tract 2 and Tract 3, Pruitt and Cobb Subdivision to the City of Willow Park, Parker County, Texas. *There was no one to speak for this plat.*

NOTICE OF PUBLIC HEARING

Public Hearing to consider a request for a **Re-Plat** on the corner of Bankhead & East West Oak West for lot 10R-1, and lot 10R-2 Block 9 West Oak Home Sites, an addition in Parker County, Texas. Being a re-plat of lot 10 block 9, West Oak Home Sites, section 3 a subdivision in Parker County, Texas, according to the plat recorded in volume 360-A, page 48, West Oak Home Sites, section 1, A subdivision portion of lot A, block 9, West Oak Home Sites, section 1, a subdivision in Parker County, Texas according to the plat recorded in volume 360-A page 34, plat records, Parker County, Texas. *Donna Smith-Chairperson stated that we would to wait until action time to speak.*

NOTICE OF PUBLIC HEARING

Public Hearing to consider a request for a **Zoning change to "Planned Development District" for Medium Density Single Family Attached Town Homes and a Country Club (private) with Golf Course/private open space**, at Crown Valley South Phase III PD Exhibit being a tract of land situated in the Ann McCarver Survey, Abstract Number 910, Parker County, Texas, and being a portion of the tract of land conveyed to Crown Valley Acquisitions South, L.P. by deed recorded in Volume 2317, Page 1856 of County Records, Parker County, Texas and being more particularly described by metes and bounds. *Ebbie from the Building Department received phone call on February 1, 2008 from Jill Rankin from Crown Valley South wants this withdrawn until further notice. Rider Scott City Attorney informed me to send Crown South a letter stating that they would have to start from the beginning again also paying fees as well.*

- V. Close Public Hearings: 7:10
- VI. New Business

A. DISCUSSION/ACTION: **FINAL PLAT:** Lots 1A – 6, Block 1 of The Crossing at Ranch House Addition being 4.854 acres of land in the John Cole Survey, Abstract number 218, block 1, Lanthrum Addition according to the plat recorded in cabinet C, slide 561, plat records of Parker County, Texas, Parker County, Texas. *Brian Carlin spoke on this final plat the engineer wanted a certified that the drainage easement was had no purpose. So they*

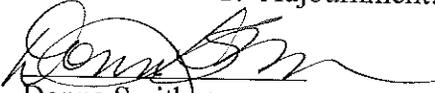
were going to abandon the easement. This is in our ETJ and not with the city limits. The homeowner to the east of the property was not there and Mr. Carlin stated that he had tried to get a hold of her several times with no response, also sent them a letter. A discussion on the landscaping and lighting. Mr. Higdon wanted to know about the letter from the fire chief if they were going to go with the suggestions that he had provided. Motion to approve final plat the Crossing at Ranch House by Dorothy Campbell, seconded by Michelle Dunsmore.

- B. DISCUSSION/ACTION: **RE-PLAT:** for a **Re-Plat** for Tract 2R Pruitt and Cobb Subdivision a Subdivision to the City of Willow Park, Parker, County, Texas Being a re-plat of Tract 2 and Tract 3, Pruitt and Cobb Subdivision to the City of Willow Park, Parker County, Texas. *No one there to speak on this re-plat. Rider wanted owners to provide title search that proves that there is nothing under that easement. A lengthy discussion on the information that Rider was wanting that was not provided. The Chairperson states that since we don't have any documentation from the City of Attorney that they don't see any reason that they couldn't approve as per the information they have in front of them. Motion to approve this re-plat of Tract 2R Pruitt and Cobb Subdivision by Dorothy Campbell Seconded by Austin, Disapproved by Higdon.*
- C. DISCUSSION/ACTION: **RE-PLAT:** for a **Re-Plat** for lot 10R-1, and lot 10R-2, Block 9 West Oak Home Sites an addition in Parker County, Texas. Being a re-plat of lot 10 block 9, West Oak Home Sites, section 3 a subdivision in Parker County, Texas, according to the plat recorded in volume 360-A, page 48, West Oak Home sites, section 1, A subdivision portion of lot A, block 9, West Oak Home Sites, section 1, a subdivision in Parker County, Texas according to the plat recorded in volume 360-A page 34, plat records, Parker County, Texas. *Mr. Ozee informs the commission on what he is wanting to do with changing the two property line so that the corner lot so that someone could put something there other than a single wide mobile home, trying to clean up the area. The easements are being moved with the property line at this time there is nothing under these easements. This property is in our ETJ. Motion to approve this re-plat of 10R-1 and 10R-2 and re-plat of lot 10 block 9 by Steve Higdon, seconded by Austin. Approved*
- D. DISCUSSION/ACTION: **ZONING CHANGE:** for a **Zoning change** "Planned Development District" for **Medium Density Single Family Attached Town Homes and a Country Club (private) with Golf Course/private open space**, at Crown Valley South Phase III PD Exhibit being a tract of land situated in the Ann McCarver Survey, Abstract Number 910, Parker County, Texas, and being a portion of the tract of land conveyed to Crown Valley Acquisitions South, L.P. by deed recorded in Volume 2317, Page 1856 of County Records, Parker County, Texas and being more particularly described by metes and bounds. *This was withdrawn.*
- E. DISCUSSION/ACTION: **PRELIMINARY PLAT:** for a **Preliminary Plat** of Crown Valley South Phase III - being a tract of land situated in the Ann McCarver Survey, Abstract Number 910, Parker County, Texas, and being a portion of the tract of land conveyed to Crown Valley Acquisitions South, L.P. by deed recorded in Volume 2317, Page 1856 of County Records, Parker

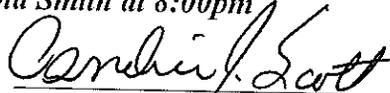
County, Texas and being more particularly described by metes and bounds.
This was withdrawn

F. Communications with the City:

G. Adjournment: *chairperson Donna Smith at 8:00pm*



Donna Smith
Chairperson
Planning and Zoning



Candice J. Scott
City Secretary
City of Willow Park