

Regular Meeting of the Planning & Zoning Commission
516 Ranch House Road, Willow Park, Texas 76087
Tuesday July 8, 2008 @ 7:00 PM

Minutes

I. **Call to Order:** 7:03 pm

II. **Quorum Check:**

Present: Chairperson Smith, Commissioners Austin, Jones, Campbell, Bradley present.

Absent: Commissioners Hickerson and Kerrigan.

III. **Reading & Approval of Previous Minutes**

Minutes of the previous meeting were read and approved unanimously.

IV **New Business:**

DISCUSSION/ACTION: Final plat on Ranch House Road Estates. There was discussion with Ms. Tara Stark regarding the Replat of Ranch House Road Estates and whether she had any objections. Ms Stark's concern is if there are going to be Deed Restrictions on this property will her property be 'Grandfathered' or if she will have to comply? Chairperson Smith told Ms. Stark that she would not be part of the Subdivision therefore she should have no concerns. She was only part of the original plat. City Secretary Candice Scott told Ms. Stark that what the City needs from her is that we need something in writing stating that she does not have a problem with the new plat. Ms. Stark said she would have it to City Hall within two days. Commissioner Esta Austin made the motion to approve the Final Plat contingent on a signed letter from Ms. Stark. Second was made by Alternate Milton Bradley.

Aye votes: Commissioners Campbell, Austin, Jones & Bradley

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

DISCUSSION/ACTION: Sign permit application for Parker County Title. Randy Watkins, 1st American Title discussed the proposed sign which will have a water fall and some rock work. It will meet all the City Ordinances. Commissioner Milton Bradley made the motion to accept the sign as drawn with the stated dimensions. Second was made by Commissioner Susan Jones.

Aye votes: Commissioners Campbell, Austin, Jones & Bradley

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

DISCUSSION/ACTION: Sign permit application for McCall Elementary School. Jason Beaty, Aledo ISD discussed the sign as it will be constructed on Scenic Rd. It will be an informational sign and it meets the City height requirements. Concern was from the Building inspector regarding the lighting of the sign. Since the sign is an informational sign the lighting should not be a problem. Chairperson Smith called for a motion. Commissioner Dorothy Campbell made the motion to accept the sign as discussed. Second was made by Commissioner Esta Austin. Vote by the board was unanimous.

Aye votes: Commissioners Campbell, Austin, Jones & Bradley
Nay votes: None
Abstained: None
Motion passed with a vote of 4-0-0

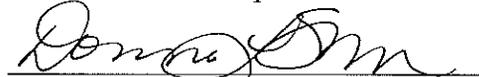
DISCUSSION/ACTION: Preliminary site plan review on the DeWees Residence. Mr. Dal DeWees, applicant, discussed in length the plans for property located on Emsley Rd. The plans are for a home and an accessory building with swimming pool on a four acre tract. Mr. DeWees requested that the City allow the accessory building be built first for rehab purposes. Commissioner Esta Austin made the motion to accept the Preliminary Site Plat with the contingency of issuance of a temporary Certificate of Occupancy, not to exceed one (1) year upon completion of the accessory building with the condition that the main residence is dried in by the time the Certificate of Occupancy expires. Second was made by Susan Jones.

Aye votes: Commissioners Campbell, Austin, Jones & Bradley
Nay votes: None
Abstained: None
Motion passed with a vote of 4-0-0

V **Adjournment:**

With no further business, Chairperson Smith adjourned the meeting at 7:52 p.m.

Donna Smith Chairperson



Yael Hoffman
