

Regular Meeting of the Planning & Zoning Commission
516 Ranch House Road, Willow Park, Texas 76087
Tuesday September 9, 2008 @ 7:00 PM

Minutes

I. **Call to Order:** 7:04 p.m.

II. **Quorum Check:**

Present: Chairperson: Donna Smith, Vice Chair: Mark Hickerson, Commissioners: Debbie Kerrigan, Dorothy Campbell, Esta Austin, Susan Jones and Milton Bradley.

Absent: None

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

Motion to approve the P&Z Minutes of August 12, 2008 was made by Commissioner Austin and seconded by Commissioners Hickerson and Campbell.

Aye votes: Commissioners: Kerrigan, Jones and Bradley

Nay votes: None

Abstained: None

IV **New Business:**

DISCUSSION/ACTION: Height regulations in 'R-1' Single Family Residential areas.

There was discussion of adding a height restriction to the 'R-1' Single Family Residential zoned districts, limiting accessory structure overall height, to 30 feet. Many of the subdivisions have Deed Restrictions which limit height of some structures. The El Chico Addition does not have Deed Restrictions. This height restriction would be for accessory structures such as flagpoles, wind generators, wind mills, antennas etc. Motion was made by Commissioner Austin to recommend to the City Council adding a height restriction of a maximum 30' (overall height) on accessory structures such as antenna, wind generators, flagpoles, etc in the 'R-1' Single Family Residential zoned district. Commissioner Kerrigan seconded the motion.

Aye votes: Vice Chair: Hickerson, Commissioners: Campbell, Jones and Bradley

Nay votes: None

Abstained: None

Motion passed with a vote of 6-0

DISCUSSION/ACTION: Zoning in 'R-3' Multi-Family (Apartment) district areas

Chairperson Smith asked the Commissioners to look over some of the information provided in their packets which included City of Weatherford's Multi-Family (Apartment) Residential zoned district. She also asked Commissioner Bradley if he would obtain the same type information, regarding apartments, from the City of Fort Worth for the next meeting. The concern is about apartments in the City of Willow Park. We don't have much in the way of an ordinance for apartments except for a Planned Development. We need to have more control over what is built in the way of apartments. She asked that they

take the information they have now along with the information from the other cities and come back next month with some ideas on revamping our 'R-3' Multi-Family (Apartments) district or possibly creating an additional Multi-Family zoned district regulations for apartments.

V **Adjournment:**

With no further business, Chairperson Smith adjourned the meeting at 7:47 p.m.

Donna Smith Chairperson



Yael Hoffman
