

Regular Meeting of the Planning & Zoning Commission
516 Ranch House Road, Willow Park, Texas 76087
Tuesday October 14, 2008 @ 7:00 PM

Minutes

I. **Call to Order:** 7:01 pm

II. **Quorum Check:**

Present: Vice Chair: Mark Hickerson, Commissioners: Debbie Kerrigan, Dorothy Campbell, Esta Austin, Susan Jones, Milton Bradley and Development Services Director: Becky Stokes

Absent: Chairperson: Donna Smith

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

Motion to approve the P&Z minutes of September 9, 2008 was made by Commissioner Kerrigan, seconded by Commissioner Jones.

Aye votes: Commissioners: Campbell, Austin, Bradley, Kerrigan and Jones

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0

IV **Old Business:**

DISCUSSION/ACTION: Discussion was held regarding zoning requirement changes in the 'R-3' Multi-Family Residential districts.

Discussion was held regarding Multi-Family districts and possibly making some changes in the zoning ordinance requirements. Information was brought to the P & Z members from Benbrook, Granbury, Fort Worth and Weatherford on the zoning requirements that are in force in these cities. The decision was made that a workshop would need to be held at a later date to discuss the differences in each city and the possible changes to be made for Willow Park. Motion was made by Commissioner Austin to postpone this item, seconded by Commissioner Kerrigan.

Aye votes: Commissioners: Campbell, Austin, Bradley, Austin and Kerrigan

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0

V. **New Business**

DISCUSSION/ACTION: An application for a Preliminary Plat for Willow Park Crossing, being 38.06 acres situated in the John Cole Survey, Abstract No. 218, Lots 1-3, Block 1, Lots 1-9, Block 2 and Lots 1-11, Block 3, in the City of Willow Park, Parker County, Texas.

Discussion was held on the Preliminary Plat for Willow Park Crossing with Gordon Swift, Consulting Engineer representing the BPMP Family Partners, LTD. All comments

and questions received from each department were addressed to Mr. Swift with the exception of the City Attorney, whose comments had not been received. Motion was made by Commissioner Bradley to postpone any action on this item until comments were received from the City Attorney, seconded by Commissioner Kerrigan.

Aye votes: Commissioners: Campbell, Austin, Jones, Bradley and Kerrigan

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0

DISCUSSION/ACTION: An application for a Preliminary Plat for Willow Park Medical Building, Lots 1 & 2, being a re-plat of Lots C1-1, C2-3, C2-11, C2-12; portions of Lots C2-4, C2-9 and C2-13; portions of Tyla Lane and Simpson Road, in the Willow Business Park and an addition to the City of Willow Park, Parker County, Texas.

Discussion was held on the Preliminary Plat for the Willow Park Medical Office Building with Mr. Phil Barnett, Consulting Engineer representing Southwind Capital. Comments and questions which had been received from each department of the City of Willow Park were addressed. Some of the comments included a) access to the 29 parking spaces for the staff and b) obtaining Schedule B of the Title Policy. Mr. Barnett indicated that the access to the staff parking would be from the east off Spyglass Dr. A copy of Schedule B of the Title Policy had already been received in the Building Dept. Motion was made by Commissioner Austin to approve the Preliminary Plat for Willow Park Medical Building, seconded by Commissioner Campbell.

Aye votes: Commissioners: Kerrigan, Jones, Bradley, Austin and Campbell

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0

DISCUSSION/ACTION: An application for a Site Plan for a Medical Office Building to be located south of I-20 service road and west of Spyglass Rd., in the Willow Business Park.

Discussion was held on the Site Plan for the Willow Park Medical Office Building with Mr. Phil Barnett, Consulting Engineer representing Southwind Capital. All comments had been received from each of the departments of the City of Willow Park. All concerns were addressed and questions answered during discussion of the Preliminary Plat for the same. Motion was made by Commissioner Austin to approve the Site Plan for Willow Park Medical Building, seconded by Commissioner Jones.

Aye votes: Commissioners: Kerrigan, Campbell, Bradley, Austin and Jones

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0

DISCUSSION/ACTION: An application for a Preliminary Plat for the Holt Addition, being 2 lots, 3.024 acres, in the Ann McCarver survey, Abstract No. 910; situated in the City of Willow Park, Parker County, Texas.

Discussion was held on the Preliminary Plat for the Holt Addition with Mr. Wendell Holt, property owner. All comments had been received from each of the departments of the City of Willow Park. Mr. Gordon Swift, City Engineer, stated concerns of "Evidence of compliance with the Tree Preservation Ordinance". Mr. Holt informed the Board that

his intent for the subdivision of his property was to sell the other lot. Motion was made by Commission Austin for approval of the Preliminary Plat for the Hold Addition contingent on the statement of compliance of the City of Willow Park Tree Preservation Ordinance is added to the Preliminary Plat and the Final Plat. Second was made by Commissioner Kerrigan.

Aye votes: Commissioners: Jones, Campbell, Bradley, Austin and Kerrigan

Nay votes: None

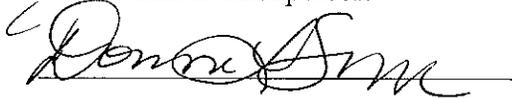
Abstained: None

Motion passed with a vote of 5-0

VI **Adjournment:**

With no further business, Vice-Chair Hickerson adjourned the meeting at 8:44 p.m.

Donna Smith Chairperson

A handwritten signature in cursive script, appearing to read "Donna Smith", written over a horizontal line.

Yael Hoffman

A solid horizontal line intended for a signature.