

Regular Meeting of the Planning & Zoning Commission
516 Ranch House Road, Willow Park, Texas 76087
Tuesday November 11, 2008 @ 7:00 PM

Minutes

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

II. **Quorum Check:**

Present: Chairperson: Donna Smith, Vice Chair: Mark Hickerson, Commissioners: Dorothy Campbell, Susan Jones, Milton Bradley and Development Services Director: Becky Stokes

Absent: Commissioners: Debbie Kerrigan, Esta Austin

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

Commissioner Campbell asked why all votes were not included in the total count of the Ayes and Nays. Development Services Director, Becky Stokes, explained that two of the names are in the discussion paragraph. Chairperson Smith asked that all votes be included in the total count. Motion was made by Commissioner Campbell to approve the minutes, with corrections, seconded by Commissioner Jones.

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

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0

IV. **New Business**

DISCUSSION: Zoning changes in 'R-3', Multi-Family zoned areas of the City of Willow Park.

There was a discussion of when to have a workshop to discuss the Multi-family zoning regulations. Chairperson Smith suggested having the workshop on Nov. 18th at 7:00 pm. She asked if everyone had a packet of the items that were to be discussed at the workshop, which everyone did. Commissioner Hickerson noted that everyone does not have the Article V, Building Standards, from Weatherford because it was a large document. The main items that the Commission is interested in would be landscaping, pools, exterior coverings and some of the building requirements.

DISCUSSION/ACTION: Final Plat for Willow Park Crossing, Phase I, Lots 1-3, being 6.66 acres situated in the John Cole survey, Abst. No. 218, an addition to the City of Willow Park, Parker County, TX.

Commissioner Hickerson asked if the comments had been received from all departments and was told that Rider Scott, City Attorney, had not sent his comments back.

Mr. Gordon Swift spoke on behalf of Willow Park Crossing pointing out the construction of a new street to be built with access to the I-20 service road and Ranch House Rd. There will be a 60 ft Right of Way for this street. Also included on the plat is the one and one half acre where the Best Western is proposing to build.

Commissioner Hickerson asked Mr. Swift about the construction material for the new road and the drainage. Mr. Swift assured him that the road would be concrete and constructed according to the City specifications. He also stated that the drainage and paving issues are addressed in the Paving and Drainage Plans that had been submitted to the City and again assuring the Commission that this will all be constructed according to the City of Willow Park standards.

Commissioner Hickerson pointed out that the Title Block on the plat read Lots 1-3, Block 1 and Lot 1, Block 1. He asked that it be changed to read Lots 1-3, Block 1 and Lot 1, Block 2 as this is what the plat shows.

Motion was made by Commissioner Bradley to approve the Final Plat with the changes to be made to the Title Block as discussed, seconded by Commissioner Jones.

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

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0

V. **Adjournment: 7:35 pm**

With no further business, Chairperson Smith adjourned the meeting at 7:35 p.m.

Donna Smith Chairperson



Yael Hoffman
