

**Regular Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, September 1, 2009**

MINUTES

I. CALL TO ORDER: 7:07pm

II. QUORUM CHECK:

Present: Chairperson: Marvin Glasgow; Vice Chair: Esta Austin,
Commissioners: Susan Jones, Gregg Odell, David Carlisle, Richard Neverdousky,
Tim Koirtyhann and Development Services Director, Becky Stokes

Absent: Commissioners: Debbie Kerrigan, Milton Bradley

III. OLD BUSINESS:

Discussion: Changes for the 'R-3' Multi-Family Residential requirements

Chairperson Glasgow went over the changes previously discussed by the Commission adding that there has been a recommendation for the use of gray water and rain water. Commissioners discussed the fact that if untreated the gray water could be harmful but it could be very beneficial to everyone and a money saver if used and treated properly. Glasgow said this will be included in Section 12.204 under Irrigation requirements for Commercial.

Chairperson Glasgow said that he revised a few things in the document and there was discussion on items such as keeping the height to only two stories, not allowing parking garages under the apartment units with all garages being detached from the main building and making the change that there should be at least one garage provided for every two units, limiting the number of units to 20 per acre. It was decided that the fencing and screening will be covered in 6.100 in the City Ordinances. Glasgow told the Commission that the sprinkler requirements were recommendations of a professional installer.

There were discussions on the Penalty section deciding there will be some word changes, discussion of the type of sewage multi-family units will be required to have and the water sufficiency for such complexes.

Motion was made to present the final draft of the 'R-3' Multi-Family changes to the City Council by Vice Chair Austin, seconded by Commissioner Jones.

Aye votes: Vice Chair: Esta Austin; Commissioners: Odell, Carlisle and Jones
Nay votes: None
Abstain: None
Motion passed with a vote of 4-0-0

IV. NEW BUSINESS

a. Discussion/Action: Revise Development Schedule for platting.

Chairperson Glasgow told the Commission that in the Texas Local Government Code it states "10 days" and it does not specify business days or calendar days. After discussing a few minor changes the new Development Schedule was approved. Motion was made to make revisions and approve the new Development Schedule by Vice Chair Austin, seconded by Jones.

Aye votes: Vice Chair: Esta Austin; Commissioners: Odell, Carlisle and Jones
Nay votes: None
Abstain: None
Motion passed with a vote of 4-0-0

b. Discussion/Action: Modify/change "C" Commercial building requirements

Chairperson Glasgow told the Commission that this section is where he will be revising the Article 12.204 to add the reclaimed water. Vice Chair Austin said she would like to see this before it's approved. Motion was made to table this action until the next meeting by Vice Chair Austin, seconded by Commissioner Odell.

Aye votes: Vice Chair: Esta Austin; Commissioners: Odell, Carlisle and Jones
Nay votes: None
Abstain: None
Motion passed with a vote of 4-0-0

c. Discussion/Action: Modify/change the Fencing, Screening and Landscaping, Ordinance No. 12.800.

Chairperson Glasgow stated that he recommends including 'drought tolerant' when referring to vegetation with additional wording in several other areas including the use of drip irrigation and the placement/type of sprinklers. There was a time frame established to have the landscaping installed, maximum of six months, for the temporary Certificate of Occupancy. Motion was made to

finalize all modifications then present to the City Council for approval by Vice Chair Austin, seconded by Commissioner Jones.

Aye votes: Vice Chair: Esta Austin; Commissioners: Odell, Carlisle and Jones

Nay votes: None

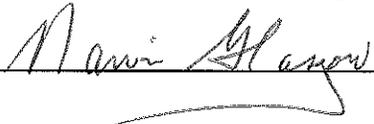
Abstain: None

Motion passed with a vote of 4-0-0

V. ADJOURN: 8:13pm

With no further business, Chairperson Smith adjourned the meeting.

Chairperson: Marvin Glasgow



City Secretary: Yael Hoffman

