

**Regular Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, April 6, 2010, 7:00 PM**

MINUTES

I. CALL TO ORDER: 7:03pm

II. QUORUM CHECK:

Present: Chairman: Richard Neverdousky, Vice Chair: Esta Austin, Commissioners: Susan Jones, Gregg Odell, Milton Bradley, Debbie Kerrigan, and Development Services Director: Becky Stokes

Absent: Alternate: Tim Kiortyhann

III. APPROVAL OF MINUTES:

Motion was made by Commissioner Esta Austin to approve the Minutes from Tuesday, March 2, 2010 as written, seconded by Commissioner Gregg Odell.

Aye votes: Vice Chair: Esta Austin, Commissioners: Susan Jones, Gregg Odell, Milton Bradley, Debbie Kerrigan

Nay votes: None

Abstain: None

Motion passed with a vote of 5-0-0

VI. NEW BUSINESS:

- a. **Discussion/Action:** Discuss and take action on the application of Kierin Williams as an Alternate to the P&Z Commission

Motion was made by Vice Chair Esta Austin to accept the application of Kierin Williams as an alternate, seconded by Commissioner Debbie Kerrigan.

Aye votes: Vice Chair: Esta Austin, Commissioners: Susan Jones, Gregg Odell, Milton Bradley and Debbie Kerrigan

Nay votes: None

Abstain: None

Motion passed with a vote of 5-0-0

- b. **Discussion:** Discuss proposals and possible rezoning for new high school for Trinity Christian Academy

Kirk Joseph, school board member, John, Ludwig, President of the school board, Marsha Barber, founder of Trinity Christian Academy and Dustin Brown of JR Jones Construction, project manager for the proposed high school were present to discuss the background and plans for a new high school, explaining that Trinity Christian Academy, a nonprofit (501(c)3) organization, is a separate entity from Trinity Bible Church. They each have their own Board of Directors and/or Elder Board. Mr. Joseph explained to the Commission the purpose of the possible rezoning needs since one of the lots on the new plat has two different zoning districts which are "C" Commercial and "R-2" Single-Family Residential – Duplex whereas the "R-2" zoning does not allow private schools. The lot (Lot 3) in question is the proposed location for the high school. The position of the new high school and a new parking area would be such that both would be located in the "R-2" zoned district. The question Mr. Joseph presented to the Commission is whether a single lot can have two different zoning districts and whether the parking can be located in the "R-2" zoned district.

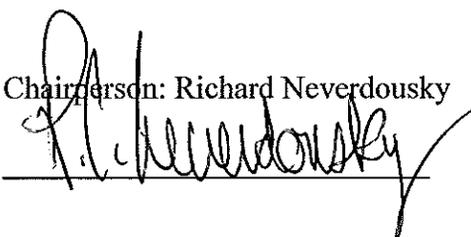
Discussion: Discuss creating a sidewalk and street light ordinance. (Kenneth Hawkins)

Mayor Kenneth Hawkins was present to discuss and ask the Commission to consider creating new ordinances for sidewalks and street lights. Presenting some books and pictures as examples, showing street lights within the landscaping, he recommended developing the ordinance for the new commercial areas.

Discussion: Discuss plans for development in the El Chico Subdivision.

Becky Stokes presented the plans to the P&Z explaining the proposed plans of Tracy Tomlin for an office building on the northeast corner of the lot, facing it toward interstate with the entrance coming off El Chico. Mr. Tomlin will be developing the remainder of the corner lot by placing an additional building closer to the interstate (southeast corner of lot) and possibly a restaurant on the southwest corner of the lot.

V. **ADJOURN:** With no further business the meeting adjourned at 7:58pm

Chairperson: Richard Neverdousky


City Secretary: Yael Hoffman

