

**Regular Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, June 8, 2010, 7:00 PM**

MINUTES

I. CALL TO ORDER: 7:05pm

II. QUORUM CHECK:

Present: Chairman: Richard Neverdousky, Commissioners: Debbie Kerrigan, Milton Bradley, Alternates: Kierin Williams, Tim Kiortyhann and Development Services Director: Becky Stokes

Absent: Commissioners: Susan Jones and Gregg Odell

III. APPROVAL OF MINUTES:

Motion was made by Commissioner Debbie Kerrigan to approve the Minutes from Tuesday, May 5, 2010 as written, seconded by Commissioner Milton Bradley.

Aye votes: Commissioners: Debbie Kerrigan and Milton Bradley; Alternates: Tim Kiortyhann and Kierin Williams

Nay votes: None

Abstain:

Motion passed with a vote of 4-0-0

VI. NEW BUSINESS:

- a. **Discussion/Action:** Discuss and take action on the Preliminary Plat, Lots 1-4, Block 1, for Trinity Church Properties, being a 17.336 acre subdivision out of the I. & G.N.R.R. Co. Survey, Abstract No. 1821, Parker County, TX

Shannon Nave, Nave Engineering, a representative of Trinity Christian Properties requested this item be withdrawn from the agenda due to the fact that they will be connecting the school to city sewer therefore they will be making changes to the Preliminary Plat.

- b. **Discussion/Action:** Discuss and take action on the rezoning of a 2.223 acre tract of land out of the I. & G.N.R.R. Co. Survey, Abstract No. 1821, Parker County, Texas: To be known as Lot 3, Trinity Church Properties, a proposed addition to the City of Willow Park, Parker County, Texas: Being a portion of those certain tracts of land described in Volume 1722,

Page 269 and Volume 2457, Page 1882, Real Records, Parker County, Texas from Single Family Residential (R-2 Duplex) and Commercial (C) to Commercial (C).

No action was taken on this item due to not having a Final Plat.

- c. **Discussion/Action:** Discuss and take action on the Site Plan Trinity Church Properties.

Shannon Nave, Nave Engineering was present to answer questions regarding the Site Plan. Mr. Nave explained that the school will be boring under I-20 so that they can connect to the city sewer therefore the plat lines will be changing. They will be installing a private lift station and a forced main which will connect to the city's sewer system. There was discussion about the contract between the City and Trinity Christian for the construction of the water line. Mr. Kirk, Trinity Christian Board Member, said that he was told by Mayor Ken Hawkins that the contract has been approved but not delivered and signed.

Motion was made by Commissioner Debbie Kerrigan to approve the Site Plan for Trinity Christian Properties with the exception that there will not be leach fields or any OSSF systems, seconded by Commissioner Milton Bradley.

Aye votes: Commissioners: Debbie Kerrigan and Milton Bradley; Alternates: Tim Kiortyhann and Kierin Williams

Nay votes: None

Abstain:

Motion passed with a vote of 4-0-0

- d. **Discussion/Action:** Discuss and take action on the Replat of Eastern Parker County Industrial Park, being a portion of PYLE, an addition to the City of Willow Park, Parker County, Texas according to the plat recorded in Plat Cabinet C, Slide 134, Plat Records, Parker County, Texas and Lot 2, Tract A, Eastern Parker County Industrial Park, an addition to the City of Willow Park, Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 649, Plat Records, Parker County, Texas.

Mr. Dan McInnis, McInnis Land Consultants, was present to discuss the Replat for the Eastern Parker County Industrial Park. Mr. McInnis stated that there were only a few comments from staff review, 1) Public works asked that they show the water and sewer lines on the plat and 2) City Attorney asked them to provide documentation of ownership for all the property shown on the plat. All recommended changes have been made including a copy of the Deed showing ownership of the entire property.

Motion was made by Alternate Tim Kiortyhann to approve the Replat for Eastern Parker County Industrial Park as presented, seconded by Commissioner Milton Bradley.

Aye votes: Commissioners: Debbie Kerrigan and Milton Bradley; Alternates: Tim Kiortyhann and Kierin Williams

Nay votes: None

Abstain:

Motion passed with a vote of 4-0-0

e. **Discussion:** Discussion on creating an ordinance for alternative energy.

Chairman Richard Neverdousky presented a draft ordinance from the City of Garland to the Commission. After discussion of solar panels and wind generators the Commission decided that they would gather ordinances from other cities for the next meeting then proceed to putting together something for an ordinance for the City of Willow Park.

f. **Discussion/Action:** Discuss and take action on the resignation of Vice Chair Esta Austin.

Motion was made by Commissioner Tim Kiortyhann to accept the resignation of Esta Austin, seconded by Commissioner Debbie Kerrigan.

Aye votes: Commissioners: Debbie Kerrigan and Milton Bradley; Alternates: Tim Kiortyhann and Kierin Williams

Nay votes: None

Abstain:

Motion passed with a vote of 4-0-0

V. **ADJOURN:** With no further business motion was made by Commissioner Tim Kiortyhann to adjourn the meeting, seconded by Commissioner Kierin Williams. Meeting adjourned at 8:46 pm

Aye votes: Commissioners: Debbie Kerrigan and Milton Bradley; Alternates: Tim Kiortyhann and Kierin Williams

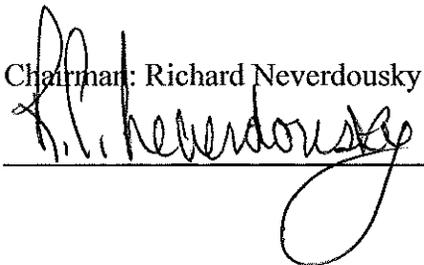
Nay votes: None

Abstain:

Motion passed with a vote of 4-0-0

With no further business, Vice Chair Esta Austin adjourned the meeting.

Chairman: Richard Neverdousky



City Secretary: Yael Hoffman

