

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
THURSDAY, JULY 1, 2010 AT 7:00 PM**

I. CALL TO ORDER @ 7:20 p.m.

II. QUORUM CHECK

Present: Richard Neverdousky, Commissioners: Milton Bradley, Gregg Odell;
Alternates: Tim Koirtyhann and Kierin Williams

Absent: Commissioners: Debbie Kerrigan and Susan Jones

III. APPROVAL OF PREVIOUS MINUTES

June 8, 2010

Motion was made by Alternate Tim Koirtyhann to approve the minutes as read, seconded by Commissioner Milton Bradley.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

IV. NEW BUSINESS

a. Discussion/Action: Discuss and take action on the Preliminary Plat, Lots 1 & 2, 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

Mr. Shannon Nave, Nave Engineering, was present to represent Trinity Christian Academy. Mr. Nave went over each of the comments from LAN, one was the landscape plan, which he offered a copy of the plan to each of the members, another issue was the signage, which will not be changing and the last issue was regarding the OSSF. There will not be any OSSF systems; they will be designing a lift station whereas the school and the church will be connecting to the city's sewer. They will be boring under I-20 to connect at the manhole. Community Service Director, Becky Stokes, told Mr. Nave that the City Attorney has requested a copy of the release from AT&T where their line shows to be crossing the school's property. It was noted that the dedication block was incorrect and the city needs a copy of the Cross Access Agreement between the church and the school.

Commissioner Tim Koirtyhann made a motion to pass the Preliminary Plat contingent on the change to the dedication block, seconded by Commissioner Gregg Odell.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

b. Discussion/Action: Discuss and take action on the Final Plat, Lots 1 & 2, Block 1, for Trinity Church Properties, being a 17.336 acre subdivision out of the I. & G. N. R. Co. Survey, Abstract No. 1821 Parker County, TX

Commissioner Tim Koirtyhann made a motion to pass the Final Plat contingent on the change to the dedication block, seconded by Commissioner Gregg Odell.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

c. Discussion/Action: Discuss and take action on the appointment of a Vice Chair person for the P&Z.

Commissioner Gregg Odell nominated Commissioner Debbie Kerrigan as Vice Chair seconded by Commissioner Milton Bradley.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

V. RECESS TO PUBLIC HEARING

The Planning and Zoning Commission of the City of Willow Park, Texas, will hold a Public Hearing on a Planned Development application for a 4.392 acre tract of land out of the I. & G. N. R.R. Co. Survey, Abstract No. 1821, Parker County, Texas: being all of that certain tract described in Volume 1722, Page 269, and a portion of that certain tract of land described in Volume 2457, Page 1882, Real Records, Parker County, Texas.

Mr. Shannon Nave, Nave Engineering, representing Trinity Christian Academy, explained that the acreage where the school is to be located is currently zoned Commercial which does not allow for a three story (50') building, which is what the new school will be. Discussing the topography of the land and the height of the new school

(55') the top of the school will not be above the top of the existing school since the elevation at that point is about 30' lower. The school will meet all setback requirements.

VI. CLOSE PUBLIC HEARING

VII. RECONVENE TO PUBLIC MEETING

a. Discussion/Action: Discuss and take action on the Planned Development application for a 4.392 acre tract of land out of the I. & G. N. R.R. Co. Survey, Abstract No. 1821, Parker County, Texas: being all of that certain tract described in Volume 1722, Page 269, and a portion of that certain tract of land described in Volume 2457, Page 1882, Real Records, Parker County, Texas

Jay Atwood, Chairman of the Willow Park Planning & Zoning Commission for nine years, explained the attributes of the Planned Development (PD) zoning. He said that the PD is used to the address any unusual issues or circumstance that don't really fit the Code. The issue that Trinity Christian Academy is faced with is the height of the new building.

Commissioner Tim Koirtyhann made a motion to accept the proposed PD with the understanding that the setback would apply to the existing buildings that are in the TXDOT right-of-way and are grandfathered, seconded by Commissioner Milton Bradley.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

b. Discussion/Action: Discuss and take action on appointing Tim Koirtyhann and Kieren Williams as permanent Commissioners

Commissioner Gregg Odell made a motion to accept Alternate Tim Koirtyhann and Kieren Williams as Commissioners, seconded by Commissioner Milton Bradley.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0

VII. OLD BUSINESS

a. Discussion: Discuss possible changes to the Multi-Family Residential (R-3) proposed ordinance.

Commissioner Tim Koirtyhann had spoken with the City Attorney on the phone regarding his recommended changes to the proposed Multi-Family Residential (R-3) building requirements. Each of the recommended changes was discussed. It was decided to finish discussion on this item at the next meeting.

b. Discussion: Discuss creating an ordinance for alternative energy.

Chairman Richard Neverdousy discussed material that was included in the packets for the Commissioners on Solar Panel and Wind Turbines.

VIII. ADJOURN @ 9:29 pm

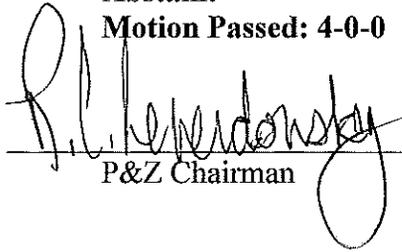
With no further business a motion was made by Commissioner Tim Koirtyhann to adjourn the meeting, seconded by Commissioner Kierin Williams.

Aye Votes: Commissioners: Milton Bradley, Gregg Odell; Alternates: Tim Koirtyhann, Kierin Williams

Nay Votes:

Abstain:

Motion Passed: 4-0-0


P&Z Chairman

City Secretary