

**Special Meeting of the Planning and Zoning Commission  
516 Ranch House Road, Willow Park, TX 76087  
Tuesday, December 13, 2010**

**MINUTES**

**I. CALL TO ORDER**

Chairman Neverdousky called the meeting to order at 6:32 P.M.

**II. QUORUM CHECK:**

**Present:**

Chairman Richard Neverdousky  
Vice-Chair Debbie Kerrigan  
Commissioner Kierin Williams  
Commissioner Tim Koirtyohann  
Commissioner David Fritz  
Commissioner Milton Bradley  
Building Clerk Chris Seely

**Absent:**

Commissioner: Greg Odell

**III. RECESS TO PUBLIC HEARING**

Revising or amending Chapter 12 "Zoning Regulations" Article 12.500 "Use Restrictions and Zoning Regulations" and in particular Section 12.506 "R-3 Multi Family District"

Pat Laposa addressed the Commission and stated that the majority of homeowners in the Willow Park Village Subdivision were against apartments going into the area behind Brookshires Grocery.

Paula Malaspina addressed the Commission stating that the feeling was that the builder had decided the wording of the ordinance changes during the joint workshop between the City Council and the Planning & Zoning commission. Mrs. Malaspina asked why there was a change on the number of max units to 18.

Mike Wortz addressed the Commission with the question of why there was the change in the max number of units.

Clifford Constable addressed the Commission stating that he is a 28 year resident of the City and is against high density zoning.

**IV. NEW BUSINESS**

**A. Discussion/Action – Resignation of Commissioner Greg Odell**

**Commissioner Koirtyohann moved to accept the resignation of Greg Odell from the Planning & Zoning Commission, seconded by Commissioner Williams**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**B. Discussion/Action – Consideration of Bernie Suhocki and JoAnn Cassidy as Commissioners**

**Commissioner Koirtyhoann moved to recommend Bernie Suhocki to the City Council for appointment to the Planning & Zoning Commission, seconded by Vice-Chair Kerrigan**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**Commissioner Koirtyohann moved to postpone the recommendation of JoAnn Cassidy until the next Planning & Zoning meeting, seconded by Vice-Chair Kerrigan**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**C. Discussion/Action – Proposed changes to the Multi-Family (R-3) Zoning Requirements**

**Commissioner Koirtyohann moved to add No. 7 to the “Special Regulations” revisions, this item being “No outdoor advertising on walls, roofs and fences, specifically banners, large signs and/or temporary devices, seconded by Vice-Chair Kerrigan**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**Commissioner Koirtyohann moved to amend item C No. 4 “Special Regulations” by deleting the word “restricted” and replacing it with the words “reduced back pressure flow zone preventer”, seconded by Commissioner Fritz**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**Commissioner Fritz moved to accept the changes to the Multi-Family (R-3) Zoning Requirements and recommend the amended R-3 zoning to the City Council for approval, seconded by Commissioner Koirtyohann**

**Aye Votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay Votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

**V. ADJOURNMENT**

With no further business a motion was made by Commissioner David Fritz to adjourn the meeting, seconded by Commissioner Tim Koirtyohann.

**Aye votes:** Commissioners Debbie Kerrigan, Milton Bradley, Tim Koirtyohann, Kierin Williams, David Fritz

**Nay votes:** None

**Abstain:** None

**Motion passed with a vote of 5-0-0**

Chairman Neverdousky adjourned the meeting adjourned at 7:24 P.M.

Chairman: Richard Neverdousky

City Secretary: Yael Hoffman

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