

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
TUESDAY, MAY 3, 2011**

MINUTES

I. CALL TO ORDER

Chairman Neverdousky called the meeting to order at 7:13 P.M.

II. QUORUM CHECK

Present:

Chairman Richard Neverdousky
Vice-Chair Debbie Kerrigan
Commissioner Tim Koirtyohann
Commissioner David Fritz
Commissioner Milton Bradley
Commissioner JoAnn Cassidy
Commissioner Bernard Suchocki
City Administrator Candice Scott

Absent:

Commissioner Kierin Williams

III. APPROVAL OF MINUTES

A. Minutes of April 5, 2011 Regular P&Z Meeting

Commissioner Fritz moved to approve the minutes of the April 5, 2011 Regular P&Z Meeting, seconded by Commissioner Bradley

Aye Votes: Commissioners Fritz, Williams, Bradley & Cassidy

Nay Votes: None

Abstain: Koirtyohann & Suchocki

Motion passed with a vote of 4-0-2

IV. NEW BUSINESS

A. Discussion – Report from Public Works Director Lance Petty on the capability of the water and wastewater systems to handle the future growth of the City (Chairman Neverdousky)

Public Works Director Petty addressed the Commission with a report on the current and future capability of the water and wastewater systems. There was a short question and answer period after the report.

B. Discussion – Creation of “multi-family senior living” zoning provisions separate and apart from current multi-family zoning provisions (Commissioner Koirtyohann)

Commissioner Koirtyohann recommended the Commission consider having zoning provisions for “multi-family senior living”. A short discussion followed.

- C. Discussion – Zoning restrictions on property adjacent to the current commercial district along I-20 on the North side of Pitchfork Trail (Commissioner Koirtyohann)

There was a short discussion on the zoning restrictions imposed by the Leonard's in the CCR's attached to the El Chico Subdivision.

- D. Discussion – Future items for consideration including but not limited to solid surface parking lots and driveways, commercial backflow prevention and revising the Comprehensive Plan (Chairman Neverdousky)

Several items were discussed for future agendas such as solid surface parking and driveways, commercial backflow prevention and revising the Comprehensive Plan.

V. ADJOURNMENT

Commissioner Koirtyohann moved to adjourn the meeting, seconded by Commissioner Bradley

Aye Votes: Commissioners Fritz, Koirtyohann, Kerrigan, Bradley, Cassidy & Suchocki

Nay Votes: None

Abstain: None

Motion passed with a vote of 6-0-0

Chairman Neverdousky adjourned the meeting at 9:00 P.M.

Chairman: Richard Neverdousky

City Secretary: Yael Hoffman
