

**Special Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, August 18, 2011, 7:00 PM**

MINUTES

I. CALL TO ORDER: 6:37pm

II. QUORUM CHECK:

Present: Chairman David Fritz; Vice Chair Milton Bradley; Commissioners: Kierin Williams, Tim Koirtyohann, , Bernard Suchocki, JoAnn Cassidy, Alternate Marci Parker and Development Services Director Becky Stokes

Absent: Commissioner Kyla Davis

III. RECESS TO PUBLIC HEARING @ 6:38pm

An application to rezone a 26.16 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a part of the Mit-Mar Land, LP tracts recorded in Volume 2630, Page 1889, Deed Records Parker Count, Texas

Mr. Chuck Stark, Barron & Stark Engineers, spoke on behalf of the development that is proposed to go at the site where Mr. Jim Martin, Mit-Mar Land, LP is requesting to be rezoned which is at the Northeast section of the Crown Pointe Addition. Mr. Stark told about the timeline of the project from the beginning until present. He referenced the Preliminary Plat, and then a Final Plat, that was approved by the P&Z Commission and also by the City Council in 2009 showing proposed zoning for each tract of land. Mr. Stark explained each aspect of impacts that the City may endure including water and schools that seem to be main concerns. He explained that Mr. Martin's attorney and Rider Scott had worked on the Developer's Agreement at great lengths.

Mr. Craig Towson, Attorney for Mit-Mar Land, LP explained that he and Rider Scott and Harris Hospital had developed a Development Plan for the whole land mass and discussed what the City would be responsible for and what Mit-Mar would be responsible for, including Crown Pointe Road and the escrow monies for the exit ramp. He explained that in the Developer's Agreement that the Fresh Water Supply District in the County Development District, which is on this land, would be dissolved.

Mr. Stark told the Commission that Rider was adamant on discussing what else would be going around the hospital therefore this Plat was presented as what they believed would be the direction of where things would go. This Plat was a concept for development.

Mr. Towson told the Commission that the Developer has spent approximately \$3,000,000 in anticipation of the development of the entire area.

Clark Boshier, Willow Park Baptist Church Pastor, told the Commission that the church has been praying for five years for the opportunity to expand because they have three services on Sunday mornings and they are at capacity. They have recently purchased 82 acres behind the property that is requesting to be rezoned. He said that they are in favor of apartments since they are in the business of bringing people to Jesus Christ.

Stephen Norman, 1220 Saddle Ridge Trl, expressed concern for the shortage of water and the burden that it will cause the schools.

Mr. Chuck Stark addressed the water situation explaining that in the Developer's Agreement they agreed to fund up to \$250,000 to drill a water well and storage facilities. The well could produce 1 ½ times the amount of water the apartment complex would use so this would not be a negative draw for the City of Willow Park but would be a positive impact and would be a net increase for the overall system.

Commissioner Bradley spoke of his concerns that the well would produce 1 ½ times the water for the apartments but that there would be a hospital nearby that would need a large quantity of water.

Mr. Stark explained that the well does not necessarily have to go on this development site therefore several wells could be drilled on this acreage if needed for the hospital. He said that actually it would probably produce more water if drilled south of the railroad.

Commissioner Koirtyohann stated that Lance Petty, Public Works Director, had told the Commission in the past that the City has enough water to support the hospital.

Commissioner Suchocki: "The way I remember that is that Lance came out with the conclusion that he didn't have any data to support that and that's what I specifically asked him, next time you come to the P&Z give a power point or something. If you say there's enough water, how do we know that? Give me some data, give me some background, show me how you arrived at that conclusion. I agree with Milton."

Commissioner Suchocki asked Mr. Stark if there was one owner for the entire area, Mr. Stark showed Commissioner Suchocki on the map the area that Mr. Martin owns. Mr. Stark stated that 30 acres has been conveyed out to Harris Hospital (showing the area). Commissioner Suchocki questioned the area for the R-3 zoning then asked about the area south of the proposed R-3 whereas Mr. Stark said it is Commercial. Commissioner Suchocki asked about the property where the bond was given up, Mr. Stark said it encompassed the entire piece because that is the way the district was created.

Mr. Stark told the Commission that there are some apartment managers that have a method to calculate the number of school age children that an apartment complex like this would produce about 60-65 children and that the apartments would probably provide more funds per child than the average single family home.

Mr. Norman returned to speak to the Commission telling them that he went to Crowley schools and Crowley is now an apartment community and that the City of Willow Park will lose money because of the apartments.

Mr. Jim Martin, applicant, explained that he has lived in the City of Willow Park for 25 years, he and Mr. Doyle Hanley are the closest neighbors to the development, and he would never sell the property to desecrate it. He explained that he and Mr. Hanley gave up a 200 acre fresh water supply district to help improve the City of Willow Park with development. He also described the same apartments that were constructed in Abilene where only 60 children moved in, which is not a large impact for the schools. They have data to prove each of the issues.

There were no citizens come forward.

IV. CLOSE PUBLIC HEARING @ 7:21pm

V. RECONVENE TO OPEN MEETING @ 7:21pm

VI. NEW BUSINESS

Discussion/Action - Consider and take action on changes to the Multi-Family (R-3) Zoning Ordinance.

Vice Chair Bradley requested that the number of units be changed in the ordinance from 18 units back to 12 units per acre as it had been before.

A motion was made by Commissioner Bradley to re-address the Multi-Family (R-3) Ordinance regarding density, seconded by Commissioner Cassidy.

Aye votes: Chairman Fritz, Commissioners: Bradley, Suchocki, and Cassidy

Nay votes: Commissioners: Koirtyohann, Williams and Alternate Marci Parker

Abstain: None

Motion passed with a vote of 4-3-0

At this time Commissioner Williams made a motion to move Item C before Item B seconded by Commissioner Bradley.

Aye votes: Vice Chair Bradley, Commissioners: Williams, Koirtyohann, Suchocki, Cassidy and Alternate: Parker

Nay votes: None

Abstain: None

Motion passed with a vote of 6-0-0

Discussion/Action – Consider and take action on a Final Plat for Lots 1 & 2, Block B, Crown Pointe Addition, situated in the Wesley Franklin Survey, Abstract No. 468, and the Isaac Headley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas.

Commissioner Williams asked if all corrections have been made to the Plat requested by staff. Chairman Fritz said that the corrections had been made.

Motion was made by Commissioner Koirtyohann to recommend to the City Council to accept the Final Plat for Crown Pointe Addition to the City Council, seconded by Commissioner Williams.

Aye votes: Vice Chair Bradley, Commissioners: Williams, Koirtyohann, Suchocki, Cassidy and Alternate: Parker

Nay votes: None

Abstain: None

Motion passed with a vote of 6-0-0

Discussion/Action – Consider and take action on an application to rezone a 26.16 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a part of the Mit-Mar Land, LP tract as recorded in Volume 2630, Page 1889, Deed Records Parker County, Texas

The Commissioners discussed different issues of having apartments in the City and potential impact.

Public Works Director Lance Petty, spoke to the Commission on the different water restriction stages and the impact it has on the reserves and tanks. He explained that the system would be able to support the hospital but in order to support the development of the apartment complex we would need a new well site, so Mr. Martin told Mr. Petty that he would provide that to the City.

Commissioner Cassidy asked for a short recess.

Recess @ 8:14pm

Reconvene @ 8:24pm

Fire Marshall Brent Sauble expressed his opinion that it would be better if the apartments were within the city limits so that the Fire Department would have the authority to require the apartments to meet fire safety

standards. When asked about the impact to the Fire Department in terms of any additional manpower and equipment, he indicated that no such assessment had been made.

Police Chief Brad Johnson answered concerns stating that there would not be a problem covering the area from the Police Department.

Motion was made by Commissioner Koirtyohann to make a recommendation to the City Council to accept the rezoning of the 26.16 acres, seconded by Commissioner Williams.

Aye votes: Chairman Fritz, Commissioners: Williams, Koirtyohann and Alternate Parker

Nay votes: Vice Chair Bradley, Commissioners: Suchocki and Cassidy

Abstain: None

Motion passed with a vote of 4-3-0

VII. ADJOURNMENT

With no further business a motion was made by Commissioner Williams to adjourn the meeting, seconded by Commissioner Koirtyohann

Aye votes: Vice Chair Bradley, Commissioners: Williams, Koirtyohann, Suchocki, Cassidy and Alternate Parker

Nay votes: None

Abstain: None

Motion passed with a vote of 5-0-0

With no further business Chairman Fritz adjourned the meeting at 8:51pm

Chairman David Fritz

Handwritten signature of David Fritz in cursive, written over a horizontal line.

City Secretary Yael Hoffman

Handwritten signature of Yael Hoffman in cursive, written over a horizontal line.