

**Regular Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, May 15, 2012, 6:30 PM**

MINUTES

I. CALL TO ORDER @ 6:40pm

II. QUORUM CHECK

Present: Chairman David Fritz, Vice Chair Milton Bradley, Commissioners: Kierin Johnson, JoAnn Cassidy, Marci Parker, Alternates Brian Thornburg, James Mullins and Development Services Director Becky Stokes

Absent: Commissioner Bernard Suchocki

III. APPROVAL OF PREVIOUS MINUTES

Minutes of May 1, 2012

Motion was made by Commissioner Johnson to approve the minutes with the amendment to add Commissioner Koirtyohann as absent, seconded by Vice Chair Bradley

Aye votes: Chairman Fritz, Vice Chair Bradley, Commissioners Johnson, Cassidy and Alternates Thornburg and Mullins

Nay votes: None

Abstain: Commissioner Parker

Motion passed with a vote of 6-0-1

Alternate Mullins made a motion to move Item IV. C ahead of Item A and B, seconded by Commissioner Parker

Aye votes: Chairman Fritz, Vice Chair Bradley, Commissioners Johnson, Cassidy, Parker and Alternates Thornburg and Mullins

Nay votes: None

Abstain: None

Motion passed with a vote of 7-0-0

IV. OLD BUSINESS

A. Discussion/Action: Consider and take action on a Replat, Lot 6 & 7, Block 2, Willow Park Crossing, Phase One, City of Willow Park, Parker County, Texas, being a replat of portions of Pyle, an addition to the City of Willow Park, as recorded in Plat Cabinet C, Slide 134, Plat Records, Parker County, Texas (Chairman Fritz)

Alternate Mullins moved to recommend that the City Council accept the Replat of Lots 6 & 7, Block 2, Willow Park Crossing, seconded by Vice Chair Bradley.

Aye votes: Chairman Fritz, Vice Chair Bradley, Commissioners Johnson, Cassidy, Parker and Alternates Thornburg and Mullins

Nay votes: None

Abstain: None

Motion passed with a vote of 7-0-0

- B. Discussion/Action:** Consider and take action on the Final Plat, Lot 1, Block A, The Village at Crown Park, being a Replat of Lot 2, Block B, Crown Pointe Addition as recorded in Cabinet D, Slide 148, Plat Records, Parker County, Texas (Chairman Fritz)

Chuck Stark of Barron Stark Engineering discussed a couple of changes that were made by request of Rider Scott. Alternate Thornburg had concerns on the fire lanes where Mr. Stark explained that Brent Sauble had requested the Flood Plain be brought up and the lanes widened to accommodate the fire trucks. Mr. Glenn Breisch, City Engineer, also discussed the reasoning for widening the lanes.

Vice Chair Bradley made a motion to deny based on Multi Family Residential, Commercial and Industrial driveway restrictions that says that it should have a minimum of 50' and it does not meet our minimum requirements, seconded by Commissioner Cassidy.

City Administrator, Candy Scott, explained that the Ordinances were codified in 2003 which at that time the City had adopted the 2003 Uniform Fire Code and since that time the City has adopted the 2003 International Fire Code. That Code was written per the 2003 UFC and we are now under the 2003 IFC. Building Inspector, Jason Peninger explained that the Code the P&Z are looking at is probably the Uniform Fire Code which would be null and void by the new International Fire Code which has been adopted by Ordinance.

Fire Marshall Brent Sauble explained that the 2003 IFC has been adopted. He also explained the thought process he goes through for each project and why he requested 30' roads. He also explained that the Fire Official has the final say on projects as he feels necessary. There were three state certified Fire Marshalls that reviewed the plans in which all came to the same conclusion.

Vice Chair Bradley rescinded his motion. He then made a motion that the 2003 International Fire Code, paragraph D, 103.4 dead ends and determined that the Final Plat does not meet the minimum requirements put forth by the State. Chairman Fritz reminded the P&Z that they have submitted a Plat that for a 50' radius which is 100' turn around which is four foot wider than the cul-de-sac required by code. Vice Chair said they could do that with the Council, seconded by Alternate Thornburg.

Aye votes: Vice Chair Bradley, Commissioner Cassidy and Alternate Thornburg
Nay votes: Chairman Fritz, Commissioners Johnson, Parker and Alternate Mullins
Abstain: None
Motion failed with a vote 3-4-0

Motion was made by Commissioner Johnson to recommend that the City Council approve the Final Plat with the comments as to whether or not it is in compliance with the current Ordinance, seconded by Alternate Mullins.

Aye votes: Chairman Fritz, Commissioners Johnson, Parker and Alternate Mullins
Nay votes: Vice Chair Bradley, Commissioner Cassidy and Alternate Thornburg
Abstain: None
Motion passed with a vote 4-3-0

Chairman Fritz recessed the meeting at 7:55pm
Chairman Fritz reconvened the meeting at 8:10pm

- C.** Consider and take action on a Site Plan for The Village at Crown Park, Lot 1, Block A, City of Willow Park, Parker County, Texas (Chairman Fritz)

Mr. Rick Sims spoke with Commissioners about the cupolas and the height of the buildings which they have taken everything off that would extend over 29' 8". The exterior finish will be 86% masonry. The P&Z asked Mr. Sims to reconsider putting the cupolas back on the buildings.

Motion was made by Alternate Mullins to recommend that the City Council accept the Site Plan with the same concerns on the fire lane turnaround as on the Final Plat, seconded by Commissioner Johnson.

Aye votes: Chairman Fritz, Commissioners Johnson, Cassidy, Parker and Alternate Mullins

Nay votes: Vice Chair Bradley and Alternate Thornburg

Abstain: None

Motion passed with a vote of 5-2-0

D. Discussion: Wind Energy Ordinance

Chairman Fritz said he would try to forward the email from previous Commissioner Koirtyohann.

Commissioner Johnson said she would merge the two versions that Mr. Koirtyohann and Commissioner Suchocki had been working on and have it at the next meeting.

V. NEW BUSINESS

A. Discussion/Action: Consider and take action on the appointment of Alternate Brian Thornburg or Alternate James Mullins to fill the Place 2 vacancy (Chairman Fritz)

Motion was made by Commissioner Parker to assign Alternate Thornburg to fill the vacancy of Place #2, seconded by Vice Chair Bradley.

Aye votes: Chairman Fritz, Vice Chair Bradley, Commissioners Johnson, Cassidy, Parker and Alternate Mullins

Nay votes: None

Abstain: Alternate Thornburg

Motion passed with a vote of 6-0-1

Chairman Fritz discussed updating the Comprehensive Plan and reviewing Engineering firms to update the Comprehensive Plan. Alternate Thornburg stated that he would like to consider Freese and Nichols. Chairman Fritz discussed a letter submitted by Council Member Podany that suggests the P&Z pursue several firms, rank them then give a written report on the criteria used and why they ranked each one.

Chairman Fritz asked Alternate Mullins to begin the process of getting together a Request for Proposal to send to Engineering firms.

VI. ADJOURNMENT @ 8:44pm

With no further business a motion was made by Commissioner Parker to adjourn the meeting, seconded by Alternate Thornburg.

Aye votes: Chairman Fritz, Vice Chair Bradley, Commissioners Johnson, Cassidy, Parker and Alternates Thornburg and Mullins

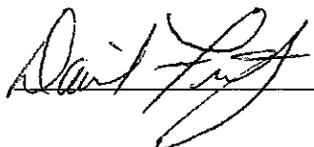
Nay votes: None

Abstain: None

Motion passed with a vote of 7-0-0

Chairman Fritz adjourned the meeting at 8:44pm

Chairman David Fritz



City Secretary Yael Hoffman

