



City of Willow Park
**Planning & Zoning
Regular Meeting Minutes
Municipal Complex**

516 Ranch House Rd Willow Park, TX 76087
Tuesday, January 18, 2022 at 6:00 p.m.

Call to Order

Vice Chairperson Rodney Wilkins called the meeting to order at 6:08 PM

Determination of Quorum

Members Present: Vice Chairperson Rodney Wilkins
Scott Smith
Billy Weikert

Members Absent: Sharon Bruton
Jared Fowler

Staff Present: Betty Chew, City Planner
Toni Fisher, Planning & Development Director

Approval of Meeting Minutes for November 16, 2021.

Commissioner Billy Weikert made a motion to approve the minutes of the November 16, 2021 meeting, seconded by Commissioner Scott Smith. Motion carried 3-0.

I. Items to be considered and acted upon:

- 1. PUBLIC HEARING to consider amending Zoning Ordinance Chapter 14; Article 14.17 Board Of Adjustment; Sections 14.17.002(b)(1) and 14.17.002(b)(2) Organization and Procedure of the City Of Willow Park Zoning Ordinance to provide for designating places on the Board Of Adjustment; amending wording of meeting frequency; specifying chairman appointment and membership terms.**

a. Opened Public Hearing: 6:11 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:11 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Board of Adjustments on February 8, 2022, and that these changes are housekeeping issues to clean up the Ordinance. Ms. Chew indicated that the BOA terms would be alternating, and the meetings would be quarterly.

c. Recommendation: Commissioner Billy Weikert made a motion to approve the Zoning Ordinance amendment regarding BOA, seconded by Commissioner Scott Smith. Motion carried 3-0.

2. PUBLIC HEARING to consider amending Zoning Ordinance Chapter 14; Article 14.16 Commissions; Sections 14.16.003(A)(2); 14.16.003(A)(4); 14.16.003(B)(1), 14.16.003(B)(1)(A), (B) And (C); 14.16.004(A) and (C) Planning & Zoning Board Membership Terms, and Procedure of the City Of Willow Park Zoning Ordinance.

a. Opened Public Hearing: 6:15 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:15 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Planning & Zoning on February 8, 2022, and that these changes are housekeeping issues to clean up the Ordinance. Ms. Chew indicated that the P&Z terms would be alternating, and regular monthly meetings will be scheduled quarterly. Commissioner Scott Smith asked about alternate positions, confirmed by Ms. Chew that they can be appointed at any time on either Board or Commission.

c. Recommendation: Commissioner Scott Smith made a motion to approve the captioned Zoning Ordinance amendment, seconded by Commissioner Billy Weikert. Motion carried 3-0.

3. PUBLIC HEARING to consider amending Chapter 10, Subdivision Regulations; Division 7, Public Space Dedications, Sections 10.02.181(B); 10.02.182; 10.02.182(2), (3) and (4); 10.02.183; 10.02.185; 10.02.186; 10.02.187 (A) and (B) of the City Of Willow Park Code Of Ordinances to provide for amending the Parkland Dedication terms.

a. Opened Public Hearing: 6:19 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:19 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Public Space/Parkland Dedication on February 8, 2022, and that these changes will give the City control over what is accepted as parkland and provide a fee in lieu of land which will be listed on the Fee Schedule. Commissioner Scott Smith requested clarification regarding charges, to which Ms. Chew explained the dedication is only for new residential subdivisions.

c. Recommendation: Commissioner Billy Weikert made a motion to approve the captioned Subdivision Ordinance amendment, seconded by Commissioner Scott Smith. Motion carried 3-0.

4. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-3 Planned Development District to allow for development of single and two-family detached housing for lease or rent with common ownership of all structures 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located west of Bayhill Drive.

- a. Opened Public Hearing: 6:28 p.m. by Vice Chairperson Rodney Wilkins.

Applicants/Owners, Tommy Mann and Scott Moehlenbrock, presented their planned development project for 170 dwellings with common ownership of the land.

Public Comments:

Those Opposed to Zoning Request:

- Rebecca Neill, 172 Whitetail Dr, Willow Park – Presented a Petition which is attached to and a part of these minutes.
- Dale Lewis, 113 Camouflage Cir, Willow Park
- Charles Bennett, 116 Cold Track Dr, Willow Park

Michael Smith spoke on behalf of Magellan Midstream Partners LP (written comments attached to and a part of these minutes).

- b. Closed Public Hearing: 7:03 p.m. by Vice Chairperson Rodney Wilkins

The Applicant proposed to consider alternate options and withdrew their Application.

- c. Recommendation: The Commission took no action on the Zoning Change as the Application was withdrawn.

The Public Hearing for the City Council meeting on February 8, 2022 is cancelled.

5. PUBLIC HEARING to receive input regarding text amendments to the City of Willow Park Zoning Ordinance.

- a. **Sec.14.06.14 – COMMERCIAL DISTRICT
USE REGULATIONS
Commercial Amusement – Indoor (Special Use Permit SUP Required)
Commercial Amusement – Outdoor (Special Use Permit SUP Required)**

- b. **Sec.14.06.015 – LIGHT INDUSTRIAL DISTRICT
USE REGULATIONS
Commercial Amusement – Indoor (Special Use Permit SUP Required)
Commercial Amusement – Outdoor (Special Use Permit SUP Required)**

- a. Opened Public Hearing: 7:22 p.m. by Chairperson Rodney Wilkins.

Public Comments:

- KJ Hannah, 177 Melbourne Dr, Willow Park (written comments attached to and a part of these minutes).

b. Closed Public Hearing: 7:03 p.m. by Chairperson Rodney Wilkins

Commissioner Scott Smith asked how the city would know the amusement type, to which Ms. Chew replied this would be determined by Ordinance and Application where the applicant would have to disclose the use. She explained that every Special Use Permit would be presented to the Planning & Zoning Commission, at Public Hearing, and go before the City Council for final approval.

c. Recommendation: Commissioner Scott Smith made a motion to approve the captioned Zoning Ordinance amendment, seconded by Commissioner Billy Weikert. Motion carried 3-0.

6. Consider and act on a Preliminary Plat of Blocks 2, 3, 4; Porter Addition, being 21.752 acres J.M. Froman Survey Abstract No. 471, City of Willow Park, Parker County, Texas.

Betty Chew explained the revised road alignments in the Porter Addition with relation to Trinity Christian Academy's sports complex and its advantages for event-related traffic. Additional clarification was made regarding traffic on Bankhead Highway.

Commissioner Scott Smith made a motion to approve the Preliminary Plat of Blocks 2, 3, 4, Porter Addition, as presented; seconded by Commissioner Billy Weikert. Motion carried 3-0.

7. Consider and act on a Final Plat of a Replat, Lot 10R1, Block B, being a replat of Lots 10R and 11R1, Block B, Crown Pointe Addition, City of Willow Park, Parker County, Texas.

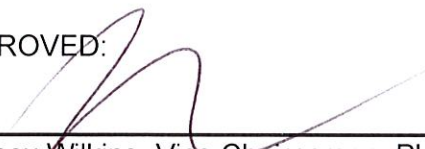
Betty Chew explained the proposed replat of two lots in the Crown Point Addition to one 2.725 acre commercial lot to be developed as "The District" for restaurant and retail space.

Commissioner Scott Smith made a motion to approve the Final Plat of a Replat, Lot 10R1, Block B, Crown Pointe Addition, seconded by Commissioner Billy Weikert. Motion carried 3-0.

ADJOURN

With no further business, the meeting adjourned at 7:54 p.m.

APPROVED:


Rodney Wilkins, Vice-Chairperson, Planning & Zoning Board