



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

516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 29, 2022 at 6:00 p.m.

Call to Order

Vice Chairperson Rodney Wilkins called the meeting to order at 6:02 PM

Determination of Quorum

Members Present: Vice Chairperson Rodney Wilkins
Scott Smith
Billy Weikert
Sharon Bruton
Alternate Zac Walker

Members Absent: Jared Fowler

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

Election of Chairperson and Vice-Chairperson

Commissioner Jared Fowler was nominated for Chairperson and Rodney Wilkins was nominated for Vice-Chairperson. Commissioner Scott Smith made a motion to approve the nomination of Chair and Vice-Chairperson, seconded by Billy Weikert. Motion carried 5-0.

Approval of Meeting Minutes for January 18, 2022

Commissioner Billy Weikert made a motion to approve the minutes of the January 18, 2022 meeting, seconded by Commissioner Scott Smith. Motion carried 5-0.

Items to be considered and acted upon:

1. PUBLIC HEARING to consider a request to rezone 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to PD Single Family, part of Lot 2R, Block 11, The Reserves at Trinity, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation

Betty Chew, City Planner, presented and explained the request for rezoning of 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to PD Single Family, part of Lot 2R, Block 11, The Reserves at Trinity.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Scott Smith questioned the moving of the Event Center with regard to the tiered zoning of the location. Betty Chew stated that the Water Treatment Plant was relocated so that use could be released. In explaining the rezoning request, Jeff Davis of Spiar Engineering stated that there is a floodway area within the Greenbelt area that, although requested to be rezoned as residential, would be unusable for building. Commissioner Scott Smith stated that if it was unusable, then it should not indicate residential in the zoning change request change but stay greenbelt space. To that point, Betty Chew stated that if the 3.18 acres of the Greenbelt requested could be reclaimed for greenbelt/trail development it would increase the acreage close to what was for the Event Center, and the Greenbelt/Trail would be a community amenity. Commissioner Scott Smith questioned if the Event Center was to be moved to another location or if it was gone, as it was still shown to be listed on the Wilks' website. Chad Long of Wilks Development stated that he was not aware of it being on the website and confirmed that the Event Center would be, in fact, gone with this rezoning.

Commissioner Scott Smith made a motion recommending approval of the subject zoning change with the amendment to change the original 3.18 acres zoned Greenbelt area presented as Single Family back to Greenbelt within the floodway area, in addition to the approximate 0.6 acre area within the 6.154 acre parcel that is also shown to be FEMA floodway to the south. It was also recommended to approve the PD amendment to increase the number of homes as presented. The motion was seconded by Commissioner Billy Weikert. Motion carried 5-0.

2. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots, for 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located adjacent to Bay Hill Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation

Betty Chew, City Planner, presented and explained the request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on 19.16 acres as individual lots.

Vice-Chairperson Rodney Wilkins opened the public hearing.

During Public Hearing, Cole Pyson of 100 Saw Grass spoke to his concern about traffic and if a traffic study would be done. Betty Chew responded that the City Engineer would be looking at the street layouts. Eddie Glam at 116 Camouflage asked which builders were going to be used, if there would be an HOA, if there would be a cap on rental properties, and a concern for the silt dirt runoff. Red River Development replied that it would get the zoning change done first before determining who would be building; there is a proposed HOA for common areas and city streets; it is expected that these homes will be for sold to homeowners, with the expectation of very few investors; and, the top of the development is fill dirt which will be cut down for grading and reduce the amount of runoff. Commissioner Rodney Wilkins also stated that the new streets would align with existing city streets and add more right-of-way.

Representatives from Red River Development presented the request for zoning change from R-1 to PD R-5.

Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Scott Smith made a motion recommending approval of the subject zoning change for the 19.16 acres from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots.

The motion was seconded by Commissioner Sharon Bruton. Motion carried 5-0.

Vice-Chairperson Rodney Wilkins commended Red River Development for listening to the community.

3. PUBLIC HEARING to consider amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking and Loading Requirements".
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation

Betty Chew, City Planner, presented and explained the amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking And Loading Requirements". The changes were to "clean up" and update the existing ordinance with some additional uses. This ordinance is now presented in a chart form instead of paragraph form for easier viewing and understanding.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

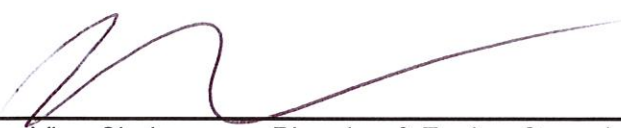
Commissioner Scott Smith commented that the ordinance needed improvements, and Commissioner Billy Weikert stated that it was now much easier to read.

Commissioner Billy Weikert made a motion to recommend approval of the amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking And Loading Requirements". The motion was seconded by Commissioner Scott Smith. Motion carried 5-0.

ADJOURN

With no further business, the meeting adjourned by Vice-Chairperson Rodney Wilkins at 6:59 p.m.

APPROVED:



Rodney Wilkins, Vice-Chairperson, Planning & Zoning Commission