

# **\*\*Cancelled due to a lack of quorum\*\***



**City of Willow Park  
City Council – Special Meeting  
Zoning Ordinance Workshop Agenda  
516 Ranch House Road Willow Park, Texas  
Tuesday, January 14, 2020, 6:15 PM**

A special meeting of the City Council of the City of Willow Park will be held on Tuesday, January 14, 2020 at 6:00 P.M. The following subjects will be considered by the City Council and may be considered in any order that is most convenient for the City Council.

## **Call to Order**

## **Workshop Items:**

1. Discussion Only: Current zoning ordinances.

**No action will be taken by the City Council at this meeting.**

## **Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before January 10, 2020 at 5:00 p.m.

---

Alicia Smith TRMC, CMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

This public notice was removed from the official posting board at the Willow Park City Hall on the following date and time:

By: \_\_\_\_\_  
City Secretary's Office  
City of Willow Park, Texas

## **ZONING ORDINANCE DISCUSSION ITEMS**

### **CITY COUNCIL AND**

### **PLANNING AND ZONING WORKSHOP**

1. Sec. 14.10.007 - Delete requirement for New Development Site Plan approval by P&Z Commission and City Council. AG, FP, R-3, TH, O, LR, C, LI. This will be done administratively. Requirement to approval by Council slows development process.
2. Sec. 14.03.006 Fire Protection Access  
Change to comply with adopted codes (24' min. width)
3. Sec. 14.03.006 Exterior Construction Requirements - HB 2439 (Sept. 1, 2019) preempts this.
4. R-1 (Special Regulations) (2)  
Do you want manufactured homes in any Residential District?
5. Sec. 14.06.0085 – R-3 Multifamily District  
Density – Max 8 dwelling units per acre?
6. R-5 – Single-family Medium Density
  - a. Two car attached garage- Do you want to remove requirement for divided garage doors?
  - b. Required screening – Remove concrete footer requirement – Design creates drainage problems. Can require concrete footer only.
7. IH-20 Overlay District  
These are primarily design standards IE: Material, Roofing, Color, Etc. Most are preempted by HB 2439 (September 1, 2019).

8. Sign Regulations – Complete Rewrite
  - a. Do you want new billboards? Stagnant or Digital?
  - b. Temporary Signs (Flags, Banners, Etc.)
  - c. Pole and Monument signs?
  
9. Sec. 14.10 New Development Site Plan Process  
Amend to remove all but PD regulations
  
10. Sec. 14.14.003 Amortization of Non-conforming Uses
  - a. Ten (10) year billboard not legal unless city wants to pay owner for removal.
  
11. Other Items not previously discussed.