



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, June 25, 2019 6:00 pm
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Billy Weikert
Commissioner Rodney Wilkins
Commissioner Alternate Scott Smith

Absent:

Commissioner Sharon Bruton and Joe Lane.

Also, Present:

Betty Chew

Items to be considered and acted upon

1. **PUBLIC HEARING** to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District, 19.80 acres situated in the Wesley Franklin Survey, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas located in the 4200 Block of 1-20 Service Rd N.

- a. **Open Public Hearing**
- b. **Close Public Hearing**
- c. **Make Recommendation**

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request. The property is situated along Interstate 20 making the area attractive for commercial and retail development. Improvements and construction of thoroughfares in the area will facilitate traffic flow for commercial development in the area. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing.

Chairman Fowler closed the Public Hearing.



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Motion made by Commissioner Weikert

To recommend rezoning from LR Local Retail/IH-20 Overlay District, 19.80 acres situated in the Wesley Franklin Survey, Abstract No. 468 and the McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Smith

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins, and Smith.

Motion passed with a vote of 4-0.

2. Consider and Act on a Final Plat of a Replat of Lots 3R-1 thru 3R-5, Block A, Crown Pointe Addition, Phase 2, City of Willow Park, Parker County, Texas, located on Crown Pointe Blvd. and J.D. Towles Drive.

Betty Chew briefed the Commission on the Final Plat of a replat of this 3.27-acre lot location on the southwest corner of Crown Pointe Blvd. and J.D. Towles Drive. There are 5 lots proposed in the replat. The property is zoned C-Commercial District. Staff recommends approval of the Final Plat with the addition of a blanket access and parking space agreement included on the replat.

Cynthia Swift representing Barron Stark Engineering was available to answer Commissioner questions.

Motion made by Commissioner Wilkins

To approve a Final Plat of a Replat of Lots 3R-1 thru 3R-5, Block A, Crown Pointe Addition, Phase 2, as presented with the addition of a blanket cross access and parking space agreement.

Seconded by Commissioner Weikert

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins, and Smith

Motion passed with a vote of 4-0.



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3. Consider and Act on a Site Plan for a bank on 3.35-acre part of Lot1, Pyle Addition, City of Willow Park, Parker County, Texas located on the southwest corner of I-20 Service Road South and Willow Bend Drive.

Betty Chew briefed the Commission on the Site Plan for a bank to be located on the southwest corner of IH-20 Service Road South and Willow Bend Drive. The property is zoned Commercial/ IH-20 Overlay District. A 43,780 square foot, 3 story building is proposed. The first floor will be the main bank, parking garage and drive thru bank. The second and third floors will be offices. The property will be accessed from Willow Bend Drive. Cross access will be provided.

Staff recommends approval of the Site Plan subject to the following being included on the site plan:

1. Property Platted
2. Setbacks
 - a. Front – 25' (IH-20 Service Rd/ Willow Bend Dr.)
 - b. Rear – 25"
3. Sidewalk on Willow Bend Dr.
4. Dumpster with Screening.
5. Fire Lanes 26" width.
6. FDC location showing on site plan (may require additional fire hydrant)
7. Bollards for protecting building in front of parking spaces.
8. Landscape not to obscure FDC or Fire Hydrant.

Zan Prince, First National Bank Weatherford, addressed the Commission noting that parking garage was for bank personnel only and would have controlled access.

Motion made by Commissioner Weikert to recommend approval of the Site Plan for the bank on Part of Lot 1, Pyle Addition with the recommended changes.

Seconded by Commissioner Smith.




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Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins, and Smith.

Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:35 p.m.

APPROVED:



Jared Fowler, Chairman
Planning and Zoning Commission