



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, May 18, 2021 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: Rodney Wilkins, Scott Smith

Absent:

Commissioner: Sharon Bruton and Billy Weikert

Also, Present:
Betty Chew

Approval of Meeting Minutes for April 20, 2021.

Commissioner Smith made a motion to approve the minutes of the April 20, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Wilkins.

Motion passed with a vote of 3-0.

Items to be considered and acted upon

- 1. PUBLIC HEARING to consider a request for a Special Use Permit for an Auto Body Repair – Fully Enclosed Shop Area, Lot 2, Block 1, Porter Addition, located in the 4900 Block IH-20 Service Road.**

Betty Chew addressed the Commission stating this is a request for a Special Use Permit to construct a dual tenant fence material sales and auto body repair shop with a fully enclosed shop area in the Commercial/IH-20 Overlay District. The property is located in the 4900 Block of IH-20 Service Road South. The Zoning Ordinance was amended April 13, 2021 to permit Auto Body Repair – Fully Enclosed Shop Area as a permitted use with a Special Use Permit (SUP).



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The applicant is requesting a Special Use Permit to construct a dual use building with:
7,000 square feet Office Building
15,000 square feet Fencing Material Warehouse
20,000 square feet Auto Body Repair Shop
42,000 square feet total building area.

Staff recommends the site plan be approved subject to:

1. The 2 adjacent driveways changed to a single shared driveway.
2. Verification on elevations vs. color perspective.

THOSE IN FAVOR OF SUP:

Chuck Stark, Barron Stark Engineering addressed the Commission stating the two drives would be changed to a single drive and the 7 required parking spaces will be added.

Ron Hobbs, Architect addressed the Commission stating the siding will be horizontal metal panels.

THOSE OPPOSED TO SUP:

None

Chairman Fowler closed the public hearing.

Commissioner Wilkins made a motion to recommend to City Council that the request for a Special Use Permit for Lot 2, Block 1, Porter Addition, City of Willow Park, Parker County, Texas be granted to construct a dual tenant fence material sales and auto body repair shop with Staff recommended changes included on the site plan.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith and Wilkins.

Motion passed with a vote of 3-0.

2. Discussion regarding Storage Facility Zoning Classification and criteria.

The Commission discussed the zoning classification that allow storage units. They also discussed the significant numbers of units permitted in the city and the ETJ.



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Following discussion, the Commission requested a public hearing be scheduled for the June 15, 2021 Planning and Zoning Commission meeting to consider comments regarding removing storage facilities as a permitted use.

Chairman Fowler adjourned the meeting at 6:50 p.m.

APPROVED:

A handwritten signature in dark ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

Jared Fowler, Chairman Planning and Zoning Commission