



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, July 20, 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, Billy Weikert, Scott Smith

Absent:

Commissioner: Sharon Bruton

Also, Present:
Betty Chew

Approval of Meeting Minutes for June 15, 2021.

Commissioner Wilkins made a motion to approve the minutes of the June 15, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 4-0.

Items to be considered and acted upon:

1. **PUBLIC HEARING to consider and act on a request to rezone from R-1 Single Family District to R-5 Single Family Medium Density District, 20.31 acres situated in the A. McCarver Survey, Abstract No. 910, and the M.M. Edwards Survey, Abstract No. 1955, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land described in deed to Bulwark Asset Management, Ltd., recorded in Instrument Number 201732162, Official Public Records, Parker County, Texas, located between Yucca Road and Royal View Drive.**
 - a. **Open Public Hearing**
 - b. **Close Public Hearing**
 - c. **Make Recommendation**



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Betty Chew addressed the Commission stating Bulwark Asset Management, LTD is the owner of this 20.31 acre tract of land located between Yucca Road and Royal View Drive. The property is located in Planning Area 3 as identified in the City Comprehensive Plan. Planning Area 3 is situated along Interstate 20 and extending north. A more compact area of mixed-use retail, office and residential development is proposed. The Future Land Use Plan shows Medium Density Residential for this area.

This property is west of the Willow Wood Addition. The properties to the south and west are outside the City Limits in the City's Extraterritorial Jurisdiction. The property was recently annexed by petition of the property owner. All property upon annexation is placed in the R-1 Single Family District Zoning classification. The owner is requesting R-5 Single Family Medium Density District Zoning for future residential development.

THOSE IN FAVOR OF ZONING REQUEST:

Will Shoonover – Barron Stark Engineers, addressed the Commission stating the owner is requesting R-5 Zoning to connect with the development along Meadow Place in the Wilks Development. The flood plan will be "Dedicated Open Space". There are 60 residential lots proposed for the tract.

Jim Martin – owner and developer of the property, stated the price point for the homes will be +/- \$600,000. The storm drainage will be designed in compliance with the City's drainage ordinance.

THOSE OPPOSED TO ZONING REQUEST:

Mark Wagner – 3325 Royal View, expressed concern about the density of the development and traffic.

Marty Brooks – 500 Verde Road, stated he had concerns about drainage as the area currently has drainage problems.

Marcy Galle – 500 Squaw Creek Road, requested the zoning change be denied and require a flood study, T.I.A., and require submittal of the development proposal for the property in Weatherford E.T.J.

Michael Murray – 3328 Royal View, requested the zoning be denied and develop 1 acre lots. He feels 60 lots will change the character of the neighborhood.



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Russell Dean – 600 Royal View Ct, stated he does not want the density the zoning will allow.

Tamara Dean – 600 Royal View Ct, stated she does not want the density and small houses.

Tandy Blackstock – 3037 Yucca Road, stated she moved to Willow Park in November of 2020. She has concerns over wildlife and 60 homes proposed. Water run-off is presently a problem, and she feels the development will increase the problem.

Commissioner Weikert made a motion to recommend rezoning from R-1 Single Family District, to R-5 Single Family Medium Density District, 20.31 acres A. McCarver Survey, Abstract No. 910 and M.M. Edwards Survey, Abstract No. 1955, City of Willow Park, Parker County, Texas.

Motion died for lack of a second.

Commissioner Smith made a motion to recommend denying the request to rezone from R-1 Single Family District to R-5 Single Family Medium Density District, 20.31 acres A. McCarver Survey, Abstract No. 910 and M.M Edwards Survey, Abstract No.1955, City of Willow Park, Parker County, Texas.

Seconded by Commissioner Wilkins.

AYE VOTES: Commissioners Wilkins, Smith and Weikert.

NO VOTES: Chairman Fowler.

Motion passed with a vote of 3 – 1.

2. Consider and act on a Final Plat of a Replat Lots 2 through 5, Block E, Crown Pointe Addition Phase IV, being 5.29 acres, City of Willow Park, Parker County, Texas, located on IH-20 Service Road North at Jimma Drive and Mary Lou Drive.

Betty Chew addressed the Commission stating this is a replat of 5.29 acres of this 6.85 acre Block. Block E was platted into five lots for development with offices and medical facilities. The property is zoned Commercial/IH-20 Overlay District. Access to the subdivision will be off the IH-20 Service Road to Mary Lou Drive, Jimma Drive and J.D. Towles Road. A 24 foot access, fire lane and utility easement is being platted to service the lots.

Staff recommends approval of the Replat of Block E, Crown Pointe Addition, Phase IV as presented.



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Commissioner Wilkins made a motion to recommend to City Council approval of the Final Plat of a Replat Lots 2 through 5, Block E, Crown Pointe Addition Phase IV, being 5.29 acres, City of Willow Park, Parker County, Texas, as presented.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Weikert, Wilkins and Smith.

Motions Passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 7:10 p.m.

APPROVED:



Jared Fowler, Chairman Planning and Zoning Commission