



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 16, 2021 @ 6:00 pm
Minutes

Call to Order

Chair Rodney Wilkins called the meeting to order at 6:02 p.m.

Quorum Check

Members Present:

Rodney Wilkins, Vice-Chairperson
Scott Smith, Member
Billy Weikert, Member

Staff Present:

Betty Chew, City Planner
Toni Fisher, Planning & Development Director

Approval of Minutes for September 29, 2021

Commissioner Smith made a motion to approve the minutes of the September 29, 2021 meeting, seconded by Commissioner Weikert. Motion carried 3-0

I. Items to be considered and acted upon

Consider and act on a Final Plat Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, being a Replat of Lot 1R2 and Lot 1R3, Block A, Crown Bluff Addition and 7.591 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located in the 4400 Block of IH-20 Service Road and Clear Fork Circle.

Betty Chew, City Planner, discussed the background of the action item from the Brief Sheet provided to the Board:

Proposal of a replat for Lots 1R2 and 1R3 into Lot 1R4, a 4.897 acre lot. Lot 1, Block B, is a 7.499 acre lot. A PD-Planned Development District RV Storage was approved May 11, 2021. The Planned Development "Willow Park RV Storage" will consist of 340 recreational vehicle storage units and a leasing office.

Lot 1R4 has primary frontage on the IH-20 Service Road with secondary frontage on Bankhead Hwy. and Clear Fork Circle. There is a 25' mutual access, fire lane, and public utility easement shared with 415 RV Sales. This entrance/exit is the



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 16, 2021 @ 6:00 pm
Minutes

only entrance on the IH-20 Service Road. Lot 1, Block B have frontage on Bankhead Hwy. and Clear Fork Circle.

The lots will be serviced by City water from 6-inch and 8-inch water mains. The water mains will be extended in the easements for fire protection and to provide domestic water to the lots. A private on-site sewage system will serve Lot 1R4.

The Final Plat will be released for filing upon approval of the improvement plans.

Ms. Chew pointed out that there is a variable width right-of-way dedication on Clear Fork Circle as part of the plat which will achieve a 50' dedication.

Ms. Chew stated that Staff recommended that the Final Plat of Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition be approved as it meets the requirements of the Subdivision Ordinance.

Commissioner Weikert made a motion to recommend to City Council approval of the Final Plat of Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, City of Willow Park, Parker County, Texas as presented, seconded by Commissioner Smith. Motion carried 3-0.

II. Other Business

Ms. Chew introduced new Planning & Development Director, Toni Fisher, to the Board. In response to the Board's welcome, Ms. Fisher then gave a brief history of her employment history and qualifications.

VII. Adjournment:

Vice-Chairperson Wilkins Meeting adjourned the meeting at 6:09 p.m.

MINUTES APPROVED:



Rodney Wilkins, Vice-Chairperson Commission, Planning & Zoning Board