



**City of Willow Park  
City Council  
Planning & Zoning Commission  
Joint Meeting at City Hall  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, June 7, 2016 7:00 pm  
Agenda**

**Section I – Presentations**

**1. Call to Order**

- A. Planning and Zoning Commission
- B. City Council

**2. Invocation & Pledge of Allegiance**

**Section II – Public Hearing**

- 3. Public Hearing on an application by Kirkman Engineering, acting on behalf of Crown Valley Acquisition South, L.P., to rezone that certain 82.3 acres, more or less, situated, in and being a portion of, Ann McCarver Survey, Abstract No. 910, Parker County, Texas and being a portion of the M Edwards Survey, Abstract No. 1955, and the W. Franklin Survey, Abstract No. 468 known as the "Crown Bluffs of Willow Park" from "Class 2 – Residential: R-1 Single Family District" classification and use designation to "Class 2 -Residential: R-5 Single Family Medium Density Zoning District" classification and use designation**
- A. Recess into Joint Public Hearing - both P&Z and City Council
  - B. Open Public Hearing
  - C. Close Public Hearing

**Section III – General Business**

- A. Planning and Zoning reconvenes into Open Session
  - B. City Council to Recess from Public Hearing
  - C. Planning and Zoning Commission to consider:
- 1. Discussion/Action: To consider and make recommendation to the City Council regarding a zoning change from: "Class 2 – Residential: R-1 Single Family District classification and use designation to Class 2 Residential R-5 Single Family Medium Density Zoning District classification and use designation for that certain 82.3 acres or land, more or less, more commonly referred to as "Crown Bluffs in Willow Park," single family residential development, located in the M Edwards Survey, Abstract No. 1955, the W. Franklin Survey, Abstract No. 68, and the Ann McCarver Survey, Abstract No. 910 in the City of Willow Park, Texas.**

2. Discussion/Action: To consider and make a recommendation to City Council concerning the application for a Final Plat for The Bluffs, a proposed subdivision of the City, approximately 82.3 acres of land, more or less, located in the A. McCarver Survey, Abstract No. 910, the M. Edwards Survey, Abstract No. 1955 and, the W. Franklin Survey, Abstract No. 468 and being all of a tract of land as described by deed to Crown Valley Acquisition, South L.P. as recorded in Volume 2317, Page 1856 Deed Records Parker County, Texas, generally located east and south of Crown Road, and north of Royal View Drive, City of Willow Park, Parker County, Texas.

#### **Section IV – Planning and Zoning Commission**

- A. Motion to Adjourn

#### **Section V – City Council**

- A. City Council Reconvenes into Open Session
- B. Receive Recommendations from Planning and Zoning Commission
- C. City Council to Consider:
  1. Discussion/Action: To consider and take action on Ordinance 731-16, an ordinance of the City of Willow Park, Texas, providing for a zoning change from: “Class 2 – Residential: R-1 Single Family District classification and use designation to Class 2 Residential R-5 Single Family Medium Density Zoning District classification and use designation for that certain 82.3 acres or land, more or less, more commonly referred to as “Crown Bluffs in Willow Park,” single family residential development, located in the M Edwards Survey, Abstract No. 1955, the W. Franklin Survey, Abstract No. 468, and the Ann McCarver Survey, Abstract No. 910 in the City of Willow Park, Texas.
  2. Discussion/Action: Consider and Act on a Final Plat for The Bluffs, a proposed subdivision of the City, approximately 82.3 acres of land, more or less, located in the A. McCarver Survey, Abstract No. 910, the M. Edwards Survey, Abstract No. 1955 and, the W. Franklin Survey, Abstract No. 468 and being all of a tract of land as described by deed to Crown Valley Acquisition, South L.P. as recorded in Volume 2317, Page 1856 Deed Records Parker County, Texas, generally located east and south of Crown Road, and north of Royal View Drive, City of Willow Park, Parker County, Texas.
  3. Discussion/Action: Adopt Resolution 07-16, an ordinance authorizing the acceptance and execution of the Development Agreement for that certain 82.3 acre subdivision known as “The Bluffs,” between Crown Valley Acquisition South, L.P. (Centurion) and the City of Willow Park, Parker County, Texas.

## **Section V- Executive Session**

The City Council reserves the right to adjourn into Executive Session at any time during the course of the this meeting to discuss an matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 55.1071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code, including, but not limited, Section 321.3022 (Sales Tax Information). The City Council may take action on any agenda item listed for executive session consideration upon reconvening in Open Session.

## **Section VI – 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 June 3, 2016 at 5pm.

Josh Armstrong  
City of Willow Park

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.