



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Road, Willow Park, TX 76087
Tuesday, March 03, 2015 at 7:00 p.m.
Minutes

1. Call to Order

Acting Chair Stephen Zeman called the meeting to order at 7:00pm.

2. Determination of Quorum

*Vice Chair Stephen Zeman
Commissioner Mark Melanson
Commissioner Sharon Burton
Commissioner Stephen Higdon
Commissioner Jarod Fowler*

Also Present;

*Development Services Director – Mike Grace
Planning Tech – Laura Enlow*

Absent;

*Commissioner Marvin Glasgow
Commissioner Fred McCulley*

3. Approval of February 3, 2015 Meeting's Minutes

***** Commissioner Higdon moved to approve the November Minutes as is, seconded by Commissioner McCulley.**

Votes: Commissioners: Zeman, Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

4. Discussion and Action on Agenda Items

- a. Discussion/Action: A request for a Specific Use permit and site plan for an Assisted Living Facility on approximately 4.25 acres further described as Lot 4, Block A of Crown Point Addition Phase II situated in the Wesley Franklin Survey, Abstract No. 468 (Z 015-003).

Jordan Bishop addressed the commission representing the application

*** Commissioner Higdon moved to approve request for SUP, seconded by Commissioner Melanson

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- b. Discussion/Action: A request to rezone approximately 54.50 acres further described as Lot 2, Block A The Village at Crown Park and Lot 1, Block B Crown Pointe Addition situated in the Wesley Franklin Survey, Abstract No. 468 from an "R-1" Single Family Residential District to an "R-3" Multi-Family and "C" Commercial Planned Development District" generally located at the intersection of Interstate Highway 20 and Crown Pointe Boulevard, northeast corner (Z 015-004).

Jordan Bishop and Chuck Stark addressed the commission representing the application

*** Commissioner Melanson moved to approve request to rezone for "R-3" to "C-PD", seconded by Commissioner Higdon

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- c. Discussion/Action: A request to replat approximately 54.50 acres further described as Lot 2, Block A The Village at Crown Park and Lot 1, Block B Crown Pointe Addition situated in the Wesley Franklin Survey, Abstract No. 468 into a 29.81 acre lot, 10.04 acre lot, 9.35 acre lot, and a 3.38 acre lot generally located at the intersection of Interstate Highway 20 and Crown Pointe Boulevard, northeast corner (PP 015-002).

Jordan Bishop addressed the commission representing the application

*** Commissioner Melanson moved to accept request for replat, seconded by Commissioner Higdon

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- d. Discussion/Action: A request for approval of a site plan for multi-family use on approximately 9.35 acres further described as Lot 1 and a portion of Lot 2, Block B of Crown Point Addition situated in the Wesley Franklin Survey, Abstract No. 468 (Z 015-005).

Jordan Bishop and Kyle Wilks addressed the commission representing the application

*** Commissioner Higdon moved to accept as written seconded by Commissioner Melanson

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- e. Discussion/Action: A request for a Specific Use permit and site plan for an Assisted Living Facility on approximately 3.38 acres further described as Lot 1, Block B of Crown Point Addition situated in the Wesley Franklin Survey, Abstract No. 468 (Z 015-006).

Jordan Bishop addressed the commission representing the application

*** Commissioner Melanson moved to approve, seconded by Commissioner Higdon

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

- 5. Discussion/Action: Recommendation to the City Council on the elimination of the Specific Use Permit requirement for “Diagnostic or Treatment Healthcare Facility or Assisted Living Facilities” in “C” Commercial District.

*** Commissioner Melanson moved to recommend to City Council elimination of Specific Use Permit requirement, seconded by Commissioner Higdon

Voting Commissioners: Melanson, Burton, Fowler and Higdon

Nay votes: None

Abstained: None

Motion passed with a vote of 4-0-0

6. Adjourn:

Acting Chair Stephen Zeman adjourned the meeting at 8:00 PM

P & Z Chair
Marvin Galsgow

Planning Technician
Laura Enlow