



PLANNING & ZONING COMMISSION MEETING - JANUARY 21, 2025 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, January 21, 2025 at 6:00 PM

CALL TO ORDER

The meeting was called to order by Commissioner Chair Fowler at 6:01 p.m.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

Jared Fowler
Rodney Wilkins
Scott Smith
Zac Walker
Tyler VanSant

ABSENT

Ever Gomez

City Staff present:

Toni Fisher, ACM - Development

Rose Hoffman, Communications Director

APPROVAL OF MEETING MINUTES

1. Planning & Zoning Meeting Minutes - August 20, 2024

Approval of Minutes.

Motion by VanSant, Seconded by Walker.

Voting Yea: Fowler, Wilkins, Smith, Walker, VanSant

PUBLIC COMMENTS (Limited to three minutes per person)

Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start

of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

1. Marsh Weiershausen
2. Dustin Yee
3. Marty Brooks
4. Tamara Dean
5. Catherine Weber
6. Mark Wagner
7. Marcy Galle
8. Ty Ragsdale
9. Teresa Palmer
10. Steven Weiss

ITEMS TO BE CONSIDERED AND ACTED UPON:

- 2. Consideration & Action: Preliminary Plat for approximately 82.37 acres of land, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

Bryan Holland of Skorburg Company, Developer, presented a slide show for this proposed residential project, "The Bluffs of Willow Park", for the Preliminary Plat brought forth.

One of the public comments suggested that a portion of the proposed subdivision plat was overlaid atop a 20-acre parcel which was annexed into the city limits in 2021, which would prohibit approval of the plat. Toni Fisher, ACM - Development, advised the Commission that this was not realized during Staff's [preliminary] review and

explained that a parcel that was already zoned within the city could not be approved as another designated zone via plat, but only as a zoning change. Fisher suggested that the Commission table the agenda item until staff could further research the alleged annexation.

The Preliminary Plat for approximately 82.37 acres of land, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas, was tabled.

Motion to table made by Smith, Seconded by Walker.
Voting Yea: Fowler, Wilkins, Smith, Walker, VanSant

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

The meeting was adjourned by Commissioner Chair Fowler at 7:14 p.m.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or tfisher@willowpark.org with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on/before the following date and time: January 17, 2025 by 5:59 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

P&Z COMMISSION CHAIR/CO-CHAIR

Date