



City of Willow Park
Planning & Zoning
Regular Meeting Minutes
Municipal Complex

516 Ranch House Rd Willow Park, TX 76087
Tuesday, April 19, 2022 at 6:00 p.m.

Call to Order

Vice Chairperson Rodney Wilkins called the meeting to order at 6:03 PM

Determination of Quorum

Members Present: Vice Chairperson Rodney Wilkins
Scott Smith
Billy Weikert
Alternate Zac Walker

Members Absent: Sharon Bruton
Jared Fowler

Staff Present: Betty Chew, City Planner
Toni Fisher, Planning & Development Director

Approval of Meeting Minutes for March 29, 2022

Commissioner Billy Weikert made a motion to approve the minutes of the March 29, 2022 meeting, seconded by Alternate Commissioner Zac Walker. Motion carried 4-0.

Item to be considered and acted upon:

PUBLIC HEARING to consider a request to rezone 1.859 acres from LR "Local Retail"/IH-20 Overlay "Interstate Highway 20 Overlay District" to C "Commercial"/IH-20 Overlay "Interstate Highway 20 Overlay District", Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd.

- a. Open Public Hearing
- b. Close Public Hearing
- c. Make Recommendation

Betty Chew, City Planner, presented and explained the request for rezoning of 1.859 acres from Local Retail/IH-20 Overlay District to Commercial/IH-20 Overlay District, Lot 1R, Block 3, El Chico at 108 S. Ranch House Rd. She explained that applicants wished to change the zoning to be the same as most of the other south Ranch House Road businesses and to broaden the uses for future leasing.

Owner and applicant, Austin Riley, was present and commented that MDR 108 S Ranch House Rd LLC wanted to update the façade of the building and possibly some interior updates, new signage, close off the one steep entrance to the parking and replace it with

landscaping to the frontage and additional parking to the interior, and clean up the building. Mr. Riley also stated that it was a possibility and consideration to make the last unit a drive-thru for another restaurant in that space as was before.

Commissioner Billy Weikert asked if the owners were planning to keep the existing tenants or get new ones, to which Riley replied that they kept the existing tenants when they purchased the building and intend to keep them, but rent may rise depending on the extent of improvements to the building.

Commissioner Scott Smith questioned whether the building would have to comply with the city's parking ordinance since the building was likely grandfathered to before the IH-20 Overlay District was in effect. Ms. Chew responded that although the building was built before the IH-20 Overlay District, ample parking would be considered and have to apply as the parking lot is not grandfathered.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Billy Weikert made a motion to recommend approval of the 1.859 acres from LR "Local Retail"/IH-20 Overlay "Interstate Highway 20 Overlay District" to C "Commercial"/IH-20 Overlay "Interstate Highway 20 Overlay District", Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd. The motion was seconded by Commissioner Scott Smith. Motion carried 4-0.

ADJOURN

With no further business, the meeting adjourned by Vice-Chairperson Rodney Wilkins at 6:16 p.m.

APPROVED:

Rodney Wilkins, Vice-Chairperson, Planning & Zoning Commission