



P&Z MEETING - JANUARY 16, 2024 MINUTES

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

Tuesday, January 16, 2024 at 6:00 PM

CALL TO ORDER

Order called by Scott Smith, Commissioner, substituting for Chair/Co-Chair, at 6:00 p.m.

DETERMINATION OF QUORUM

Determination of Quorum by Commissioner Scott Smith, substituting for Chair/Co-Chair:

PRESENT

Billy Weikert
Scott Smith
Zac Walker

ABSENT

Jared Fowler
Rodney Wilkins
Sharon Bruton

City Staff Present: Toni Fisher, Planning & Development Director

APPROVAL OF MEETING MINUTES

1. Meeting Minutes for Planning & Zoning Meeting of October 17, 2023.

Minutes approved.

Motion made by Weikert, Seconded by Walker.

Voting Yea: Weikert

PUBLIC HEARING:

2. **PUBLIC HEARING:** to consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

Open: 6:02 p.m.

Dave Laurenzo, Resident

Mike Casey, Resident

Closed: 6:06 p.m.

ITEMS TO BE CONSIDERED AND ACTED UPON:

- 3. Discussion & Action: To consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

Jerry Stockton, Applicant, is in attendance and spoke to the request for Zoning Change. Mr. Stockton stated that this will be a remodel, following city ordinances, building code, and fire code, and a new sewer line to hook up to City sewer (from septic). He stated that this building is intended for, primarily, start-up businesses needing office space, with an estimated 14-16 partitioned offices. Mr. Stockton said that this model mirrors others he has in the city, one of which is Lynch Legacy.

Following public comments, Commissioner Weikert indicated that he was concerned with the lighting being too bright or intrusive to the neighboring residences. He requested approval with the condition regarding the lighting.

Motion was made to approve the request for change for rezoning with the condition that overhead lighting would not create a nuisance to surrounding residents.

Motion made by Weikert, Seconded by Walker.
Voting Yea: Smith

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.

Adjourned by Commissioner Scott Smith at 6:19 p.m.

Minutes Approved:

Jared Fowler, Chair

Date

Rodney Wilkins, Co-Chair

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or 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 12, 2024, 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.