



PLANNING & ZONING MEETING 8.15.23 MINUTES

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

Tuesday, August 15, 2023 at 6:00 PM

CALL TO ORDER

6:00 by Jared Fowler

DETERMINATION OF QUORUM

Confirmed:

PRESENT

Jared Fowler
Rodney Wilkins
Scott Smith
Zac Walker

ABSENT

Billy Weikert
Sharon Bruton

Staff present: Toni Fisher, Planning & Development Director

APPROVAL OF MEETING MINUTES

1. Meeting Minutes: 7/18/23

Approved as presented.

Motion made by Wilkins, Seconded by Smith.

Voting Yea: Fowler, Walker

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. PUBLIC HEARING to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

Rob McClain, developer on behalf of History Maker Homes, introduced himself and prepared his presentation for the Commissioners.

Public hearing opened at 6:02 p.m.

No public comments.

Public hearing closed at 6:04 p.m.

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. Discussion & Action: to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

Changes to the Planned Development (zoning) were presented to Commissioners by Staff, as per the packet's brief.

Rob McClain, developer for History Maker Homes, provided a slideshow presentation to the Commission which reviewed the company profile for History Maker Homes and sample floor plans for Country Hollow, and he reviewed the requested changes to the PD and reasoning.

In response to Commissioners' questions, Mr. McClain stated that the homes are targeted for sale; intended to only be built by History Maker Homes; construction to begin at end of this calendar year to January 2024 with an anticipated build-out in 12-18 months; and sizes would range from 1,700 square feet (per PD) to potentially 2,800 square feet, although that was not definitive.

It was questioned by Commissioners as to whether the revision of the 20' setback was posing a problem, to which Mr. McClain stated no issues; construction of sidewalks along the streets was confirmed by Chris Hartke of TNP Engineering, and sidewalks around the retention areas' right-of-way was still being considered by the potential new owners of History Maker.

There was also mention of the [previous developer's commitment to] aeration in the ponds, if they hold water consistently, with no continued discussion. Fencing around the rear of the retention areas was also questioned by Commissioners, to which Mr. Hartke replied that there are existing privacy fencing along the rear, and that a "shelf" is typically designed around the retention so that one does not fall from the top directly into the pond; however, Mr. Hartke mentioned that it could be discussed further if it became an active community concern.

Commissioners were concerned with construction entrance to which Anthony Milbitz of TNP Engineering confirmed that the use of Bayhill Drive and I-20 Service Road will be utilized.

Motion made by Walker to approve the request for change in rezoning of PD, with conditions, as presented; Seconded by Wilkins.

Voting Yea: Smith

Voting Nay: Fowler

4. Discussion & Action: Final Plat for Lots 1-4, Block 1, Broadway Business Park Addition, being 8.046 acre tract in the McKinney & Williams Survey, Abstract No. 954, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Final Plat for subject property within City's extraterritorial jurisdiction was presented. James Stevens of Texas Surveying was available for questions. There was an inquiry by the Commission as to the location and activity on the area, but nothing pertinent to the plat.

Motion made by Smith, Seconded by Walker.

Voting Yea: Fowler, Wilkins

5. Discussion & Action: Replat of 4900 IH-20 Service Road South, Lot 3R, Block 1, Porter Addition, City of Willow Park, Parker County, Texas.

Replat abandoning a TXDOT right-of-way was presented.

Motion made by Smith, Seconded by Wilkins.

Voting Yea: Fowler, Walker

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.

6:29 p.m. by Chairman, Jared Fowler.

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: AUGUST 11, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.