



PLANNING & ZONING COMMISSION MEETING MINUTES

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

Tuesday, February 21, 2023 at 6:00 PM

CALL TO ORDER

Meeting was called to order at 6:00 by Jared Fowler, Chair.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

Jared Fowler
Sharon Bruton
Scott Smith

ABSENT

Rodney Wilkins
Billy Weikert
Zac Walker

Staff Present: Toni Fisher

APPROVAL OF P&Z MEETING MINUTES for December 6, 2022.

1. Meeting Minutes approved.

Motion made by Smith, Seconded by Bruton.
Voting Yea: Fowler, Bruton, Smith

PUBLIC HEARING

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.

PUBLIC HEARING to consider a request for Zoning Change from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.

Open Hearing

Close Hearing

Hearing Opened by Jared Fowler at: 6:03pm

No public comments.

Hearing Closed by Jared Fowler at: 6:05p

AGENDA ITEMS

2. CONSIDERATION & ACTION: Request for Zoning Change from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.

Fisher stated that the document in the packet did not contain the updated Landscape Plan, but this was provided for Commissioners now. Further, she stated that Staff had provided a few more minor linguistic changes, identifying I-20 Overlay and changing 'may' to 'shall', and asked that the Motion be made with the condition of Staff revisions.

Chuck Stark, Engineer for the project, was present.

Stark identified the Standard Service restaurant, other restaurant locations, and this project. He said he anticipated ground breaking in March.

Fowler asked about handicapped parking spaces to which Stark replied that the Landscaping Plan didn't show them, but the Site Plan did.

Smith asked about the site for the 2nd building, to which Stark replied that it will be a pad with the utilities run up to it [until later construction], but all parking was already accounted for both buildings.

Fowler questioned the dumpster enclosures facing I-20 at the front of the building; Stark replied that the entrance to the building actually faces west, placing the dumpsters on the side.

Smith asked Fisher as to whether the zoning change would still require adherence to the I-20 Overlay, to which she and Stark explained that the PD was now the zoning, but the PD referenced the I-20 Overlay for requirements.

Motion made by Bruton to approve the PD with the condition of Staff changes,
Seconded by Smith.

Voting Yea: Fowler, Bruton, Smith

3. CONSIDERATION & ACTION: Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, being 11.05 acres, James S. Oxer Survey, Abstract No. 1029, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Fisher stated that the document in the packet did not contain the updated Landscape Plan, but this was provided for Commissioners now. Further, she stated that Staff had provided a few more minor linguistic changes, identifying I-20 Overlay and changing 'may' to 'shall', and asked that the Motion be made with the condition of Staff revisions.

Chuck Stark, Engineer for project, was present.

Fowler questioned if the only access to the smaller lot was by the 92' along Bankhead. Stark replied that there was also a common access easement along the south line also that goes through Lot 2. He said that there was the ability to do a circular access with two access points on Bankhead, so that, in essence, it could be a four-way intersection.

Smith asked Fisher if the residents of Jenkins Road were notified of this item. She replied that they are not required to give notice for Preliminary Plat, but it is listed on the Agenda.

Motion to approve with Staff recommendations was made by Smith, Seconded by Bruton.

Voting Yea: Fowler, Bruton, Smith

4. CONSIDERATION & ACTION: Preliminary Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.

Derek Turner, City Engineer with Jacob & Martin, was present.

Turner reviewed the Preliminary Plat, and specified that the plans include extension of the [JD Towles] road all the way to the end of the property, to the river, and if there was every any plans to extend it in the future, it could be extended across a bridge. He reviewed the buffer zone and easements on the property.

Smith asked if this was the land swap with [Willow Park Baptist] church, to which Turner replied, yes.

Motion made by Smith, Seconded by Bruton.

Voting Yea: Fowler, Bruton, Smith

5. CONSIDERATION & ACTION: Final Plat for Country Hollow residential subdivision, 101 Lots, being 19.17 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.

Anthony Milbitz and Chris Harke, Engineers for Teague, Nall & Perkins, and Scott Moehlenbrock of Red River Development were present.

Harke and Milbitz presented the Final Plat with no substantial changes from the Preliminary Plat. They reviewed the minimum lot sizes to be 5,000 sq. ft. with 1,700-2,000 sq ft single-family dwellings and the project has two detention ponds.

Subdivision entrance signs were added based on feedback received, which are shown on the Plat, and the median sign will most likely to be lit.

Smith asked about the exterior skirting around the subdivision, to which was answered that there will be a fence along the southbound side and there might be a short retaining wall included .

Smith: Detention ponds moving water? Currently dry, but will have water for rainwater.

Motion made by Bruton, Seconded by Smith.

Voting Yea: Fowler, Bruton, 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.

Meeting adjourned by Jared Fowler, Chair, at 6:24p

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at 120 El Chico Trail, Ste 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: February 17, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

MINUTES APPROVED:

Jared Fowler, Chair

Date

Rodney Wilkins, Vice-Chair