



PLANNING & ZONING COMMISSION MEETING MINUTES

Municipal Complex, 516 Ranch House Rd, Willow Park, TX 76087

Tuesday, December 06, 2022 at 6:00 PM

CALL TO ORDER

Jared Fowler, Chairperson, called the meeting to order at 6:03 p.m.

DETERMINATION OF QUORUM

Quorum was confirmed.

APPROVAL OF MEETING MINUTES

1. Planning & Zoning Meeting Minutes: October 18, 2022.

Minutes were approved.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Wilkins, Weikert, Walker

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. **Consideration & Action: Preliminary 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.**

In attendance were Scott Moehlenbrock, Red River Developers, and Chris Harke, TNP who spoke to this project.

Mr. Harke stated that the subdivision is comprised of minimum 50' x 100' residential lots, and provided a slide presentation where he explained the layout of the plat, typography, drainage, and sewer, and design of concrete streets and sidewalks for the subject site.

There was discussion as to drainage of the proposed subdivision. Mr. Harke elaborated on the drainage plan extensively and stated that the site will be re-graded to promote drainage to the two discharge detention ponds shown on the Preliminary Plat.

There were also questions from Commissioners regarding fencing to which Mr. Harke responded that there would be joint property fencing in the rear of the lots that abut existing properties and it was understood that for those which needed repair, property owners would decide on replacement. Perimeter fencing around the subdivision was a question, but it would only be required if part of the Planned Development Standards.

Commissioner Wilkins asked when the project was proposed to be started to which Mr. Moehlenbrock replied that the Final Plat would reach P&Z in Jan/Feb, then to Council, and proposed a timeline of 90-180 days once the project is fully designed, with mass grading once realistic plans are designed. It was clarified that the construction entrance will be to/from Highway I-20 as a restriction for contractors.

Commissioner Wilkins asked if the neighborhood will be gated or if a "welcome" sign on Whitetail Drive was possible due to the passing into the new neighborhood from Hunters Glen, or if the neighborhoods were planned to be combined. Mr. Harke replied that Country Hollow would not be gated and that the extension of Whitetail Drive made sense, but the two neighborhoods would not be combined. Mr. Harke and Mr. Moehlenbrock said they were open to adding a sign at the entrance of the neighborhood at Whitetail Drive at P&Z's request.

Motion was made to approve the Preliminary Plat.

Motion made by Weikert, Seconded by Walker.
Voting Yea: Fowler, Wilkins, Weikert, Walker

3. Consideration & Action: Preliminary Plat for Lot 1, Block 1, Parker County Brewing Company, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas.

Item was withdrawn by Applicant. No action necessary.

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 was adjourned by Jared Fowler, Chair, at 6:40 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 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, 516 Ranch House Road, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 30, 2022, 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

APPROVAL OF MINUTES:

JARED FOWLER, CHAIR

DATE

WILLOW PARK BOARD OF ADJUSTMENT