



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

Call to Order

The Meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Billy Weikert, Rodney Wilkins, Scott Smith

Absent:

Commissioner Sharon Bruton

Also, Present:
Betty Chew

Approval of Meeting Minutes for January 19, 2021.

Commissioner Weikert made a motion to approve the minutes of the January 19, 2021 Planning and Zoning Commission Meeting.

Seconded by Commissioner Smith.

Motion passed with a vote of 4-0.

Items to be considered and acted upon

- I. Consider and Act on a Final Plat of Block E, F, G; Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of IH-20 Service Road North.**

Betty Chew addressed the Commission stating this is a final plat of a 19.80 acre commercial subdivision. The preliminary plat was approved June 11, 2019. The subdivision consists of 3 acreage lots. Access to the subdivision is from IH-20 Service Road and Mary Lou Drive. J.D. Towles Drive will be extended west and connect with the IH-20 Service Road. TXDOT has reviewed and issued permits for J.D. Towles Drive and Jimma Drive to tie into the IH-20 Service Road. The subdivision will be served by the City's water and sewer system.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

The stormwater drainage plan has been approved by the City Engineer.

Staff recommends approval of the Final Plat as presented.

Chuck Stark, the developers engineer was present to answer questions.

Motion made by Commissioner Smith to recommend approval of the Final Plat of Block E, F, G; Crown Pointe Addition Phase IV, as presented.

Seconded by Commissioner Wilkins.

Aye Votes: Chairman Fowler, Commissioners Smith, Weikert and Wilkins..

Motion passed with a vote of 4-0.

II. Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County Texas, located on Meadow Place Drive.

Betty Chew addressed the Commission stating this is a Final Plat of a Replat of The Reserves at Trinity Addition. This is a 140.302 acre residential subdivision located on Meadow Place Drive.

The Replat is presented to:

1. Adjust the flood plain and floodway to reflect the FEMA approved LOMR (Letter of Map Revision). This is based on the actual flood study of the property.
2. Adjust Bridge Street to its "As Built" location where it crosses the Clear Fork of the Trinity.
3. Adjust the lot line 5 feet north between Lot 1R, Block 8 and Lot 1R, Block 10 (Community Center Lot).
4. Combine Lot 1 and 2, Block 6 into a single buildable lot.

The Final Plat of a replat The Reserves at Trinity Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of a Replat The Reserves at Trinity as presented.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

III. PUBLIC HEARING to consider a request to amend the City of Willow Park, Zoning Ordinance Sec. 14.06.014(a) to permit Auto Body Repair – Fully Enclosed Shop Area as a permitted use in the “C” Commercial District Special Use Permit (SUP) required in accordance with Article 14.013.

Betty Chew addressed the Commission stating this is a request to amend the Zoning Ordinance Article 14.06.014(a) to classify “Auto Body Repair Within a Fully Enclosed Shop Area” as a permitted use with a Special Use Permit (SUP) required in the “C” Commercial District.

Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing

THOSE IN FAVOR OF REQUEST:

Chuck Stark, Barron Start Engineers addressed the Commission in support of the ordinance amendment.

Rex Ramsey, Basic Developers LLC, addressed the commission stating he desires to develop property in the City along the south side of IH-20 with this type use.

THOSE OPPOSED TO REQUEST:

None

There being no one else present wishing to address the Commission regarding this agenda item Chairman Fowler closed the public hearing.

Commissioner Weikert made a motion to recommend to City Council amending the Zoning Ordinance to classify “Auto Body Repair Within a Fully Enclosed Shop Area” as a permitted use Special Use Permit (SUP) required in the “C” Commercial District.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

IV. Consider and Act on a Preliminary Plat of Lot 1, 2; Block 1, Worth Cre Addition, being a 16.334 acre tract of land E. Ozer Survey, Abstract No. 1031 and J.H. Phelps Survey, Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

Betty Chew addressed the Commission stating that a preliminary and a final plat for a 2 lot commercial subdivision located in the City's Extraterritorial Jurisdiction is being presented.

Lot 1 (2.398 acres) undeveloped land.

Lot 2 (13.936 acres) partially developed with industrial office space.

The subdivision is accessed from Bankhead Hwy. there is an existing 50 foot north/south access easement. The Subdivision will be served from private wells and private sewage disposal systems. The owner may request a developers agreement for water service.

The preliminary and final plats meet the requirements of the Subdivision Ordinance and Staff recommends approval.

Motion made by Commissioner Smith to recommend approval of the Preliminary Plat of Worth Cre Addition as presented.

Seconded by Commissioner Wilkins

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion Passed with a vote of 4-0.

V. Consider and Act on a Final Plat of Lot 1, Block 1, Worth Cre Addition, being a 2.398 acre tract of land E. Oser Survey, Abstract No. 1031 and J. H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of Lot 1, Block 1, Worth Cre Addition as presented.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion Passed with a vote of 4-0.

VI. Consider and Act on a Preliminary Plat Lots 1 through 3, Block 1, Porter Addition, being 11.921 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

Betty Chew addressed the Commission stating this is a preliminary plat for an 11.921 acre 3 lot commercial subdivision. This plat proposes the abandonment of Stagecoach Trail as it crosses the subdivision. There is a proposed extension of Bankhead Hwy to the IH-20 Service Road. This would replace Stagecoach Trail and connect Bankhead Hwy to the IH-20 Service Road. The subdivision will be served by City water with the extension of an 8 inch water main in Bankhead Hwy. Fire hydrants will be installed along the water main. Private sewage disposal systems will be installed on each lot. Stormwater flows north to south across the subdivision. Development of each lot will require a stormwater drainage study and drainage improvement plans.

Staff recommends approval of the preliminary plat subject to the following:

1. Recommendation to vacate and abandon Stagecoach Trail right of way as it crosses the subdivision. Right of way to be incorporated into Lot 3, Porter Addition.
2. Recommendation to accept proposed Bankhead Hwy. right of way and said right of way improvements constructed upon acceptance.
3. Recommend approval of the Preliminary Plat of Lots 1 through 3, Block 1, Porter Addition subject to the following conditions:
 - a. Cross Access and fire lane easements to be provided across each lot (25' minimum).
 - b. Entrance locations will be approved with site development plans for IH-20 Service Road and Bankhead Hwy.

Motion made by Commissioner Wilkins to recommend approval of the Preliminary Plat of Porter Addition with the recommended changes.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

VII. Consider and Act on a Final Plat, Lot 1, Block 1, Porter Addition, being 4.00 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

Betty Chew addressed the Commission stating this is a final plat for Lot 1 of this 3 lot subdivision. This lot is being purchased by Trinity Bible Church, which owns the property to the east.

Staff recommends approval of the Final Plat of Lot 1, Block 1, Porter Addition with the addition of a cross access and fire lane easement.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 16, 2021 6:00 PM
Minutes

Motion made by Commissioner Wilkins to recommend approval of the Final Plat of Lot 1, Block 1, Porter Addition with the addition of a cross access and fire lane easement.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:50 pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission