



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd Willow Park, TX 76087  
Tuesday, June 15, 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: Rodney Wilkins, Sharon Bruton

**Absent:**

Commissioner: Scott Smith and Billy Weikert

Also, Present:

Betty Chew

**Approval of Meeting Minutes for May 18, 2021.**

Commissioner Wilkins made a motion to approve the minutes of the May 18, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Bruton.

Motion passed with a vote of 3-0.

**Items to be considered and acted upon:**

- 1. Consider and act on a Final Plat of a Replat Block E, Crown Pointe Addition Phase IV, being 6.85 acres, City of Willow Park, Parker County, Texas, located on IH-20 Service Road North at Jimma Drive and Mary Lou Drive.**

Betty Chew addressed the Commission stating this is a replat of this 6.85 acre block, which is being subdivided into five lots. The property is zoned Commercial/IH-20 Overlay District. Access to the subdivision will be off the IH-20 Service Road to Mary Lou Drive, Jimma Drive and J.D. Towles Road. A twenty-four foot access, fire lane and utility easement are being dedicated to service the lots. The subdivision is served by the City of Willow Park utility system.



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Staff has reviewed the Final Plat of Block E, Crown Pointe Addition, Phase IV and recommends approval as presented.

Chuck Stark, Barron Stark Engineers addressed the Commission stating this block was initially platted as a single lot with the plan of resubdividing when development plans were finalized.

Commissioner Wilkins made a motion to recommend to City Council approval of the Final Plat of a Replat Block E, Crown Pointe Addition, Phase IV, being 6.84 acres, City of Willow Park, Parker County, Texas as presented.

Seconded by Commissioner Bruton.

AYE VOTES: Chairman Fowler, Commissioners Bruton and Wilkins.

Motion Passed with a vote of 3-0.

**2. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance to remove as a permitted use "Public Storage and Climate-Controlled Storage".**

Betty Chew addressed the Commission stating the Commission had requested this item to be placed on the agenda to consider comments regarding storage facilities. A significant number of storage facilities are being built in the City. There is concern regarding over building of these facilities.

Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing:

THOSE IN FAVOR OF ZONING ORDINANCE AMENDMENT:

None.

THOSE OPPOSED TO ZONING ORIDINANCE AMENDMENT:

None.

Chairman Fowler closed the public hearing.



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Commissioner Wilkins made a motion to recommend to City Council that the Zoning Ordinance be amended to remove “Public Storage and Climate Controlled Public Storage” as permitted uses in all zoning districts.

Seconded by Commissioner Bruton.

AYE VOTES: Chairman Fowler, Commissioners Bruton and Wilkins.

Motion passed with a vote of 3-0.

**3. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance to provide definitions for Commercial Amusement – Indoor and Commercial Amusement – Outdoor and to list Commercial Amusement – Indoor and Commercial Amusement – Outdoor as permitted uses in the “C” Commercial District and “LI” Light Industrial District.**

Betty Chew addressed the Commission stating the Zoning Ordinance currently does not classify “Commercial Amusement – Indoor or Commercial Amusement – Outdoor” in any zoning district. As the City grows and develops the city needs to provide areas for these recreational activities. It is also recommended definitions for these uses be added to the Zoning Ordinance.

Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing.

THOSE IN FAVOR OF ZONING ORDINANCE AMENDMENTS:

None.

THOSE OPPOSED TO ZONING ORDINANCE AMENDMENTS:

None.

Chairman Fowler closed the Public Hearing.

Commissioner Bruton made motion to recommend to City Council that the Zoning Ordinance be amended to Classify Commercial Amusement – Indoor and Commercial Amusement – Outdoor as permitted uses in the C-Commercial District and the LI – Light Industrial District. It was further recommended that definitions for these uses be included in the ordinance.



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Seconded by Commissioner Wilkins.

AYE VOTES: Chairman Fowler, Commissioners Bruton and Wilkins.

Motion passed with a vote of 3 – 0.

Chairman Fowler adjourned the meeting at 6:55 p.m.

APPROVED:

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Jared Fowler, Chairman Planning and Zoning Commission