



PLANNING & ZONING COMMISSION MEETING MINUTES

Willow Park Public Safety Building, 101 Stagecoach Trail, Willow Park, TX 76087

Tuesday, October 18, 2022 at 6:00 PM

CALL TO ORDER

Meeting was called to order by Jared Fowler at 6:01 p.m.

DETERMINATION OF QUORUM

Quorum was confirmed by Jared Fowler.

PRESENT

Jared Fowler
Rodney Wilkins
Billy Weikert
Scott Smith

ABSENT

Sharon Bruton
Zac Walker

Staff Present: Toni Fisher, Planning & Development Director; Betty Chew, City Planner

APPROVAL OF MEETING MINUTES

1. Approval of Planning & Zoning Meeting Minutes: June 21, 2022.

P&Z Meeting Minutes for June 21, 2022 were approved.

Motion made by Smith, Seconded by Wilkins.

Voting Yea: Fowler, Weikert

APPROVAL OF MEETING MINUTES

2. Approval of Capital Improvement Committee Meeting Minutes: August 16, 2022.

Meeting Minutes for Capital Improvement Meeting were approved.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Smith

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.

PUBLIC HEARING to Consider Special Use Permit regarding request to add Boat Dealership/Sales as an allowable use for Lot 3, Block 1; Porter Addition, currently zoned as Commercial/I-20 Overlay District in the City of Willow Park, Parker County, Texas.

Public Hearing was opened at 5:04 p.m. and closed at 5:05 p.m. by Jared Fowler, with no public comments.

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. **Consideration & Action: Special Use Permit regarding request to add Boat Dealership/Sales/Service as an allowable use for Lot 3, Block 1 in the Porter Addition, currently zoned as Commercial/I-20 Overlay District in the City of Willow Park, Parker County, Texas.**

Toni Fisher, Planning & Development Director, informed the Commission that the signage shown in the packet was for reference of materials only; and, the fencing placement is not yet determined, although assumed to be to the rear of the maintenance building, and not shown. She indicated that the sign placement and fencing placement and materials will be reviewed and approved by City Staff upon review of the site development and construction plans. Further, she informed the Commission that an approval of the Special Use Permit would also allow the transposing of the heights of the primary building (showroom & maintenance shop) to be one-story at a maximum of 25', and the second structure (boat display tower) not to exceed 50', as required by Ordinance.

Applicant's engineer from Barron-Stark and representative from Tommy's Boats were present, and stated that the fencing would be at the rear of the building, and the boat display tower would be located at the service road corner of lot, as was shown on the site plan. They also stated that the ground on which the tower sign would be placed would be graded out to be level with the building site.

The Special Use Permit was approved by unanimous vote adding Boat Dealership/Service usage with transposing building heights to subject property.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Smith

4. Consideration & Action: Preliminary Plat for Lots 1-5 of 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Toni Fisher, Planning & Development Director, presented Commission with the subject Preliminary Plat in the ETJ, planned by Applicant for subdivision, not development.

Commissioner comments were of concern for the access easement between Lots 1 and 2 to Lot 5 as it is heavily wooded. Betty Chew, City Planner, confirmed that, although clearing of some trees would be likely, the easement met the necessity of the 50' accessibility easement.

It was noted that no structures, driveway, well, or sewer were shown for Lot 2 but were clearly existing per Google aerial view, and that Lot 1 also didn't show the septic.

The Preliminary Plat was approved by unanimous vote with conditions of: 1) Lot 2 shows all structures and driveway, and has a well and septic, also to be shown; and 2) Lot 1 has and shows its septic system.

Motion made by Smith, Seconded by Weikert.

Voting Yea: Fowler, Wilkins

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 at 6:48 p.m.

Approval of Minutes:

Jared Fowler, Planning & Zoning Chairman

Date