



PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, March 17, 2026 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS (Limited to five minutes per person)

To address the Commission, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Commission Chair may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the Planning & Zoning Commissioners and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.

PUBLIC HEARINGS

1. **Public Hearing:** to consider a request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: “C” Commercial District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

OPENED HEARING:

CLOSED HEARING:

2. **Public Hearing:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL

MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.

OPENED HEARING:

CLOSED HEARING:

AGENDA ITEMS:

3. **Approval of Planning & Zoning Meeting Minutes:** February 17th, 2026
4. **Discussion & Action:** to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "C" Commercial District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.
5. **Discussion & Action:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.
6. **Discussion & Action:** to consider approval of Preliminary Plat for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:

RECONVENE INTO OPEN SESSION

In accordance with the Texas Government Code, Chapter 551, the Commission will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

ADJOURN

As authorized by Texas Government Code, § 551.127, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 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, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: MARCH 11TH, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher
Assistant City Manager – Development

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at dmcullen@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at www.willowparktx.gov