



## PLANNING & ZONING MEETING - FEBRUARY 20, 2024 MINUTES

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

Tuesday, February 20, 2024 at 6:00 PM

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### CALL TO ORDER

Meeting called to order at: 6:00 p.m.

by Commissioner Chair Fowler.

### DETERMINATION OF QUORUM

#### PRESENT

Jared Fowler  
Billy Weikert  
Scott Smith

#### ABSENT

Rodney Wilkins  
Sharon Bruton  
Zac Walker

Staff present: Toni Fisher, Planning & Development Director

### APPROVAL OF MEETING MINUTES

1. Meeting Minutes of January 16, 2024.

Minutes approved.

Motion made by Weikert, Seconded by Smith.  
Voting Yea: Fowler

### PUBLIC HEARING

2. **PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

**Public Hearing Opened at: 6:04 p.m.**

Public Comments from:

David Lorenzo - 133 Sam Bass, Willow Park 76087

Cindy Voorhees - 116 Sam Bass, Willow Park 76087

Stacy Lynch - 5177 E. I-20 E, Willow ParkTX 76087

Chad Dodson - 1236 Sam Bass, Willow Park 76087

Justin Holcolm - 108 Sam Bass, Willow Park 76087

**Public Hearing Closed at: 6:17 p.m.**

- 3. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.**

**Public Hearing Open at 6:18 p.m.**

Barbara Sides - 1212 Terry Dr., Willow Park 76008

**Public Hearing Closed at 6:22 p.m.**

- 4. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.**

**Public Hearing Open at 6:23 p.m.**

**Public Hearing Closed at 6:24 p.m.**

**ITEMS TO BE CONSIDERED AND ACTED UPON:**

- 5. Discussion & Action: To consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

Staff stated that Pastor Heil was presented with requests from Mr. Laurenzo, who also presented a document to Commissioners this evening. Stacy Lynch, purchaser of the property, responded to questions from the Commission regarding the building's uses.

Based on these requests, Staff recommended to change the Planned Development District's "Section 1.04(B) Required Parking" to state "large industrial or commercial vehicles, including vans and trucks." and "1.09 Signage requirements" to add "no digital signs." to which Commissioners discussed and agreed. Commissioner Weikert stated that, from a legal standpoint, he did not feel comfortable commenting or considering Mr. Laurenzo's request to disallow businesses servicing "classes of clients".

Following discussion by the Commission, the motion was made for a conditional approval with 1) a change in the Planned Development District verbiage in Section 1.04 to remove "large", and include commercial & industrial; and, 2) to add in Section 1.09, (2) no digital screen signs.

Motion made by Smith, Seconded by Weikert.  
Voting Nay: Fowler

**6. Consideration & Action: Preliminary Plat for Lots 1-6, Lot 1, Haney Complex, being 31.247 acres, Eliza Ozer Survey, Abstract No. 1031, in the City of Willow Park, Parker County, Texas.**

Plat approved, as presented.

Motion made by Weikert, Seconded by Smith.  
Voting Yea: Fowler

**7. Consideration & Action: Final Plat for Lots 1-6, Lot 1, Haney Complex, being 31.247 acres, Eliza Ozer Survey, Abstract No. 1031, in the City of Willow Park, Parker County, Texas.**

Plat approved, as presented.

Motion made by Smith, Seconded by Weikert.  
Voting Yea: Fowler

**8. Consideration & Action: to consider a Request for Zoning Change from "Class II: Residential 'R-1' Single-Family District" to "Class IV - Industrial: Commercial - 'LI' Light Industrial District" for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.**

Application approved, as presented.

Motion made by Smith, Seconded by Weikert.  
Voting Yea: Fowler

- 9. Consideration & Action: to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.**

As per the Staff recommendation to add parking, Dustin Haney, property owner, confirmed to the Commission that Lot 2 will remain as parking, and Fortified Metals will also provide additional after hours parking. Scott Crawford, Mr. Haney's engineer, Baird, Hampton & Brown, discussed the reasoning and formula used for calculating the parking spaces, and confirmed that there will also be fencing, as required, placed between the commercial complex and residential sites.

The motion was made to approve the SUP with the condition of Lot 2 to be a designated parking lot of at least 50 spaces.

Motion made by Weikert, Seconded by Smith.  
Voting Nay: Fowler

## **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.*

Adjourned at 7:01 p.m. by Commission Chair Fowler.

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](mailto:tfisher@willowpark.org) 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 said Notice was posted on the following date and time: February 16, 2024 on/before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

## **MINUTES APPROVED:**

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Jared Fowler, Commission Chair

Date

Rodney Wilkins, Commission Co-Chair