



PLANNING & ZONING COMMISSION MEETING APRIL 21ST 2026 AT 6PM MINUTES

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

Tuesday, April 21, 2026 at 6:00 PM

CALL TO ORDER

Meeting called to order by Rodney Wilkins at 6:04PM

DETERMINATION OF QUORUM

Quorum confirmed by Chelsea Kirkland

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: "LR" Local Retail District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision 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.

OPEN HEARING:

CLOSE HEARING:

Rodney read the item for public hearing, and Chelsea read the brief:

Property owner was not there but daughter, Megan Christian, was there for any questions. No questions or public hearing comments.

OPEN HEARING AT 6:07PM

CLOSED HEARING AT 6:07PM

- 2. Public Hearing:** to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot 2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.

OPEN HEARING:

CLOSE HEARING:

Rodney read the item for public hearing, and Chelsea read the brief.

No public comments.

OPENED PUBLIC HEARING 6:09PM

CLOSED PUBLIC HEARING 6:09PM

- 3. Public Hearing:** to consider a request for a change in zoning from a "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: 'C' Commercial District. for the Bar-Ko Land Company LLC, the owner of all that certain 7.290 Acre tract of land being situated in the James Oxer Survey, Abstract Number 1029, Parker County, Texas.

OPEN HEARING:

CLOSE HEARING:

Rodney Wilkins read the prompt and Chelsea presented brief.

No public hearing comments.

OPENED PUBLIC HEARING 6:19PM

CLOSED PUBLIC HEARING 6:19PM

- 4. Public Hearing:** to consider approval of a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/CL’ Planned Development District” for the Residential Development also known as Clearion, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

OPEN HEARING:

CLOSE HEARING:

Rodney Opened the public hearing at 6:11PM

There is a scrivener's error to reference Clearion, instead stated the Beall Dean.

Michael Murray Royal View - Had some questions for why the subdivision acres were different. Chelsea and Toni clarified the previous was not in city limits and part was. The other change was the Crown road was not included. Talked about .9 acres and no product is above half an acre and we are rubber stamping a zoning to drop an overlay on top of it. Spoke to emergency entrance and exit, says there are 3 others and why do we need the other. People walking on the path up to the neighboring subdivision.

Marty Brooks Verde Rd - spoke to drainage concerns. He says his drain field goes right to this property.

Closed at 6:18PM

OPENED PUBLIC HEARING 6:11PM

CLOSED PUBLIC HEARING 6:18PM

AGENDA ITEMS:

- 5. Approval of Planning & Zoning Meeting Minutes:** March 17th 2026

Motion to approve the meeting minutes by Michael and Zac seconded, motion carried.

- 6. Discussion & Action:** to consider a request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: “LR” Local Retail District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision 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.

Chelsea presented the plans with surrounding areas of existing businesses and homes in the county on FM5. Proposed to be local retail to allow for an optometrist's office.

Ever Gomez mentioned this was straight forward, as it was the second presentation to planning and zoning commission. Michael Chandler had more questions for Mr. Eades daughter, Megan, and she came to the podium to speak to them. Michael asked if the optometrist doesn't go through then what is the back up?

She stated that would be when a new use outside of LR would have to go through the proper zoning and anything not allowed in LR would not go there. Michael spoke to the safety of the intersection and there was agreement from the podium and she stated that golf cart sales only fell through because the zoning could not happen with Council.

Motion to approve from Ever Gomez and second by Zac Walker, motion carried.

7. **Discussion & Action:** to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot 2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.

Discussion was had with Brian with TCA about the sign.

The sign updates and allows the school to be noticed from the interstate. Everything is computer driven and they have control over it in the school. Not to exceed 23 footcandles.

Michael Chandler asked about the sign having a timed dimmer? Brian stated yes that it will via season and works off location and time. Toni asked how often he plans for it to change?

Brian said he would have that fall under our regulations to which Toni stated we do not have any but mentioned she did not want it to change frequently but realized with it being a school and next to First Bank that we would have to be fair. He would like for it to roll every 30 seconds.

Motion to approve by Zac Walker and second by Ever Gomez, motion carried.

8. **Discussion & Action:** to consider a request for a change in zoning from a "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: 'C' Commercial District. for the Bar-Ko Land Company LLC, the owner of all that certain 7.290 Acre tract of land being situated in the James Oxer Survey, Abstract Number 1029, Parker County, Texas.

Chelsea presented to allow for Tractor Supply and future commercial frontage. Grant spoke to the item and future plans.

Zac asked about turn into the Tractor Supply and Grant spoke to the shared access and full emergency access.

Motion to approve by Michael Chandler and second by Zac Walker, motion carried.

- 9. Discussion & Action:** to consider approval of a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/CL’ Planned Development District” for the Residential Development also known as Clearion, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

Bryan Holland gave an informative presentation about the Clearion Development and answered many questions and connected with the citizens who made public hearing comments.

Conversation had for emergency access and public walking access. It was an option to gate and be able to walk to the District down to Kingsgate and keep sharable walking space. Amenities will be common park restroom and parking with walking trails. Trees that line the existing lots were talked about preserving and the developer plans to keep all that they can.

Motion to approve PD as presented, made by Ever Gomez and Michael Chandler
Seconded. Motion carried.

- 10. Discussion & Action:** to consider approval of Preliminary Plat for Clearion Development.

Chelsea presented the preliminary plat and mentioned that they follow their PD zoning throughout and mentioned comments that city staff has that would be conditional of it's approval. Changes and comments are minimal. Toni requested that the preliminary plat to be approved conditionally.

Motion to approve the preliminary plat with city staff conditions make by Zac Walker, and seconded by Ever Gomez

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.

7:22 PM ADJOURNED

tfisher@willowpark.org Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 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: April 15th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

[Signature]
/s/ Chelsea Kirkland
~~Toni Fisher~~
~~Assistant City Manager - Development~~
City Planner

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 web site at <http://www.willowparktx.gov/>

THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

[Signature]

P&Z COMMISSION CHAIR/CO-CHAIR

6/16/26
Date