



PLANNING & ZONING MEETING - APRIL 16, 2024 AGENDA

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

Tuesday, April 16, 2024 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES

1. Meeting Minutes of February 20, 2024.

PUBLIC HEARING:

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

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. **DISCUSSION & ACTION:** to consider a request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to Commercial “Class III – Business: ‘C’ Commercial District” for 129 South Ranch House Road: 5.686-acre tract of Lot 1, Block 1 of the Willow Park Baptist Church Addition; 0.737-acre tract of Lot PT 1-B, Tract A and 1.463-acre tract Lot PT Tract B, Block 1 of the Eastern Parker County Industrial Park, City of Willow Park, Parker County, Texas.

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.

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.

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/by the following date and time: April 12, 2024 @ 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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 cdozier@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 www.willowpark.org



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

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 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:

Jared Fowler, Commission Chair

Date

Rodney Wilkins, Commission Co-Chair



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 16, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: to consider a request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to Commercial “Class III – Business: ‘C’ Commercial District” for 129 South Ranch House Road: 5.686-acre tract of Lot 1, Block 1 of the Willow Park Baptist Church Addition; 0.737-acre tract of Lot PT 1-B, Tract A and 1.463-acre tract Lot PT Tract B, Block 1 of the Eastern Parker County Industrial Park, City of Willow Park, Parker County, Texas.

BACKGROUND:

The subject property is the previous home of Willow Park Baptist Church, 129 S. Ranch House Rd. The Journey Church will be leasing the property to operate as such, and The Premier Academy of Fine Arts of North Texas intends to sublease areas within the campus to operate as a private high school. Although a church can occupy any zoning district, a private school usage requires Commercial zoning, hence the request for change in zoning from “R-1” Residential to “C” Commercial.

Please note, the Application on file states the requested zoning district to be “Local Retail”, which allows “Day care nursery or schools” per zoning ordinance Sec. 14.06.013(7), but the “Commercial” designation per zoning ordinance Sec. 14.06.014(9) specifically allows “Business colleges and private schools operated as a commercial enterprise”; therefore, since Commercial zoning is more applicable, the Applicant approved Staff to amend the request accordingly.

Per the Applicant, enrollment for Year 1 is expected to be about 100 students with approximately 20 members of faculty/staff, the typical number of people on campus each weekday. Operating days are Monday through Friday, with most weeks being Tuesday through Friday, from 8:45 a.m. to 4:00 p.m., beginning September 9, 2024 through May 15, 2025. All traffic will be commuter (no bus service); a traffic study has not been done by the school.

The Commission will conduct a public hearing to consider comments regarding this zoning change.

STAFF RECOMMENDATION:

Based on the response by the Applicant, Staff does not require a traffic impact analysis and recommends approval of the zoning change, as presented.

EXHIBITS:

- Zoning Change Application & Attachments
- Aerial Photo of Subject Property (*GoogleMaps – circa 2022*)

RECOMMENDED MOTION:

Motion to approve the request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘C’ Commercial District” for all parcels at 129 South Ranch House Road, City of Willow Park, as presented.



CITY OF WILLOW PARK
PLANNING & DEVELOPMENT DEPARTMENT
ZONING CHANGE APPLICATION

Item 3.

Name of Applicant: The Premier Academy of Fine Arts of North Texas

Mailing Address: 2631 J E Woody Rd. Springtown, Texas 76082
Street City State Zip

Business Phone: 817-374-0205 Cell: _____

Email Address: information@premieracademyntx.com

Name of Property Owner: Willow Park Baptist Church

Mailing Address: 777 Crown Pointe Blvd. Willow Park, Texas 76087
Street City State Zip

Business Phone: 817-441-1596 Cell: _____

Email Address: info@willowparkbaptist.org

Address of property requesting to be re-zoned: 129 S. Ranch House Road

Legal Description: Lot: 1 Block: 1 Addition: Willow Park Baptist Church (5.686 acres)

Legal Description (2): Lot: PTTTB Block: 1 Addition: Eastern Parker County RTN (1.463 Acres) Subdivision: Easter Parker County Track A
Legal Description (3): Lot: TT1-B (.737 acres)

Current Zoning District: RI

Requested Zoning District: Local Retail

Reason for zoning request: The Premier Academy of Fine Arts of North Texas is a private, Christian high school.

Does the Request conform to the proposed Future Land Use Map in the City's Comprehensive Plan? Y/N

APPLICATION FEE: **\$250** and/or as per "Development Fee Schedule"

Any additional reasonable fees and/or costs which are required by the City of Willow Park for a proper review of this request are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building/property inspections and/or testing(s).

3/19/2024
SIGNATURE OF APPLICANT DATE

3/19/24
SIGNATURE OF PROPERTY OWNER* DATE

* If the Property Owner is represented by an alternate, a notarized letter of authorization must be submitted with Application.



CORRECTIONS LIST

Project Type: Rezoning Application | **Project Title:** Rezoning Application

ID # 24-000110 | **Started:** 03/20/2024 at 2:00 PM

<p>Address</p> <p>129 S RANCH HOUSE RD, Willow Park, TX USA 76008</p>	<p>Legal</p> <p>EASTERN PARKER COUNTY Lot PT 1-B</p>	<p>Property Info</p> <p>Property ID: 11990.00A.01B.00</p>
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<p>Description</p> <p>Lot 1 Blk 1 Willow Park Baptist Church</p>

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 1 Corrected: 0

Need current Plat

By: Toni Fisher
04/01/2024 at 1:56 PM

REQUIRED

Normal

The properties referenced may not be all parcels in their entirety. The tax records from Parker County Appraisal District show three (3) parcels (as are reflected on the Rezoning Application); however, the most current Plat ("Willow Park Baptist Church Addition", dated May 1995) shows only 2 parcels: Lot 1B, located to the west of the property and bordering Ranch House Road, and Lot 1, Block 1, which is the remainder of the parcel. The only area shown is "8.864 acres" which, if all three parcels submitted are all of the church properties, only total 7.886 acres (no area measurement is shown for Lot 1B, assuming that all of Block 1 is 8.864 acres, not just Lot 1[A]).

The last recorded plat, referenced above, shows Lot 1B where the "existing auditorium" is located (per architect's site plan submitted with this rezoning application); and, Lot 1 Block 1 as the lot where the "existing building" and additions were to be built, but no property lines are shown between the "Existing Auditorium" and "Existing Building", leading to the assumption that these lots were replatted into one lot.

To confirm any theory, we need the current [re]plat to confirm that we have all of the church's properties, which may not have been filed or is no longer available on PCAD: "Eastern Parker Co. Industrial Park, Lots 1A & 1B" is not found. The architect may have access to this within his plans for the addition (date illegible on plans).

Please call Toni Fisher, Planning & Development Director, for questions: 817-441-7108 x100.

Review Category A	Required: 1 Corrected: 0
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Clarification

By: Michelle Guelker
03/28/2024 at 7:41 AM

REQUIRED**High**

How large of a high school? How many students, teachers, administration, and/or parents will be on site during a typical day? Will the school day be a regular 7:30 to 4:30 school day, Monday through Friday, and a normal school year, September through May?

Concern that the additional traffic load will cause problems with Ranch House Road and Bankhead Highway. Has a traffic study been done to see what the impact of the high school at this location will have?

The request is also asking for commercials. What type of commercial is planned and how will that contribute to traffic on both roads?



129 S Ranch House Rd



City of Willow Park

Notice of Public Hearing

The City of Willow Park Planning & Zoning Commission will hold a public hearing on the matters listed below:

Discussion & Action: to consider a request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to Commercial “Class III – Business: ‘C’ Commercial District” for 129 South Ranch House Road: 5.686-acre tract of Lot 1, Block 1 of the Willow Park Baptist Church Addition; 0.737-acre tract of Lot PT 1-B, Tract A and 1.463-acre tract Lot PT Tract B, Block 1 of the Eastern Parker County Industrial Park Addition, City of Willow Park, Parker County, Texas.

Planning & Zoning Commission Meeting: Tuesday, April 16, 2024

Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 or tfisher@willowpark.org with any questions.

The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before April 5, 2024 by 5:00 p.m.

P&Z Meeting – 04.16.24

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

Notice of Public Hearing mailed to:

Dr. Susan Bohn, Superintendent
Aledo Independent School District
1008 Bailey Ranch Rd
Aledo TX 76008

Aden 39 LLC
202 Bluff Creek Ct
Weatherford TX 76087-1525

Morrison Group, Inc.
1620 Wabash Ave
Fort Worth TX 76107-6598

Moncrief Properties LLC
420 Throckmorton St #500
Fort Worth TX 76102

Hehar Gurdev & Singh Ragbir & Khushpal &
Aledo Center LLC
9331 Vista Circle
Irving TX 75063

P & P Management LLC
PO Box 998
Fort Worth TX 76101

Silverleaf Holdings LLC
561 Heritage Oak Ct
Coppell TX 75019

C J Commercial Co LLC
302 Pine Tree Rd
Longview TX 75604

Aledo Professional Properties LTD
126 Ranch House Rd Ste 400
Aledo TX 76008

Willow Park Service LLC
PO Box 1840
Aledo TX 76008

Dolgencorp of Texas Inc
Attn Property Tax Dept #7866
100 Mission Rd G
Goodlettsville TN 37072-2171

Willow Bend Healthcare Alliance LLC
18 Fairview Lane
Aledo TX 76008-4571

Aledo Athletics Inc
PO Box 224
Aledo TX 76008

Bar-Ko Land Company LLC
2121 McClendon Rd
Weatherford TX 76088

Date mailed: 4/02/24

By: Toni Fisher, Planning & Development Director, City of Willow Park