



PLANNING & ZONING COMMISSION MEETING - JULY 21ST, 2026 AGENDA

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

Tuesday, July 21, 2026 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS:

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:

AGENDA ITEMS:

1. **Approval of Planning & Zoning Meeting Minutes:** June 16th 2026
2. **Discussion & Action:** to consider approval of Preliminary Plat for Alameda Estates, located on Ranch House Rd, being a subdivision of a 12.032-acre tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 147, Parker County, 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

Planning & Zoning Commission Meeting - July 21st, 2026

7/21/2026

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.

ckirkland@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: July 15th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Chelsea Kirkland
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 dmcmullen@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



PLANNING & ZONING COMMISSION MEETING JUNE 16TH, 2026 MINUTES

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

Tuesday, June 16, 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 approval of a Specific Use Permit (SUP) to allow for a New Multi-Tenant Pylon Sign with Electronic, Informative Digital Message for advertising live bands and more at the top to change every 8-10 seconds for **The District at Willow Park**, an approximately 1.29-acre tract legally described as Lot 8R1 Block B of the Crown Pointe Addition in Willow Park, TX, Parker County.

OPEN HEARING:

CLOSE HEARING:

Jared Fowler read the item and Chelsea presented the brief.

OPEN HEARING: 6:02PM

CLOSE HEARING: 6:02PM

AGENDA ITEMS:

2. Approval of Planning & Zoning Meeting Minutes: April 21st, 2026

Jared presented the minutes from April 21st 2026. A motion was made by Rodney Wilkins and seconded by Ever Gomez and the motion carried.

- 3. Discussion and Action:** to consider approval of a Specific Use Permit (SUP) to allow for a New Multi-Tenant Pylon Sign with Electronic, Informative Digital Message for advertising live bands and more at the top to change every 8-10 seconds for **The District at Willow Park**, an approximately 1.29-acre tract legally described as Lot 8R1 Block B of the Crown Pointe Addition in Willow Park, TX, Parker County.

Jared presented the item for discussion. Chelsea showed all details of the sign, and SUP, as well as stating it was conditional upon the easement. A motion was made by Ever Gomez to approve as presented and seconded by Rodney Wilkins and the motion carried.

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

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5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Chelsea Kirkland
City Planner

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

P&Z COMMISSION CHAIR/CO-CHAIR

Date



PLANNING AND ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: July 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, City Manager
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AGENDA ITEM:

Discussion/Action: to consider approval of Preliminary Plat for Alameda Estates, located on Ranch House Rd, being a subdivision of a 12.032-acre tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 147, Parker County, Texas.

BACKGROUND:

Commissioners,

This land is currently zoned R-1. It has a current residence that is not occupied and the developer plans to remove it and layout a thoughtful R-1 development with custom home builds on a little over one acre lots each with a 3,500 sqft minimum for their homes and a target price point of \$1M+.

The developer has been in close communication with the city on all plat related comments and meets our R-1 zoning ordinance, city street standards, and comply with the future land use plan.

City staff had made many comments, and the developer revised without hesitation. The developer is here if you have any questions and there is a presentation attached.

STAFF RECOMMENDATION:

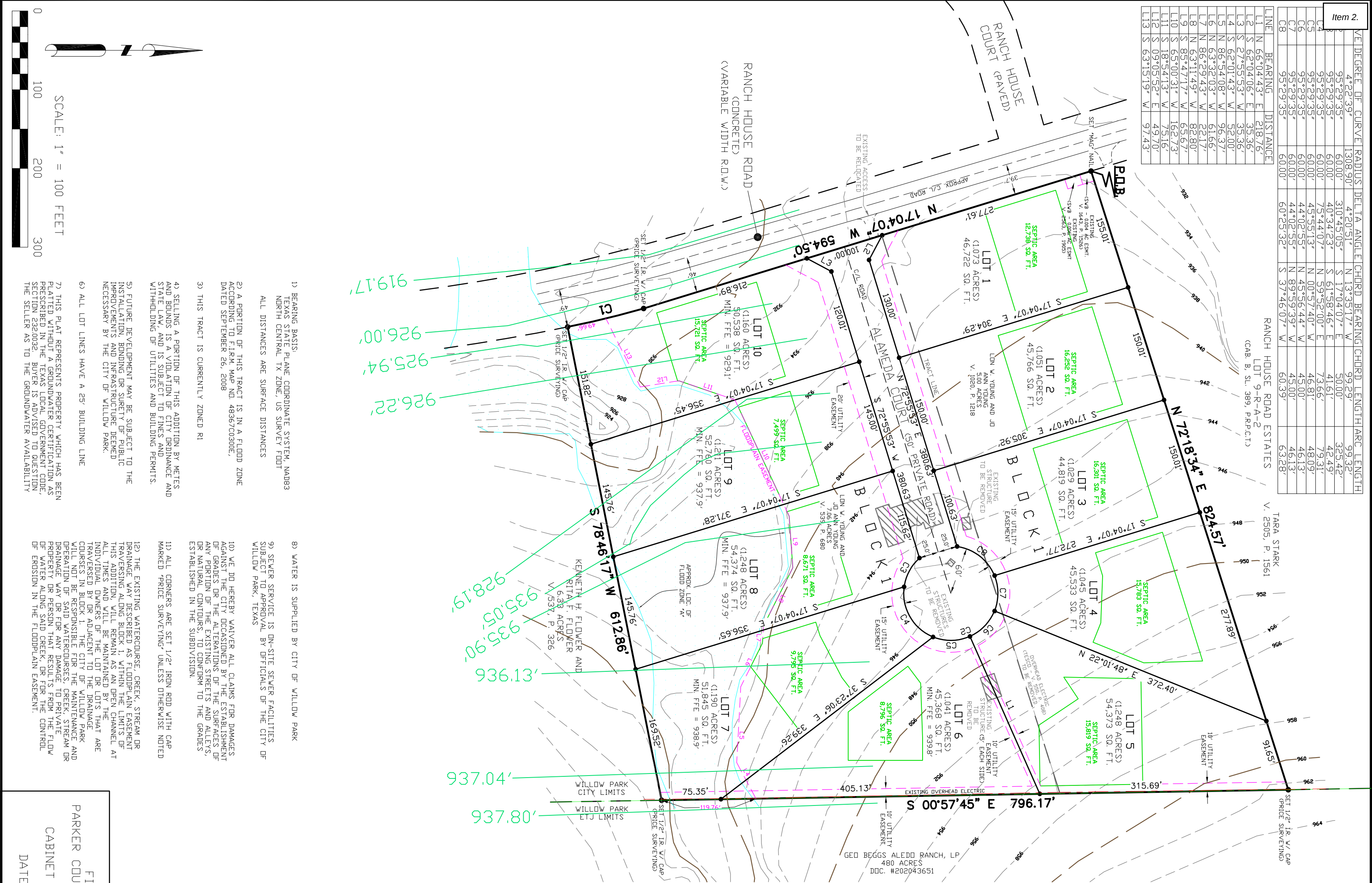
City Staff have reviewed the preliminary plat and recommend it's approval.

EXHIBITS:

- Preliminary Plat
- Presentation from Developer

RECOMMENDED MOTION:

Motion to approve preliminary plat, as presented.



SCALE: 1" = 100 FEET

0 100 200 300

1) BEARING BASIS.
2) TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
3) NORTH CENTRAL TX ZONE, US SURVEY FLOOD
4) ALL DISTANCES ARE SURFACE DISTANCES

2) A PORTION OF THIS TRACT IS IN A FLOOD ZONE
DATED SEPTEMBER 26, 2008

3) THIS TRACT IS CURRENTLY ZONED R1

4) SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS, THE SELLER IS NOT PROVIDING ANY
STATE LAW, AND IS SUBJECT TO FINES AND
WITHOLDING OF UTILITIES AND BUILDING PERMITS.

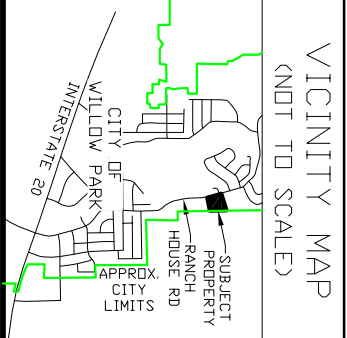
5) FUTURE DEVELOPMENT MAY BE SUBJECT TO THE
INSTALLATION, BONDING OR SURETY OF PUBLIC
IMPROVEMENTS AND INFRASTRUCTURE BEEDED
NECESSARY BY THE CITY OF WILLOW PARK.

6) ALL LOT LINES HAVE A 25' BUILDING LINE

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
REQUIRED BY TEXAS LAW. THE BUYER IS ADVISED TO QUESTION
THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

- 8) WATER IS SUPPLIED BY CITY OF WILLOW PARK
- 9) SEWER SERVICE IS ON-SITE SEWER FACILITIES
AND IS NOT SUPPLIED BY UTILITIES OF THE CITY OF
WILLOW PARK, TEXAS
- 10) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES
AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT
OF GRADES OR THE ALTERATIONS OF THE SURFACES OF
ANY PORTION OF THE EXISTING STREETS AND ALLEYS,
ESTABLISHED IN THE SUBDIVISION
- 11) ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED
- 12) THE EXISTING WATERCOURSE, CREEK, STREAM OR
DRAINAGE WAY DESCRIBED AS FLOODPLAIN EASEMENT
TRAVELING ALONG BLOCK 1, WITHIN THE LIMITS OF
THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT
ALL TIMES. THE CITY OF WILLOW PARK, TEXAS, SHALL
INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE
TRAVELLED BY OR ADJACENT TO THE DRAINAGE
COURSES IN BLOCK 1, WITHIN THE CITY OF WILLOW PARK,
TEXAS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND
OPERATION OF SAID WATERCOURSES, CREEK, STREAM OR
DRAINAGE WAY OR FOR ANY DAMAGE TO PRIVATE
PROPERTY OR PERSON OR RESIDUAL FROM THE FLOOD
OF EROSION IN THE FLOODPLAIN EASEMENT.

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET _____ SLIDE _____
DATE _____



DWNER	JO ANN YOUNG 125 WESTRIDGE TRAIL WEATHERFORD, TX 76087 940-452-1057
DEVELOPER	GRANT REED 151 JD TOWLES DR. WILLOW PARK, TX 76087 940-452-1057
SURVEYOR	PHILIP E. COLVIN, JR. PRICE SURVEYING, LP FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841
ENGINEER	JARROD REYNOLDS CDPE MANAGEMENT, LLC FIRM #--- ADDRESS XXX-XXX-XXXX

PRELIMINARY PLAT
ALAMEDA ESTATES
BLOCK 1
LOT 1 THRU LOT 10
BEING A SUBDIVISION OF A 12.032
ACRES TRACT OF LAND TO THE
CITY OF WILLOW PARK AND BEING
OUT OF THE B.B.B. & C. R.R. CO.
SURVEY, ABSTRACT NO. 147,
PARKER COUNTY, TEXAS
PLAT DATE: JULY 14, 2026

LEGAL DESCRIPTION

Of a 12.032 acres tract of land out of the B.B.B. & C. R.R. Co. Survey, Abstract No. 147, Parker County, Texas, being all of a called 7.06 acres tract described in Volume 539, Page 680 of the Deed Records and all of a called 5.00 acres tract described in Volume 1020, Page 1218 of the Real Records, both in Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set "MAC" nail in the east right of way line of Ranch House Road (concrete) and at the southwest corner of Lot 9-R-A-2 of Ranch House Road Estates, according to plat recorded in Cabinet B, Slide 389 of the Plat Records, for the northwest and beginning corner of this tract.

Thence N. 72 deg. 18 min. 34 sec. E. 824.57' feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 9-R-A-2 and in the west line of a certain 480 acres tract described in Document No. 202043651 of the Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 57 min. 45 sec. E. 796.17' feet along the west line of said 480 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 6.33 acres tract described in Volume 537, Page 326 of said Deed Records for the southeast corner of this tract.

Thence S. 78 deg. 46 min. 17 sec. W. 612.86' feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Ranch House Road and at the northwest corner of said 6.33 acres tract for the southwest corner of this tract.

Thence along the east right of way line of said Ranch House Road the following courses and distances:

- Northerly along the arc of a 04 deg. 22 min. 39 sec. curve to the left with a radius of 1308.90 feet, a central angle of 04 deg. 20 min. 51 sec., a chord of N. 13 deg. 35 min. 17 sec. W. 99.29' feet and an arc length of 99.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 17 deg. 04 min. 07 sec. W. 594.50' feet to the place of beginning and containing 12.032 acres (524,131.61 square feet) of land, more or less

SURVEYORS CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on SEPTEMBER 3, 2025.

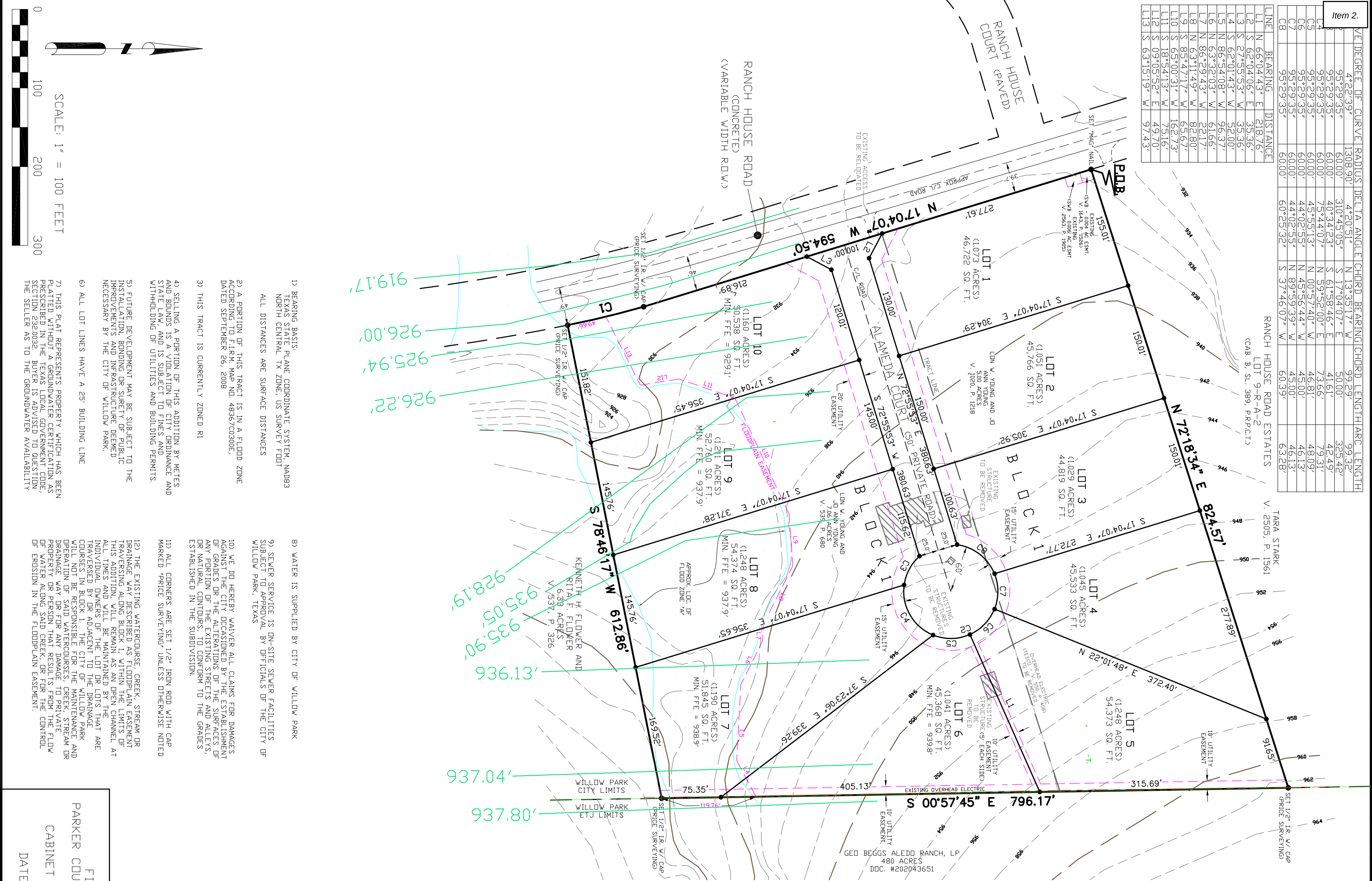
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251047 25/10/47 A.dwg 25876.crd FN250911

STATE OF TEXAS COUNTY OF PARKER	That I, JO ANN YOUNG, the owner of the land shown on this plat, and designated herein as ALAMEDA ESTATES to the City of Willow Park, Parker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Willow Park, Parker County, Texas.	
JO ANN YOUNG, Owner	Date
STATE OF TEXAS	
COUNTY OF	
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JO ANN YOUNG known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.	
GIVEN under my hand and seal of office this ____ day of _____, 2025	
Signature	
APPROVED BY CITY OF WILLOW PARK	
BY: _____ DATE: _____	
BY: _____ DATE: _____	
BY: _____ DATE: _____	



ALAMIEDA ESTATES



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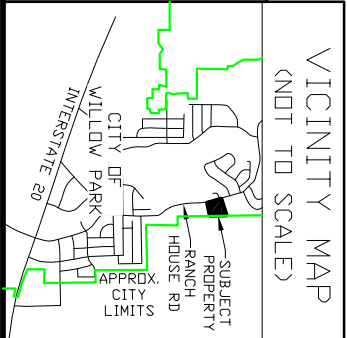
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PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

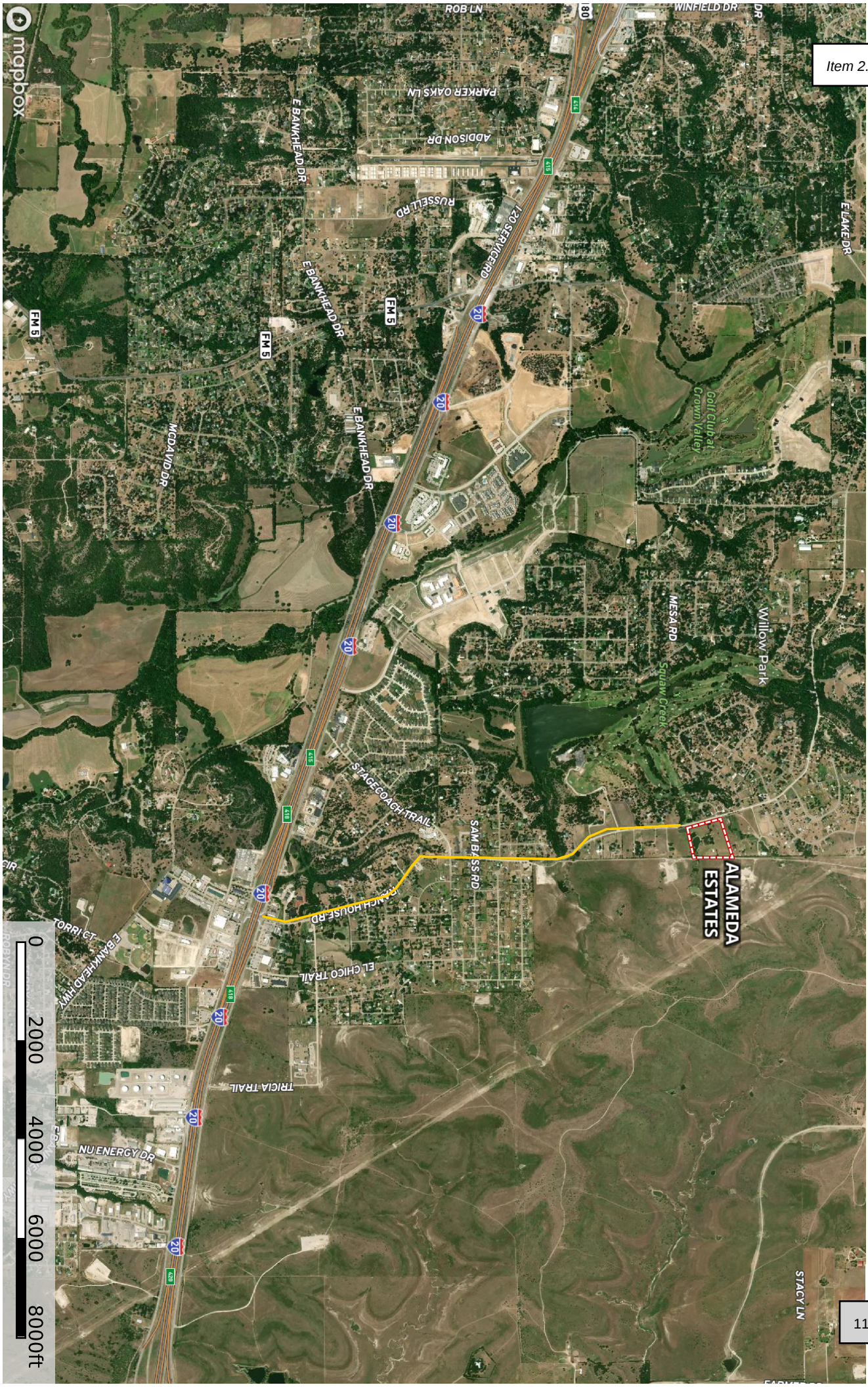
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251047 251047A.dwg 25876.cld FN250911

STATE OF TEXAS COUNTY OF PARKER	That I, JO ANN YOUNG, the owner of the land shown on this plat, and designated herein as ALAMEDA ESTATES to the City of Willow Park, Parker County, Texas, and whose name is subscribed hereon, do hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Willow Park, Parker County, Texas.	
JO ANN YOUNG, Owner	Date _____
STATE OF TEXAS COUNTY OF _____	
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JO ANN YOUNG known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.	
GIVEN under my hand and seal of office this ____ day of _____, 2025	
Signature	_____
APPROVED BY CITY OF WILLOW PARK	
BY: _____ DATE: _____	BY: _____ DATE: _____
BY: _____ DATE: _____	BY: _____ DATE: _____

Item 2.



Item 2.



Distance Boundary