



PLANNING & ZONING COMMISSION MEETING - OCTOBER 13TH, 2026 AGENDA

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

Tuesday, October 13, 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

AGENDA ITEMS:

1. **Approval of Planning & Zoning Meeting Minutes:** September 15th, 2026
2. **Discussion & Action:** to consider approval of Final Plat for the "Alameda Estates," Block 1 Lot 1 Thru Lot 10, Being a subdivision of a 12.032 acre tract of land out of the B.B.B.&C. RR. CO. Survey, Abstract No. 147, City of Willow Park, Parker County, TX (Property ID: 36676 and 36709)

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.

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: October 7, 2026, at 6:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Chelsea Kirkland
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 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 - SEPTEMBER 15TH, 2026 MINUTES

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

Tuesday, September 15, 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.

AGENDA ITEMS:

1. **Approval of Planning & Zoning Meeting Minutes:** July 21st, 2026
2. **Notice of Public Hearing:** A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the city limits of the City of Willow Park, TX. The property being legally described as being situated in the James Oxer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)

OPEN HEARING: (Chelsea will present during public hearing)

CLOSE HEARING:

3. **Discussion & Action:** to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)
4. **Notice of Public Hearing:** A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)

OPEN HEARING: (Chelsea will present during public hearing)

CLOSE HEARING:

5. **Discussion & Action:** to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)
6. **Discussion & Action:** To consider approval of the Preliminary Plat for Tractor Supply Addition being 8.441 Acres, Lot 1 and Lot 2, Block 1, in the James Ozer Survey, Abstract No. 1029 City of Willow Park, Texas. Property ID:118980
7. **Discussion & Action:** To consider approval of the Final Plat for Tractor Supply Addition being 8.441 Acres, Lot 1 and Lot 2, Block 1, in the James Ozer Survey, Abstract No. 1029 City of Willow Park, Texas. Property ID:118980
8. **Staff Comments:** Discussion about meeting change dates starting in October to the 2nd Tuesday of the month.

EXECUTIVE SESSION

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RECONVENE INTO OPEN SESSION

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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.

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: September 9th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

/s/

Toni Fisher
Assistant City Manager – Development

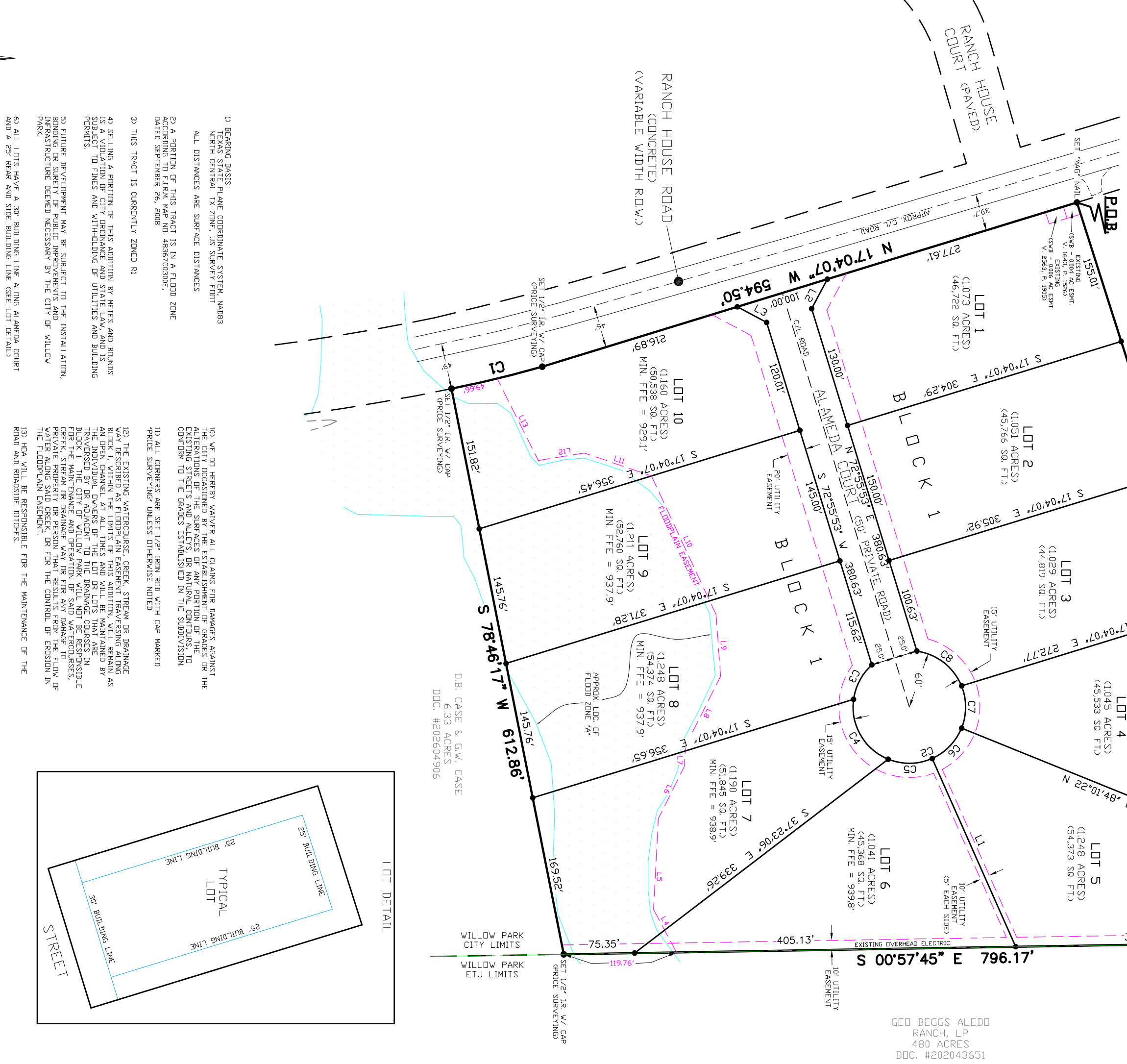
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THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

P&Z COMMISSION CHAIR/CO-CHAIR

Date

VE DEGREE OF CURVE RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH ARC LENGTH					Item 2.
1	4°22'33"	1308.90'	4°20'51"	N 13°35'17" W	99.29'
2	95°29'35"	60.00'	310°45'05"	S 17°04'07" E	50.00'
3	95°29'35"	60.00'	40°34'23"	N 61°58'46" E	325.42'
4	95°29'35"	60.00'	93°29'35"	N 30°52'00" E	41.61'
5	95°29'35"	60.00'	45°55'07"	N 30°52'00" E	43.66'
6	95°29'35"	60.00'	44°02'55"	N 45°56'44" W	45.00'
7	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
8	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
9	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
10	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
11	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
12	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'
13	95°29'35"	60.00'	44°02'55"	N 89°59'39" W	45.00'



0 100 200 300

SCALE: 1" = 100 FEET

1) THIS PLAT REPRESENTS PROPERTY OWNED AND BEING PLATTED WITHOUT A GEOLOGICAL CERTIFICATION AS PRESENTED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 202.002. BUYER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AVAILABILITY.

2) FUTURE DEVELOPMENT MAY BE SUBJECT TO THE INSTALLATION, MAINTENANCE, AND REPAIR OF PUBLIC UTILITIES AND BUILDING INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WILLOW PARK.

3) ALL LOTS HAVE A 30' BUILDING LINE ALONG ALAMEDA COURT AND A 25' REAR AND SIDE BUILDING LINE (SEE LOT DETAIL).

4) WATER IS SUPPLIED BY CITY OF WILLOW PARK.

5) SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF THE CITY OF WILLOW PARK, TEXAS.

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

VICINITY MAP
(NOT TO SCALE)

DEVELOPER
BOGGY LAND CO., LLC
GRANT READ, MANAGER
5500 VOLDER DRIVE
FLORENCE, TX 76114
940-452-1057

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL 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: OCTOBER 1, 2026

STATE OF TEXAS
COUNTY OF PARKER

That I, BOGGY LAND CO., LLC, 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.

GRANT READ, Manager

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 GRANT READ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 ____, 2026

Signature

Signature

Printed

Title

STATE OF ____
COUNTY OF ____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/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 ____, 2026

Signature

LEGAL DESCRIPTION

Of a 12.032 acre tract of land out of the B.B.B. & C. R.R. Co. Survey, Abstract No. 147, Parker County, Texas; being the same tract described in Document No. 202624510 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set "MAG" nail on 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 on the west line of a certain 480 acre 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 acre tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 6.33 acre tract described in Document No. 202604906 of said Official Public 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) on the east right of way line of said Ranch House Road and at the northwest corner of said 6.33 acre 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

SURVEYORS CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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
JN251047D 25876.crd FN260947

APPROVED BY CITY OF WILLOW PARK

BY: _____ DATE: _____
MAYOR

BY: _____ DATE: _____
CITY SECRETARY

FINAL 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
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