



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: August 12, 2025	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Asst. City Mgr.-Dvmt
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AGENDA ITEM:

Discussion & Action: to allow Developer and Staff to proceed with the creation of the Development Agreement for the proposed residential development consisting of approximate 82.37-acres, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, a portion being within the Extraterritorial Jurisdiction and remainder within the city limits of the City of Willow Park, Parker County, Texas.

BACKGROUND:

As was presented at the City Council meeting on July 8, 2025, Property Owner, Brothers In Christ Properties, LLC, and Developer, Skorburg Company, in partnership, brought forth the master planned, residential community proposal and presentation for the “Clearion” and “The Heights at Clearion” (*previously referred to as “The Bluffs”*) subdivision, whose legal description is listed above. Although the subdivision name may change, this residential development will consist of 244 residential lots, ranging from 5,000 square feet to 19,800 square feet, and one 17-acre park with amenities to be dedicated to the city.

Per the decision of Mayor Palmer and city staff, the Developers presented their subdivision proposal at the Council Meeting on July 8, 2025 and were to return to the July 22, 2025 meeting to address any questions from Council and those received by staff in the past two weeks from residents. Since this did not happen, the Developers return at this meeting to answer those questions. As of this brief, there were only two questions asked online that evening, both of which were addressed in the presentation.

At this meeting, City Council is requested to take action for proceeding with the creation of the Development Agreement for this subdivision, a document which will mirror the terms in the attached presentation and include the voluntary annexation of approximately 64 acres into the City of Willow Park. A finalized document will be presented to City Council for review and approval, after which time the subdivision will be presented to Planning & Zoning Commission and City Council for approval of platting and rezoning from R-1 residential to a Planned Development District of multi-residential zoning.

STAFF RECOMMENDATION:

City staff recommend that the City Council proceed with the Development Agreement, as presented.

EXHIBITS: Clearion presentation packet

RECOMMENDED MOTION:

Motion to allow Developer and Staff to proceed with the creation of the Development Agreement for the proposed approximate 82.37-acres situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, a portion being within the Extraterritorial Jurisdiction and remainder within the city limits of the City of Willow Park, Parker County, Texas.