



PLANNING & ZONING COMMISSION MEETING DECEMBER 16TH, 2025 MINUTES

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

Tuesday, December 16, 2025 at 6:00 PM

CALL TO ORDER

Jared called meeting to order at 6:00 PM

DETERMINATION OF QUORUM

Quorum confirmed by Jared

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.

Paul Kenney had verbiage clarification questions on item #6.

PUBLIC HEARINGS

- 1. PUBLIC HEARING: to consider An Ordinance Of The City Of Willow Park, Texas Amending The City Of Willow Park Code Of Ordinances, Chapter 14 Zoning, Article 16 "Commissions", § 14.16.003 "Membership And Terms", § 14.16.004 "Procedure", § 14.16.005 "Duties And Powers", And §14.16.006 "Staff Support"; Providing For Repeal; Providing For Savings And Severability; Providing For Publication And Establishing An Effective Date.**

OPEN PUBLIC HEARING:

CLOSE PUBLIC HEARING:

Chairman Fowler opened hearing at 6:05PM, no one was in person to speak, then closed at 6:06 PM.

2. **PUBLIC HEARING: to consider AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR AN AMENDMENT TO EXISTING PD ZONING ORDINANCE 830-21 ALLOWING FOR CERTAIN COMMERCIAL USES WITHIN THE PLANNED DEVELOPMENT WITH A SPECIAL USE PERMIT PROVISION, FOR 12.49 ACRES SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 21, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

OPEN PUBLIC HEARING:

CLOSE PUBLIC HEARING:

Chairman Fowler opened hearing at 6:07PM, Mr. Kenney requested to know where this was located and clarification was made that this was on the 20 service road, Glamper Camper, then Jared asked if there was anyone else and closed hearing at 6:09 PM.

3. ***CANCELLED* - PUBLIC HEARING: to consider APPROVAL OF A SPECIFIC USE PERMIT TO ALLOW FOR PROPOSED PRIVATE CLUB BASEBALL TRAINING SPACE, IN AN EXISTING PD ZONING ORDINANCE 830-21 ALLOWING FOR CERTAIN COMMERCIAL USES WITHIN THE PLANNED DEVELOPMENT WITH A SPECIAL USE PERMIT PROVISION, FOR 12.49 ACRES SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 21, CITY OF WILLOW PARK, TEXAS.***

***WITHDRAWN BY APPLICANT**

AGENDA ITEMS:

4. **Approval of Planning & Zoning Meeting Minutes: Tuesday, November 18th, 2025 at 5:30 PM**

Motion to approve made by Ever Gomez and Seconded by Michael Chandler.

5. **DISCUSSION & ACTION: to discuss and consider an Ordinance of the City Of Willow Park, Texas Amending The City Of Willow Park Code Of Ordinances, Chapter 14 Zoning, Article 16 "Commissions", § 14.16.003 "Membership And Terms", § 14.16.004 "Procedure", § 14.16.005 "Duties And Powers", And §14.16.006 "Staff Support"; Providing For Repeal; Providing For Savings And Severability; Providing For Publication And Establishing An Effective Date.**

Jared presented description of item, Chelsea presented brief.

Discussion was started by Jared and he went to each member in attendance. No questions or concerns were mentioned.

Motion was made by Rodney Wilkins and Seconded by Michael Chandler.

6. **DISCUSSION & ACTION: to consider AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR AN AMENDMENT TO EXISTING PD ZONING ORDINANCE 830-21 ALLOWING FOR CERTAIN COMMERCIAL USES WITHIN THE PLANNED DEVELOPMENT WITH A SPECIAL USE PERMIT PROVISION, FOR 12.49 ACRES SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 21, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Jared Fowler presented description of agenda item, Chelsea Kirkland presented brief, and Toni Fisher made a comment about this document being reviewed by legal counsel who are satisfied with the presented changes.

Toni Fisher also responded to Mr. Kenney, the repealing and conflicting ordinances if just the legal verbiage to repeal and replace changes made. Jared clarified this with commissioners as well as stating the need for Specific Use Permit if needed.

Jared Fowler opened the floor for discussion and each commissioner spoke on their questions, Michael had none, Rodney asked about if they are just allowing for storage of other things and Toni spoke to yes it would be storage beyond just RV storage. If they would try to run a business then it would have to go to Specific Use Permit and the Certificate of Occupancy would be predicated upon a full building and fire code requirements.

Motion to approve was made by Rodney Wilkins 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.

Jared Fowler thanked everyone for attending this evening. Meeting was adjourned at 6:19 PM.

ffisher@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.

