



PLANNING & ZONING COMMISSION MEETING MARCH 17TH, 2026 MINUTES

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

Tuesday, March 17, 2026 at 6:00 PM

CALL TO ORDER

Jared Fowler called meeting to order at 6PM.

DETERMINATION OF QUORUM

Confirmation of quorum, just barely with Jared Fowler, Michael Chandler, and Ever Gomez present.

Along with Chelsea Kirkland City Planner, Toni Fisher Interim City Manager, and Attorney Andrew Messer from Messer Fort.

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 a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "C" Commercial District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys,

McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

OPENED HEARING: 6:02PM

CLOSED HEARING: 6:06PM

One letter from citizen James Bell P.E. - 4206 Bond Rd that was ready aloud by Chelsea Kirkland and was attached in packet.

Eddie Joe Eades - 6603 E Bankhead got up and spoke in favor, stating that there are many businesses up and down Bankhead in the County and he feels like there are storage and pickleball. He doesn't see where this item would believe no one would call this a detriment. He said it is a disaster and a golf cart sales would do well there.

- 2. Public Hearing:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.

OPENED HEARING: 6:07 PM

CLOSED HEARING: 6:08PM

Taylor Ray from Delisias 4098 E I 20 Svs Rd S, was there as a representative to speak. Basically to update a sign that is broken and make it high quality LEDs.

AGENDA ITEMS:

- 3. Approval of Planning & Zoning Meeting Minutes:** February 17th, 2026

Vote to approve meeting minutes - Motion made by Ever Gomez and seconded by Michael Chandler. Ayes have it.

- 4. Discussion & Action:** to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "C" Commercial District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

Presented by Chelsea Kirkland, City Planner and went into presentation with more details. Further questions were asked by each commissioner.

Michael Chandler asked what his options were and Mr. Eades further went into Aledo Golf Carts being interested in it. Mentioned entrance to stay on Bankhead. It would be an improvement with no noise or extra traffic.

Concerns were spoken about the change allowing other businesses to come in. Ever said if it gets rezoned to commercial and the business fails, what keeps it from saying that it is not a golf cart sales and Mr. Eades said he doesn't control that but commissioners do. More conversations were had.

Motion was made to approve by Michael Chandler, and Ever Gomez Seconded. It was not unanimous.

5. **Discussion & Action:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.

Chelsea presented the item; the sign was existing and needed repair. When finding they wanted to do a digital sign they were notified it would need to go to P&Z and Council for SUP. City staff reviewed and recommended it conditional upon a change once daily between 12AM-3AM.

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

6. **Discussion & Action:** to consider approval of Preliminary Plat for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

Jared read the agenda item, Chelsea presented the brief as written and mentioned that water is at the NW corner of the property and the Waste Water is out for bid on March 20th. Chad with Westwood was there for any questions.

Motion to approve made by Michael and 2nd made by Ever, Ayes have it.

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

