



## PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, August 19, 2025 at 6:00 PM

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### CALL TO ORDER

### DETERMINATION OF QUORUM

1. **Staff Comments.**

### PUBLIC COMMENTS (Limited to five minutes per person)

*Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that 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 Mayor and/or the City Council may reduce the applicable time limits to speak to three (3) minutes. The Texas Open Meetings Act provides the following:*

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

### PUBLIC HEARINGS

2. **PUBLIC HEARING to consider a Request for Zoning Change to amend “Class I – Special purpose: ‘PD/O’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**
3. **WITHDRAWN BY APPLICANT: PUBLIC HEARING** to consider a request for change in rezoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" 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 the 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.

#### **AGENDA ITEMS:**

4. **Approval of Planning & Zoning Meeting Minutes:** Tuesday, March 18, 2025 at 6:00 PM
5. **Discussion & Action: to consider a Zoning Change Request to amend “Class I – Special purpose: ‘PD/O’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

#### **ADJOURNMENT**

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 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 said Notice was posted on the following date and time: August 15, 2025, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Toni Fisher  
Assistant City Manager – Development

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](mailto: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](http://www.willowparktx.gov)