



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: December 9, 2025	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Manager
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AGENDA ITEM:

DISCUSSION & ACTION: to consider and approve a Zoning Change Request to Amend Ordinance No. 740-16 Planned Development Standards for The Reserves at Trinity Phase 2, also known as 140.3 ACRES OF LAND LOCATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W, FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J, FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY AND THE CITY OF WILLOW PARK, TEXAS

BACKGROUND:

City Staff were contacted regarding a proposed amendment to the existing planned development agreement. The requestor seeks to modify the minimum square footage requirement from 2,200 sf. to 1,800 sf. This change would align the development standards with other competing subdivisions in the area, and allow the builder to offer the comparable products and pricing.

This item was presented to the Planning & Zoning Commission on November 18, 2025, and was unanimously recommended for approval.

STAFF RECOMMENDATION:

The City Staff have reviewed this request and recommend its approval.

EXHIBITS:

- Amended Existing Planned Development Agreement (See page 7)

RECOMMENDED MOTION:

Motion to approve the request for a change in zoning by amending the PD ordinance 740-16, as presented.