



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

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| Meeting Date: February 17 th , 2026 | Department: Planning & Development | Presented By: Toni Fisher, Interim City Mgr. Chelsea Kirkland, City Planner |
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AGENDA ITEM:

DISCUSSION & ACTION: 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 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.

BACKGROUND:

The approximate 317-acre tract located on the southwest intersection of I-20 and FM1187, owned by Beall-Dean Ranch, Ltd., and annexed into the City of Willow Park on January 14, 2025, brings forth a request to change zoning from “R-1 Residential”, its automatic zoning designation upon annexation (Zoning Ordinance §14.11.002) to “PD Planned Development”.

The Beall-Dean Ranch Development Agreement, approved by City Council at its November 12, 2024, meeting, presented the basis of the mixed-use development standards. The Planned Development Application and attachments presented to the Planning and Zoning Commission are for its zoning approval.

The P&Z Commission will conduct a Public Hearing for this zoning change request.

STAFF RECOMMENDATION:

The City Staff has reviewed this request and recommends its approval.

EXHIBITS:

- Planned Development
- Planned Development with Exhibits
- City Limits Map Approved 2026

RECOMMENDED MOTION:

Motion to approve the request for a 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, as presented.