



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: August 19, 2025	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Assistant City Manager
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AGENDA ITEM:

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.

BACKGROUND:

The 1.0-acre property located at 721 Ranch House Road is owned by Aledo Legacy, LLC. The request for zoning change from “R-1 Residential Single-Family Zoning” to “PD/O Planned Development District” was approved by City Council in February 2024 and outlined permitted and non-permitted uses for the property.

The rear building is currently leased as a medical office, but the main building remains vacant. The property owner has a buyer interested in purchasing the property for health/wellness use. This use is not listed as an approved use within the PD, requiring a request for an amendment. The remainder of the PD would remain unchanged.

The P&Z Commission will conduct a Public Hearing for this request to amend the PD zoning. Notice of Public Hearing was US mailed to each resident of record within 200 feet of the property, as required by state law, as shown on the attached map. P&Z’s recommendation will next be presented to City Council for approval, where this item will also be presented for a Public Hearing.

STAFF RECOMMENDATION:

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

EXHIBITS:

- Zoning Change Application
- Planned Development Application
- Planned Development Ordinance & Exhibits
- Notice of Public Hearing

RECOMMENDED MOTION:

Motion to approve the request for 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, as presented.