



City of Willow Park

Planning & Zoning Commission Meeting – August 19th, 2025

“Notice of Public Hearing” Mailing List

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 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.

Under Texas Local Government Code, Sec. 211.006, “Notice of Public Hearing” was mailed by the City of Willow Park via USPS on/before Friday, August 8th, 2025 to “Property Owner/Resident” at the following addresses within 200 ft. of subject property, as per current Parker County Appraisal District records search:

BEALL-DEAN RANCH LTD
5712 COLLEYVILLE BLVD SUITE 200
COLLEYVILLE TX 76034

BOSWELL INTERESTS LTD A TX LIM
PRTNRSH
1320 LAKE ST
FT WORTH TX 76102-4508

SOUTHWESTERN BELL TEL CO
1010 PINE, 9E-L-01
SAINT LOUIS MO 63101

TWIN STAR PROPERTIES LLC
534 CAT TRACK RD
WEATHERFORD TX 76085-8114

DEAN JOHN H III TRUST
6421 CAMP BOWIE BLVD STE 314
FORT WORTH TX 76102-5467

SPENCER RANDY D
159 PRAIRIE RIDGE DR
ALEDO TX 76008-3116

MAHANAY CHRIS & CANDICE
100 PRAIRIE RIDGE DR
ALEDO TX 76008-3115

MCCONATHY KERRY JEAN
104 PRAIRIE RIDGE DRIVE
ALEDO TX 76008

RIOLA CHARLES PAUL & JESSICA
108 PRAIRIE RIDGE DRIVE
ALEDO TX 76008

RITCHIE STEPHEN A & MONIQUE C
1832 RIVERTON DRIVE
PRATTVILLE AL 36066

MOSES GREGORY A & ANGELIQUE D
116 PRAIRIE RIDGE DR
ALEDO TX 76008-3115

SELF MARQUIS L & BARBARA A
106 SADDLE BACK LN
ALEDO TX 76008-3117

FAULKNER SHERYL ETHRIDGE
102 ALEDO POINTE
ALEDO TX 76008

WILBURN HEIDI
106 ALEDO POINTE DRIVE
ALEDO TX 76008

LAMBERT RANDELL L & CYNTHIA
110 ALEDO POINTE DR
ALEDO TX 76008-3119

HPA TEXAS SUB 2018-1 MS LLC
PO BOX 15067
SANTA ANA CA 92735

BARB MARK & KIM FAMILY TRUST
120 ALEDO POINTE DRIVE
ALEDO TX 76008-3119

SHUMATE DAVID JUSTIN
124 ALEDO POINTE DR
ALEDO TX 76008-3119

BEARCAT GP LLC
465 N MILL STREET 15-102
ASPEN CO 81611

CHAMPIONS BUSINESS PARK LLC &
1015 CHAMPIONS DRIVE SUITE 1400
ALEDO TX 76008

ALEDO 388 VENTURE PARTNERS LLC
508 WINGED FOOT DRIVE
LUFKIN TX 75901

BROTHERS IN CHRIST PROPERTIES LLC
2121 MCCLENDON ROAD
WEATHERFORD TX 76088

POLAK JEFFRY J & JODI L
100 SADDLE BACK LN
ALEDO TX 76008-3117

FORRESTER KARRIN E
132 ALEDO POINTE DR
ALEDO TX 76008-3119

COMPLETE ENERGY SERVICES INC
4727 GAILLARDIA PKWY STE 250
OKLAHOMA CITY OK 73142-1926

PARADISO GARY D & TERI G
128 ALEDO POINTE DR
ALEDO TX 76008-3119

Dr. Susan Bohn, Superintendent
Aledo Independent School District
1008 Bailey Ranch Rd
Aledo TX 76008