



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: November 18 th , 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 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 the 2,200 sqft to 1,800 sqft. This would align the development standards with surrounding competing subdivisions and allow the builder to offer the same product type as nearby communities.

STAFF RECOMMENDATION:

The City Staff have reviewed this request and feel that this will promote housing affordability and market competitiveness while maintaining the overall quality of the development. Staff recommends its approval.

EXHIBITS:

- Rezoning Application & Attachments
- Amended Existing Planned Development Agreement (See page 7)

RECOMMENDED MOTION:

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