



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 Zoning Change Request from “Class II - Residential: "R-1" Single-Family District.” to “Class IV - Industrial: "LI" Light Industrial District.” for 4.656 acres tract of land out of the I. Headley Survey, Abstract No. 619, Parker County, Texas, and within the City of Willow Park, Texas.

BACKGROUND:

The applicant is proposing a thoughtfully designed Light Industrial development featuring three modern office buildings within a cohesive layout. The concept emphasizes functionality, architectural quality, and compatibility with surrounding uses while supporting local economic growth.

This concept supports the City’s vision for commercial growth, balanced development by creating employment opportunities and attracting diverse businesses within an attractive, low-impact setting. The design integrates green space buffers, modern lighting, and sustainable site practices to ensure visual appeal and long-term functionality, enhancing the City’s commercial base and contributing to a vibrant and economically sustainable community.

STAFF RECOMMENDATION:

The City Staff has reviewed this request as the highest and best use and outlines commercial options with room for a few light industrial offices uses. Staff recommend its approval.

RECOMMENDED MOTION:

Motion to approve the Zoning Change Request from “Class II - Residential: "R-1" Single-Family District.” to “Class IV - Industrial: "LI" Light Industrial District.” for 4.656 acres tract of land out of the I. Headley Survey, Abstract No. 619, Parker County, Texas, and within the City of Willow Park, Texas.