

Planning and Zoning Public Hearing (20 February 2024)

Subject: Required changes to the Proposed Planned Development application (Rev 1)

Submitted by : David Lorenzo (133 Sam Bass Road, Willow Park, TX 76087)

During the Planning and Zoning working group conducted on 31 January 2024, several additions to the proposed Planned Development (PD) document. A large portion of those were addressed in the proposed PD filed with the city but the following additions are needed:

- 1) Under paragraph 1.02 Permitted Uses, subparagraph (A) Permitted uses, remove:
 - Paragraph A. Subparagraph 2 Private School - **A school could not be supported due to traffic flow limitations. There is no option to provide a pick up and drop off lane on the property without having traffic back up on the city streets. This will encourage parking on Sam Bass while parents wait for their children. It also causes an additional safety issue with the current school bus drop off at the same location.**
 - 2) Under paragraph 1.02 Permitted Uses, subparagraph (B) Non-permitted uses, add:
 - (5) Any business providing service (e.g. legal, counseling, rehabilitation etc.) for the following classes of client:
 - Drug abuse
 - Sex abuse
 - Crimes of theft or violence
- Note: there has been an issue raised of discriminating against these customers. This is no more discriminatory than preventing customers of a XXX store not having their services next to a church or a school (which are prohibited by law).**
- 3) Under paragraph 1.0.4 Required Parking, subparagraph A No overnight or weekend parking of the following vehicles: Change the subparagraphs to read:
 1. Service vehicles (i.e. cars, vans or trucks)
 2. Wrapped or advertising vehicles
 3. Transportation Buses
 - 4) Under paragraph 1.0.4 Required Parking, subparagraph B, No parking at any time of the following vehicles:, remove the word “large” from subparagraph 1.
 - 5) Under paragraph 1.09 Signage requirements, add: “No digital screen type sign is permitted.”