



CITY COUNCIL

AGENDA ITEM BRIEFING SHEET

Meeting Date: February 27, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: To consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ 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 Robert Heil and was operated as Willow Park Church of Christ. The property is for sale by Pastor Heil and currently under contract by Aledo Legacy, LLC. The request came before P&Z and City Council in January for a change in zoning from “R-1 Residential Single-Family Zoning” to Commercial “O - Office District”.

P&Z Commission approved the zoning request with conditions; the City Council was presented with a Petition from residents against the zoning change, and the Council postponed the item with no action. City Staff then organized a Town Hall Meeting with those who petitioned, the property owner, and the buyers. On February 8, the Applicant and Owner withdrew the Zoning Change Application, and the subject Planned Development Application was submitted which outlines permitted and non-permitted uses for the property and addresses specific items of concern from residents.

The P&Z Commission conducted a Public Hearing for this zoning change request. Its Notice of Public Hearing was emailed to each resident who attended the Town Hall Meeting and provided his/her email address, and US mailed to each; everyone who signed the Petition presented to City Council was US mailed a notice; and, those residents/owners within 300 feet of the subject property were also US mailed a notice, exceeding the 200 feet required by state law. For this Council meeting, Notice of Public Hearing was advertised in The Community News on Friday, January 5, 2024, not less than 15 days prior to the hearing, as required by state law.

COMMISSION & STAFF RECOMMENDATIONS:

Following the public comments, the Planning & Zoning Commission approved the PD with a 2:1 vote with the conditions: Section 1.04 “Required Parking” (A)(2) to read, “Transportation buses” and (B)(1) to read, “Commercial and industrial vehicles”; and, Section 1.09 “Signage Requirements” to include “Digital signs are prohibited.” These changes are reflected in the revised document presented to the City Council. City Staff recommends approval of this zoning change request, as presented.

EXHIBITS:

- Planned Development Ordinance & Exhibits (Revised & presented to City Council on 2/27/24)
- Exhibit as provided to P&Z Commission by resident, Dave Laurenzo
- Planned Development Ordinance & Exhibits (as was presented to P&Z on 2/20/24)
- Planned Development Application
- P&Z Notice of Public Hearing
- Petitions provided to City Council on 1/23/24

RECOMMENDED MOTION:

Motion to approve the request for a change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, as presented.