



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 adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Ozer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.

BACKGROUND:

The property was annexed into the City of Willow Park on January 9, 2024, by Ordinance 895-24. Per city ordinance 14.11.002, newly annexed areas of Willow Park shall be automatically placed in an R-1 zoning district. Property owners submitted a Zoning Change Application for rezoning of the entire subject property from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” concurrently this Special Use Permit Application for an indoor roller rink on Lot 3.

Parking requirements per City Ordinance 14.12.001 are 1 space per 100 sq. ft. of floor area for indoor commercial amusement use, which would require 316 spaces. The site plan shows parking for 105, reduced from 128 which is the parking requirement specifically for a roller rink in other cities throughout the metroplex. As a reasonable compromise, Staff requested that Mr. Haney install approved surfacing on Lot 2 to create substantial additional parking. In addition, Fortified Fitness and future Complex development to the south will also provide availability of additional evening parking.

The P&Z Commission conducted a Public Hearing for this request. Its Notice of Public Hearing was US mailed to each resident/property owner within 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.

The Ordinance will be provided to Council prior to the meeting.

COMMISSION & STAFF RECOMMENDATIONS:

Following public comments, the Planning & Zoning Commission approved the zoning change with the requirement for additional parking on Lot 2, as presented, with a 2:1 vote. City Staff recommends approval of this zoning change request with the requirement for additional parking on Lot 2, as presented.

RECOMMENDED MOTION:

Motion to adopt an ordinance to adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Ozer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.