



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> February 27, 2024	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher, Director
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### **AGENDA ITEM:**

**Discussion & Action: to consider a request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.**

### **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” zoning district for the purpose of development. Fortified Fitness, a physical fitness center, is already operational on Lot 1, and a Special Use Permit Application was submitted concurrently with this Application for an indoor roller rink on Lot 3.

The P&Z Commission conducted a Public Hearing for this zoning change 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.

### **COMMISSION & STAFF RECOMMENDATIONS:**

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

### **EXHIBITS:**

- Zoning Change Application & Attachments
- Staff Corrections
- Haney Complex - Site Plan
- Final Plat & Staff Corrections List (*awaiting revision before presentation to City Council & filing*)
- Aerial Photo of Subject Property (*GoogleMaps – circa 2022*)

### **RECOMMENDED MOTION:**

**Motion to approve the request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, City of Willow Park, as presented.**