



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: December 6, 2022	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lot 1, Block 1, Parker County Brewing Company, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and Property Owner, Ryan Stewart/Second Empire Brewery, LLC, proposes to plat 1.520 acre tract, located along East I-20 Service Road North, northwest of Kings Gate Road, Parker County Brewing Company, Isaac D. Headley Survey, Abstract No. 619, one contiguous parcel which was not previously platted.

The preliminary plat shows all recorded easements and fixtures to the land, and it has been reviewed by City staff. Plat has been revised based on Staff comments. City services for water and sewer are available.

Applicant/Property Owner is requesting a Zoning Variance to reduce the 30' required landscaping along the I-20 Service Road North to 5' due to the 100-year flood plain and floodway along the rear of the subject property. This request is scheduled to be presented to the Zoning Board of Adjustment on Monday, December 12, 2022 at 6:00 p.m.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for subject property, with the condition as decided by Zoning Board of Adjustment Commissioners for the variance request.

EXHIBITS:

- Revised Preliminary Plat (11.30.22) – Lot 1, Block 1, being 1.520 acres, Parker County Brewing Company, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas
- Plat Application
- Originally submitted Preliminary Plat (11.15.22)
- BOA Memorandum by Staff