



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: March 24 th 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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AGENDA ITEM:

Discussion & Action: to consider request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: "C" Commercial District” being a 0.80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

BACKGROUND:

City staff received an application for a zoning change for the property on FM 5 and E Bankhead Hwy.

6603 E Bankhead Hwy is currently surrounded by a mixture of residential homes, a legal nonconforming commercial business, and County businesses across FM 5. I have attached a map that shows existing businesses.

The owner is requesting a commercial change for a potential future business that will require a specific use permit.

The proposed zoning change does not currently follow our future land use map from the 2014 comprehensive plan.

This item was passed by the Planning and Zoning Commission on the 17th unanimously 3-0. We received one opposition letter, and it is attached.

The owner is here if you have any questions for him.

EXHIBITS:

- NOPH with Map
- Aerial of Property and highlighted existing businesses
- Future Land Use Map

RECOMMENDED MOTION:

Motion to approve zoning change as presented.