



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> October 18, 2022	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
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### **AGENDA ITEM:**

**Consideration & Action: Special Use Permit regarding request to add Boat Dealership/Sales/Service as an allowable use for Lot 3, Block 1 in the Porter Addition, currently zoned as Commercial/I-20 Overlay District in the City of Willow Park, Parker County, Texas.**

### **BACKGROUND:**

Applicant is requesting a Special Use Permit for the allowable use and construction of a “Boat Dealership” for boat sales and service on this property.

Applicant is proposing two buildings with a combined 17,700 sq. ft.: the primary one-story building is to be used as an office, showroom, and service area and, the second, a vertical storage/display building, which will showcase three boats. Usage, elevation designs, and materials are similar to those of neighboring businesses within 200 feet along the I-20 Service Road South. Fencing is absent from the site plan but will be addressed as a condition of approval at Site Plan Development review. Signs shown are for consideration of materials construction only, not for sign approval; signs must be submitted through a separate permit for review and approval.

The primary building is proposed to be one-story while the second boat showcase “storage tower” is proposed at 46’ in height. The Zoning Ordinance 14.06.016(e)(1)(A) and (B) indicate that the height of the primary structure cannot exceed 50’, while the secondary cannot exceed 25’. As a condition of this Special/Specific Use Permit, Applicant also requests acceptance and approval of transposing the heights of the buildings as presented.

### **STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends approval of the Special Use Permit and transposing of the height requirements for the primary building and storage tower.

### **EXHIBITS:**

- Special Use Permit Application
- Final Plat – Lots 2 and 3, Block 1, Porter Addition
- Site Plan
- Architectural Elevations
- Drainage Area Map
- Landscape Plan

### **RECOMMENDED MOTION:**

**Approval of the Special Use Permit to add Boat Dealership/Sales/Service as an allowable use for Lot 3, Block 1 in the Porter Addition.**