



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 16, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: to consider a request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to Commercial “Class III – Business: ‘C’ Commercial District” for 129 South Ranch House Road: 5.686-acre tract of Lot 1, Block 1 of the Willow Park Baptist Church Addition; 0.737-acre tract of Lot PT 1-B, Tract A and 1.463-acre tract Lot PT Tract B, Block 1 of the Eastern Parker County Industrial Park, City of Willow Park, Parker County, Texas.

BACKGROUND:

The subject property is the previous home of Willow Park Baptist Church, 129 S. Ranch House Rd. The Journey Church will be leasing the property to operate as such, and The Premier Academy of Fine Arts of North Texas intends to sublease areas within the campus to operate as a private high school. Although a church can occupy any zoning district, a private school usage requires Commercial zoning, hence the request for change in zoning from “R-1” Residential to “C” Commercial.

Please note, the Application on file states the requested zoning district to be “Local Retail”, which allows “Day care nursery or schools” per zoning ordinance Sec. 14.06.013(7), but the “Commercial” designation per zoning ordinance Sec. 14.06.014(9) specifically allows “Business colleges and private schools operated as a commercial enterprise”; therefore, since Commercial zoning is more applicable, the Applicant approved Staff to amend the request accordingly.

Per the Applicant, enrollment for Year 1 is expected to be about 100 students with approximately 20 members of faculty/staff, the typical number of people on campus each weekday. Operating days are Monday through Friday, with most weeks being Tuesday through Friday, from 8:45 a.m. to 4:00 p.m., beginning September 9, 2024 through May 15, 2025. All traffic will be commuter (no bus service); a traffic study has not been done by the school.

The Commission will conduct a public hearing to consider comments regarding this zoning change.

STAFF RECOMMENDATION:

Based on the response by the Applicant, Staff does not require a traffic impact analysis and recommends approval of the zoning change, as presented.

EXHIBITS:

- Zoning Change Application & Attachments
- Aerial Photo of Subject Property (*GoogleMaps – circa 2022*)

RECOMMENDED MOTION:

Motion to approve the request for Zoning Change from “Class II – Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘C’ Commercial District” for all parcels at 129 South Ranch House Road, City of Willow Park, as presented.