



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: March 14, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Request for rezoning from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated and permitted, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.

BACKGROUND:

The subject property of Lot 1, Block 3, Porter Addition, consisting of 5.96 acres, is identified as “Commercial” zoning in the “I-20 Overlay District” on the City’s Zoning and Future Land Use maps. The property owner is requesting Planned Development District (“PD”) zoning as per this project’s 380 Agreement requirement. This property is to be developed for restaurant and other uses as permitted and stated.

A Public Hearing will be held for this Agenda Item. The public was notified of the Public Hearing by publication in the Community News.

STAFF/BOARD/COMMISSION RECOMMENDATION:

City Staff has reviewed the proposal; all requested changes have been addressed and made.

The Planning & Zoning Commission conducted a Public Hearing to consider comments regarding this rezoning, with none. Planning & Zoning Commission unanimously recommended approval of the rezoning with a 3-0 vote.

EXHIBITS:

- Rezoning Application
- Planned Development Standards (in Ordinance form) with Exhibits:
 - Exhibit A: Site Plan
 - Exhibit B: Legal Description
 - Exhibit C: Architectural Drawing
 - Exhibit D: Landscape Plan
- Zoning Map
- Future Land Use Map
- Aerial

RECOMMENDED MOTION:

Approval for rezoning from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District, as presented, for Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.