



CITY COUNCIL

AGENDA ITEM BRIEFING SHEET

Meeting Date: September 12, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Discussion & Action: to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

BACKGROUND:

The proposed Planned Development PD R-5, subdivision of Country Hollow, consists of 19.16 acres of land to be developed with single-family housing on individual lots. The property was annexed by petition on November 9, 2021, and the PD R-5 Planned Development District was approved by City Council on April 12, 2022, Ordinance 857-22. Approval of this request will also require the amendment of Ordinance No. 857-22 to amend the PD.

The Applicant is requesting changes to the PD zoning to accommodate the existing architectural plans of the new home builder who has issued a Letter of Intent to purchase and develop the subdivision.

STAFF RECOMMENDATION:

The Planning & Zoning Commission conducted a public hearing for the Zoning Ordinance amendments as presented here on August 15, 2023, with no public comments; the Commissioners approved the amended PD with a 3-1 vote. Note, section (16)(D)1. was amended after the P&Z meeting.

Staff recommends approval of the rezoning request to the Planned Development for Country Hollow, as presented.

EXHIBITS:

- Rezoning Application
- Proposed Ordinance 2023-____
- Ordinance Exhibit A – Concept Construction (Site) Plan
- Final Plat approved by City Council on 2/28/23
- Redlined Mark-Up of Ordinance 857-22 with Staff Revisions included

RECOMMENDED MOTION:

Motion to approve the request for change in rezoning of “PD” Planned Development District for the subdivision of Country Hollow, City of Willow Park, Parker County, Texas, as presented.