



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> August 15, 2023	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
---	--	-------------------------------------

**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 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.

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments. Staff has reviewed the PD revisions and all comments are incorporated in the redline and clean versions.

**STAFF RECOMMENDATION:**

Staff recommends approval, with Staff’s recommended conditions, of the rezoning request to the Planned Development for Country Hollow.

**EXHIBITS:**

- Rezoning Application
- Proposed Ordinance revising Ordinance 857-22 with Staff Revisions – clean version
- Ordinance Exhibit A – Concept Construction (Site) Plan
- “PD-R5” Red River/Country Hollow Ordinance 857-22
- “PD-R5” Red River/Country Hollow Ordinance 857-22 – redlined version
- Final Plat approved by City Council on 2/28/23

**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, with conditions, as presented.**