



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: February 20, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Consideration & Action: to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.

BACKGROUND:

The property was annexed into the City of Willow Park on January 9, 2024, by Ordinance 895-24. Per city ordinance 14.11.002, newly annexed areas of Willow Park shall be automatically placed in an R-1 zoning district. Property owners submitted a Zoning Change Application for rezoning of the entire subject property from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” concurrently this Special Use Permit Application for an indoor roller rink on Lot 3.

Parking requirements per City Ordinance 14.12.001 are 1 space per 100 sq. ft. of floor area for indoor commercial amusement use, which would require 316 spaces. The site plan shows parking for 105, reduced from 128 which is the parking requirement specifically for a roller rink in other cities throughout the metroplex. As a reasonable compromise, Staff requested for Mr. Haney to install approved surfacing on Lot 2 to create substantial additional parking. In addition, Fortified Fitness and future Complex development to the south will also provide availability of additional evening parking.

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

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit Application with the condition of an additional fifty (50) parking spaces with approved surface material on Lot 2 prior to rink’s final inspection and Certificate of Occupancy.

EXHIBITS:

- Special Use Permit Application & Attachments
- Addendum Site Plans

RECOMMENDED MOTION:

Motion to approve the request for Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3, with the condition of an additional fifty (50) parking spaces with approved surface material on Lot 2 prior to rink’s final inspection and Certificate of Occupancy.