



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> February 20, 2024	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher, Director
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**AGENDA ITEM:**

**Discussion & Action: to consider a request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, 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” zoning district for the purpose of development. Fortified Fitness, a physical fitness center, is already operational on Lot 1, and a Special Use Permit Application was submitted concurrently with this Application for an indoor roller rink on Lot 3.

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit Application from “R-1 Residential” to “Commercial-Light Industrial” for the subject property, as presented.

**EXHIBITS:**

- Zoning Change Application & Attachments
- Staff Corrections
- Haney Complex - Site Plan
- Aerial Photo of Subject Property (*GoogleMaps – circa 2022*)

**RECOMMENDED MOTION:**

**Motion to approve the request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, City of Willow Park, as presented.**