



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

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

Discussion/Action: to allow the City Administrator the authority to make minor changes to the “PD” Planned Development District for the single-family dwelling subdivision of Country Hollow, 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, thereby amending Ordinance No. 882-23.

BACKGROUND:

On September 12, 2023, Red River Development and History Maker Homes requested changes to the PD, all of which City Council approved by Ordinance 882-23.

It was recently realized by the Developer that one change was overlooked, but necessary. The current PD states that 50% of the homes must be over 2,000 square feet; however, it is projected that the number of homes greater than 2,000 sq. ft. will exceed 50%. For this reason, History Maker Homes has requested the change as follows:

PD currently reads:

Section 2.04 Zoning Standards, (4) “Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700-2000 square feet; 50% greater than 2000 square feet.”

Change PD to read:

Section 2.04 Zoning Standards, (4) “Minimum gross living area. 1,700 square feet.”

STAFF RECOMMENDATION:

Staff recommend approval of the change to the Planned Development for Country Hollow, as presented, under the authority of the City Administrator.

EXHIBITS:

- Ordinance No. 882-23 w/ Exhibit A
- Amended Ordinance No. 882-23 w/ Exhibit A

RECOMMENDED MOTION:

Approval to allow the City Administrator to make minor changes to the “PD” Planned Development District for the residential subdivision of Country Hollow, as stated.