



CITY COUNCIL

AGENDA ITEM BRIEFING SHEET

Meeting Date: January 23, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: To consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

BACKGROUND:

The 1.0-acre property located at 721 Ranch House Road is owned by and was operated as Willow Park Church of Christ. The property is now listed for sale. They and their buyer, Aledo Legacy, LLC, have submitted this request for a change in the property’s zoning use from “R-1” Single-Family Residential to “O” Office District for the building’s use as a commercial office.

City Staff has reviewed this request and would like to note the following:

- 1) The City’s Future Land Use Map shows this parcel to be “public/semi-public”, as is designated for schools, churches, and City Hall.
- 2) Per the current building code, an office building’s occupancy load is far less intense than a church.
- 3) The renovation of this property is required to be permitted through the City, which requires plan review City Ordinances compliance, approval, and on-site inspections.
- 4) City Ordinance 14.09.001 mandates that a “permanent screening fence not less than six (6) feet in height shall be erected prior to the issuance of a certificate of occupancy on properties zoned “R-3”, “R-4, “O”, “LR”, or “C”, and which abuts on properties zones “R-1” and “R-2” as does this property on two sides.

The P&Z Commission conducted a Public Hearing and heard this zoning change request on January 16, 2024.

STAFF & COMMISSION RECOMMENDATION:

City Staff has reviewed this request and recommend approval. With a unanimous vote of 3-0, the Planning & Zoning Commission recommended approval with the condition that the intensity of all overhead lighting be limited and shielded to not create a nuisance to surrounding residential dwellings.

EXHIBITS:

- Rezoning Application & Attachments
- City Zoning Map & aerial site photo
- “Class III – Business ‘O’ Office District” City Ordinance

RECOMMENDED MOTION:

Motion to approve the request for a change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, as presented, with the condition that the intensity of all overhead lighting be limited and shielded to not create a nuisance to surrounding residential dwellings.