



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> April 21 <sup>st</sup> , 2026	<b>Department:</b> Planning & Development	<b>Presented By:</b> Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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**AGENDA ITEM:**

**Discussion & Action: to consider request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: "LR" Local Retail District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.**

**BACKGROUND:**

Commissioners, this item was presented before as Commercial and went to council. It was advised to be more restrictive, such as Local Retail. In the process, the property owner lost his buyer. Mr. Eades cannot be here tonight, but his daughter is here for any questions you have.

6603 E Bankhead Hwy is currently surrounded by businesses in the County, and legal nonconforming commercial businesses on all sides except the North and East. The owner is requesting a commercial change for an Optometrist’s office.

**STAFF RECOMMENDATION:**

The City Staff have reviewed this request and recommend its approval.

**EXHIBITS:**

- Aerial of Property

**RECOMMENDED MOTION:**

**Motion to approve zoning change as presented.**