



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> March 17 <sup>th</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: "C" Commercial District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division 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:**

City staff received an application for a zoning change at a corner lot on FM 5 and E Bankhead Hwy. 6603 E Bankhead Hwy is currently surrounded by legal nonconforming commercial businesses on all sides except the North. The owner is requesting a commercial change for a potential future business that may require a specific use permit.

The owner is here if you have any questions for him.

**STAFF RECOMMENDATION:**

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

**EXHIBITS:**

- Aerial of NOPH
- Aerial of Property

**RECOMMENDED MOTION:**

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