



## CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b> February 21, 2023	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher
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### **AGENDA ITEM:**

**Consideration & Action: Request for rezoning from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated and permitted, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.**

### **BACKGROUND:**

The subject property of Lot 1, Block 3, Porter Addition, consisting of 5.96 acres, is identified as “Commercial” zoning in the “I-20 Overlay District” on the City’s Zoning and Future Land Use maps. The property owner is requesting Planned Development District (“PD”) zoning as per this project’s 380 Agreement requirement. This property is to be developed for restaurant and other uses as permitted and stated.

A Public Hearing will be held for this Agenda Item. Surrounding property owners within 200 feet were notified of the Public Hearing by mail.

### **STAFF/BOARD/COMMISSION RECOMMENDATION:**

City Staff has reviewed the proposal; requested changes have been addressed; please note that although the landscaping plan does not show enhanced landscaping on the side facing I-20, as per City suggestion, the owners favorable to this addition and will be amending the landscaping plan to reflect this change.

### **EXHIBITS:**

- Rezoning Application
- Planned Development Standards (in Ordinance form)
- Exhibit A: Site Plan
- Exhibit B: Legal Description
- Exhibit C: Architectural Drawing
- Exhibit D: Landscape Plan
- Zoning Map
- Future Land Use Map

### **RECOMMENDED MOTION:**

**Approval for rezoning from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District, as presented, for Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.**