



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 17, 2020 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for October 20, 2020

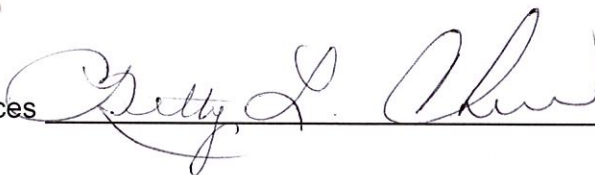
Items to be considered and acted upon

1. PUBLIC HEARING to consider and act on a request to rezone from R-1 "Single-Family District" to C "Commercial District" 6.35 acres Wesley Franklin Survey Abstract No. 468, City of Willow Park, Parker County, Texas located on the southeast corner of Crown Pointe Blvd. and Crown Road.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation

2. Consider and act on a Final Plat of a Replat Lot 5, Block B, Crown Pointe Addition, Phase II, City of Willow Park, Parker County, Texas.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Thursday, November 10, 2020 at 5:00 pm.

Director of Development Services



If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, October 20, 2020 6:00 PM
Minutes

Call to Order

The Meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Joe Lane, Sharon Bruton
Commissioner Alternate Scott Smith

Absent:

Commissioner Billy Weikert and Rodney Wilkins

Also, Present:
Betty Chew

Approval of Meeting Minutes for September 15, 2020.

Commissioner Lane made a motion to approve the minutes of the September 15, 2020 Planning and Zoning Commission meeting.

Seconded by Commissioner Smith.

Motion passed with a vote of 4-0.

Items to be considered and acted upon

1. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance;
 1. Sec.14.03.005 – Fire Protection Access

Fire lanes and access easements shall be a minimum 24' wide and concrete surface.

2. Sec.14.06.010 – “R-5” Single Family Medium Density
 - (9) Two car attached garage. Front entrance garages are permitted.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, October 20, 2020 6:00 PM
Minutes

- (10) Required screening. Wooden screening shall be built with steel reinforced concrete footer which shall be 4 inches in depth and a minimum 6 inches wide. Fences shall be a minimum of 6' and maximum of 8' in height.
- (14) (c) Reversal of a building plan (delete).
3. Sec. 14.06.005 – “R-1” Single Family District
(c)(2) Manufactured Homes (delete).
4. Sec. 14.06.008 – “R-3” Multifamily District
(b)(1)(A) Maximum apartment units contained in multifamily 18 units per acre.
(c)(5) All multifamily dwellings must have a fire suppression sprinkler system installed per the currently adopted International Building Code and International Fire Code.
(c)(6) New certificate of occupancy required for each apartment unit prior to leasing to a new occupant (delete).
5. Sec. 14.10.001 – New Development Site Plan
(a) Development within a Commercial, Local Retail, Office, or Residential – 3 District must be approved through the site planning process (delete).
6. Sec. 14.12 – Off Street Parking and Loading Requirements
All parking spaces, driveways, display areas, and off-street loading spaces shall be concrete pavement.
7. Sec.14.06.002 – Sec.14.06.015
Public Municipal, State and/or Federal Owned Facilities or Uses are permitted in all districts.
Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including communications equipment towers are permitted in all zoning districts.

Chairman Fowler opened the Public Hearing.

No one spoke regarding the amendments to the City of Willow Park Zoning Ordinance.

Chairman Fowler closed the Public Hearing.

The Commission discussed the Zoning Ordinance Amendments and concurred on the following changes:



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, October 20, 2020 6:00 PM
Minutes

1. Sec. 14.06.010 Class II - Residential: “R-5” Single-Family Medium Density District

(11) Required screening. Rear and rear-side yards shall be enclosed with six (6) foot masonry or wooden screening. Wooden screening shall be built with steel reinforced concrete footer which shall be ~~four (4) inches above grade~~, four (4) inches ~~below grade~~ **in depth** and a minimum six (6) inches wide. Footer shall have drainage holes as necessary. Screening poles shall be metal. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors. **Fences shall be of wooden or masonry construction a minimum of 6’ and a maximum of 8’ in height. Fence poles shall be metal and set in concrete.**

2. Sec. 14.06.002 Class I - Special purpose: “AG” Agricultural District

(10) Required parking: Two (2) car garage for land uses described in [section 14.06.002\(a\)\(2\)](#) of this chapter; all other uses will conform to [article 14.12](#) of this chapter ~~and the UBC~~. Lots 5 acres or larger are permitted to have driveways paved with concrete, asphalt, decomposed granite, rock or gravel. All driveways must be maintained and kept in good repair.

Motion made by Commissioner Lane to recommend approval of the text amendments to the City of Willow Park Zoning Ordinance as presented with the changes to Sec.14.06.010 (b)(10) regarding screening fences and fence requirements and Sec.14.06.002 (10) providing alternate paving requirements for lots 5 acres or larger.

Seconded by commissioner Bruton.

Aye Votes: Chairman Fowler, Commissioners Bruton, Lane and Smith.

Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 7:15 pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: November 17, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

PUBLIC HEARING to consider and act on a request to rezone from R-1 Single Family Residential District” to C “Commercial District” 6.35 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas located on the southeast corner of Crown Pointe Blvd. and Crown Road.

BACKGROUND:

The property is located in Planning Area 3 as identified in the City Comprehensive Plan. Planning Area 3 is situated along Interstate 20 making the area potentially attractive to commercial and retail use. Medical facilities will be located in the area to the west. The property currently houses the City’s wastewater treatment plant. A new wastewater treatment plant will be constructed southeast of this site. The current plant will be dismantled and removed. To relocate the wastewater treatment plant the City and Willow Park Baptist Church are exchanging property. The Church, as a stipulation of the agreement, wants the City to Zone the property C ”Commercial District”. The Church is constructing their new campus on the west side of Crown Pointe Blvd. The property to the south and east of this property is owned by Willow Park Baptist Church and undeveloped. The remaining properties adjacent to Crow Pointe Blvd are zoned and used for commercial and multi-family.

Notice of Public Hearing was published.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Comprehensive Plan Future Land Use Plan shows Town Center.

EXHIBITS:

- Zoning Application
- Future Land Use Map
- Zoning Map

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A



City of Willow Park
 516 Ranch House Road
 Willow Park, Texas 76087
 Phone: (817) 441-7108 · Fax: (817) 441-6900

ZONING CHANGE REQUIREMENTS

Name of Applicant: City of Willow Park

Mailing Address: 516 Ranch House Rd Willow Park, TX 76087
Street City State Zip

Phone: 817-441-7108 Fax: _____ Email: _____

Property Owner: City of Willow Park

Mailing Address: 516 Ranch House Rd Willow Park, TX 76087
Street City State Zip

Phone: 817-441-7108 Fax: _____ Email: _____

Location of property requesting to be re-zoned: Southeast corner Crown Pointe Blvd and Crown Rd

Intended Use of property: _____

Current Zoning District: R-1 "Single-Family Residential"

Requested Zoning District: C "Commercial"

Specific reason for zoning request: Exchange of Property

FEES: \$150 (Residential) Additional fees (if applicable): _____
 \$150 (Non-Residential) Additional fees (if applicable): _____

Any reasonable fees and/or costs which are required by the City of Willow Park for a proper review of this request are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building/property inspections and/or testing(s).


 SIGNATURE OF OWNER

10/29/20
 DATE

SIGNATURE OF APPLICANT

DATE

If the property owner is represented by another, a notarized letter of authorization must be submitted.

LEGAL DESCRIPTION
6.35 ACRE WILLOW PARK SEWER PLANT SITE

Being a 6.35 acre tract situated in the WESLEY FRANKLIN SURVEY, ABSTRACT NO.468, Parker County, Texas and being a portion of that certain condemnation tract to the City of Willow Park, Texas recorded in Docket No 20468-9-2, Court of Law of Parker County, Texas dated June 20, 1996 and all of that certain 0.77 acre parcel conveyed to City of Willow Park, Texas by Willow Park Baptist Church of Texas as recorded in Clerk Document No. 201829357, Deed Records Parker County, Texas and being more particularly described as follows.

COMMENCING at a point in the east line of Crown Pointe Boulevard for the northwest corner of Lot 2, Block B, Crown Point Addition Phase II, an addition to Willow Park, Texas as recorded in Cabinet D, Slide 232, Plat Records Parker County, Texas.

Thence North 42°30'00" West with the east line of Crown Pointe Boulevard a distance 392.13 feet to the Point of Beginning;

Thence North 42°30'00" West with the Crown Pointe Boulevard east line a distance of 220.97 feet to a point for the beginning of a curve to the right having a radius of 720.00 feet, a central angle of 42°30'00", and a long chord which bears North 21°15'00" West, 521.91 feet;

Thence along said curve to the right and east line of Crown Pointe Boulevard an arc distance of 534.07 feet to a point;

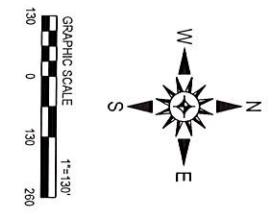
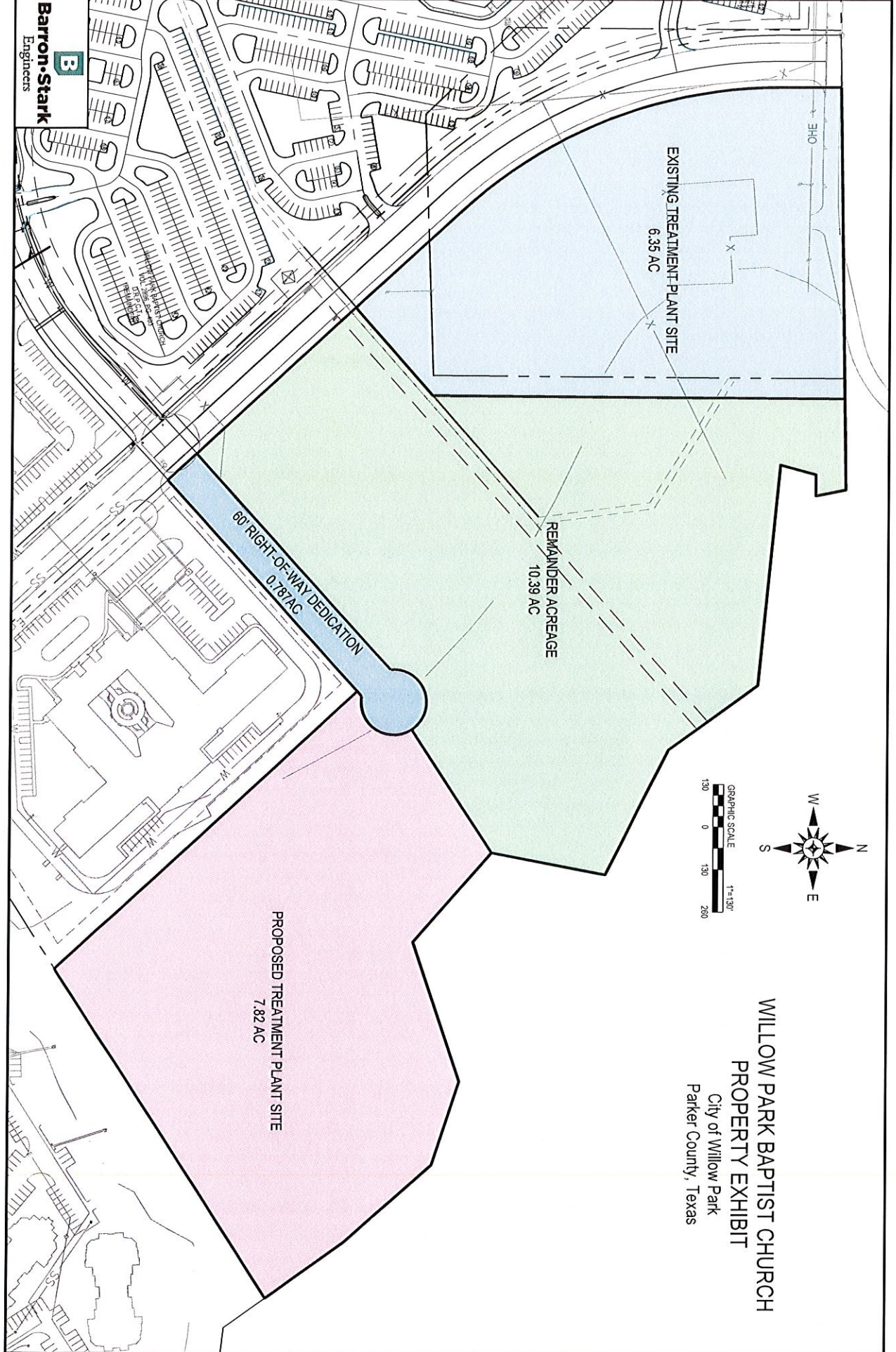
Thence North 00°00'00" East with the Crown Pointe Boulevard east line a distance of 97.21 feet to a point in the north line of said Franklin Survey and the south line of the Patricia G. Chenault tract as recorded in Volume 1585, Page 348, Deed Records Parker County, Texas;

Thence North 89°00'36" East with the north line of said Franklin Survey and the south line of said Chenault tract a distance of 477.63 feet to a point;

Thence South 00°23'41" West a distance of 636.05 feet to a point;

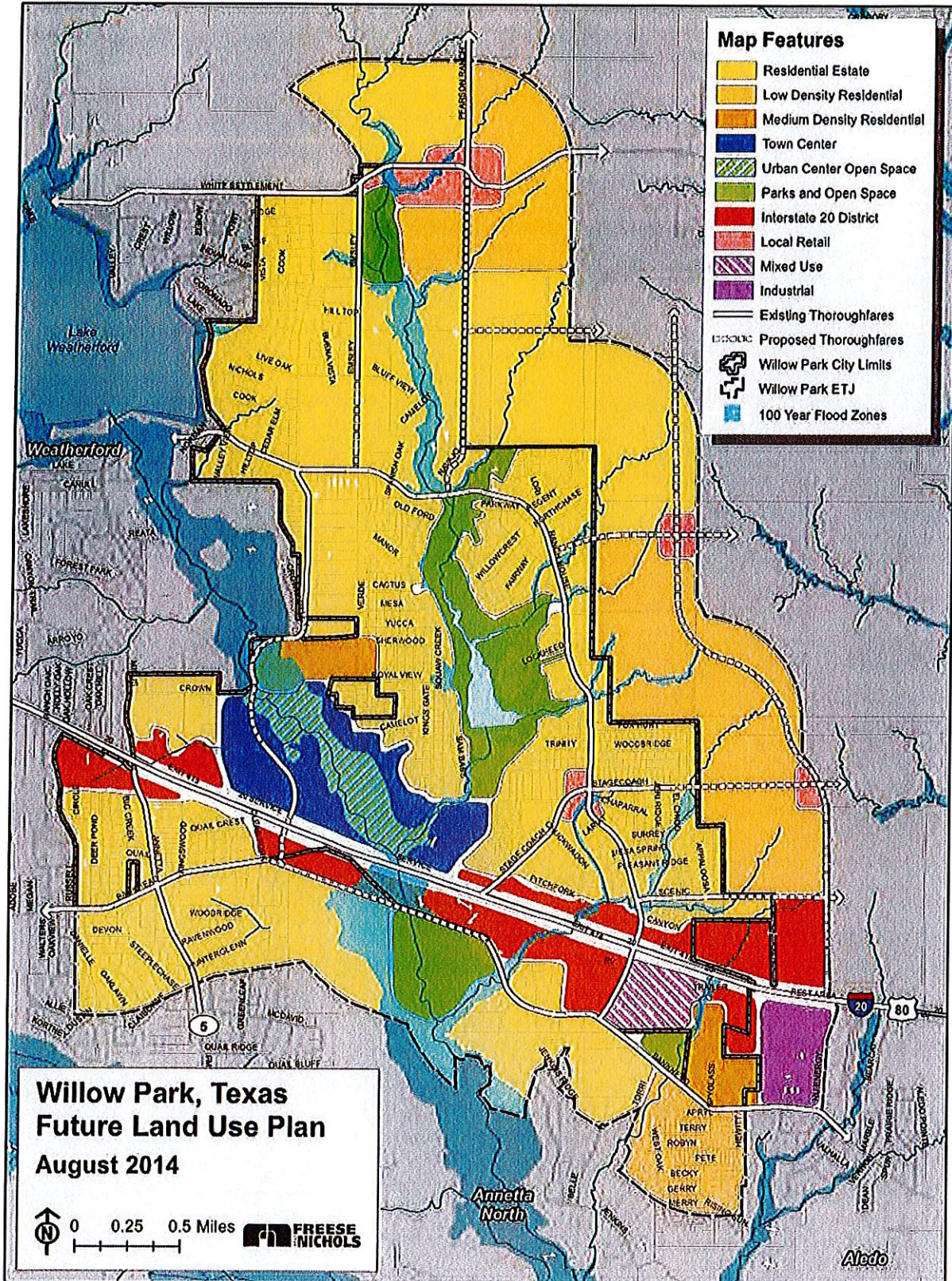
Thence South 48°36'13" West a distance of 179.60 feet to the Point of Beginning and Containing 276,744 square feet, 6.35 acres of land, more or less.

Barron-Stark
Engineers



WILLOW PARK BAPTIST CHURCH
PROPERTY EXHIBIT
City of Willow Park
Parker County, Texas

Future Land Use Map



CITY OF WILLOW PARK

ZONING MAP
NOVEMBER 2019



JACOB MARTIN
1508 SANTA FE DR. STE 200
WEATHERFORD, TX 76088
817-394-9880

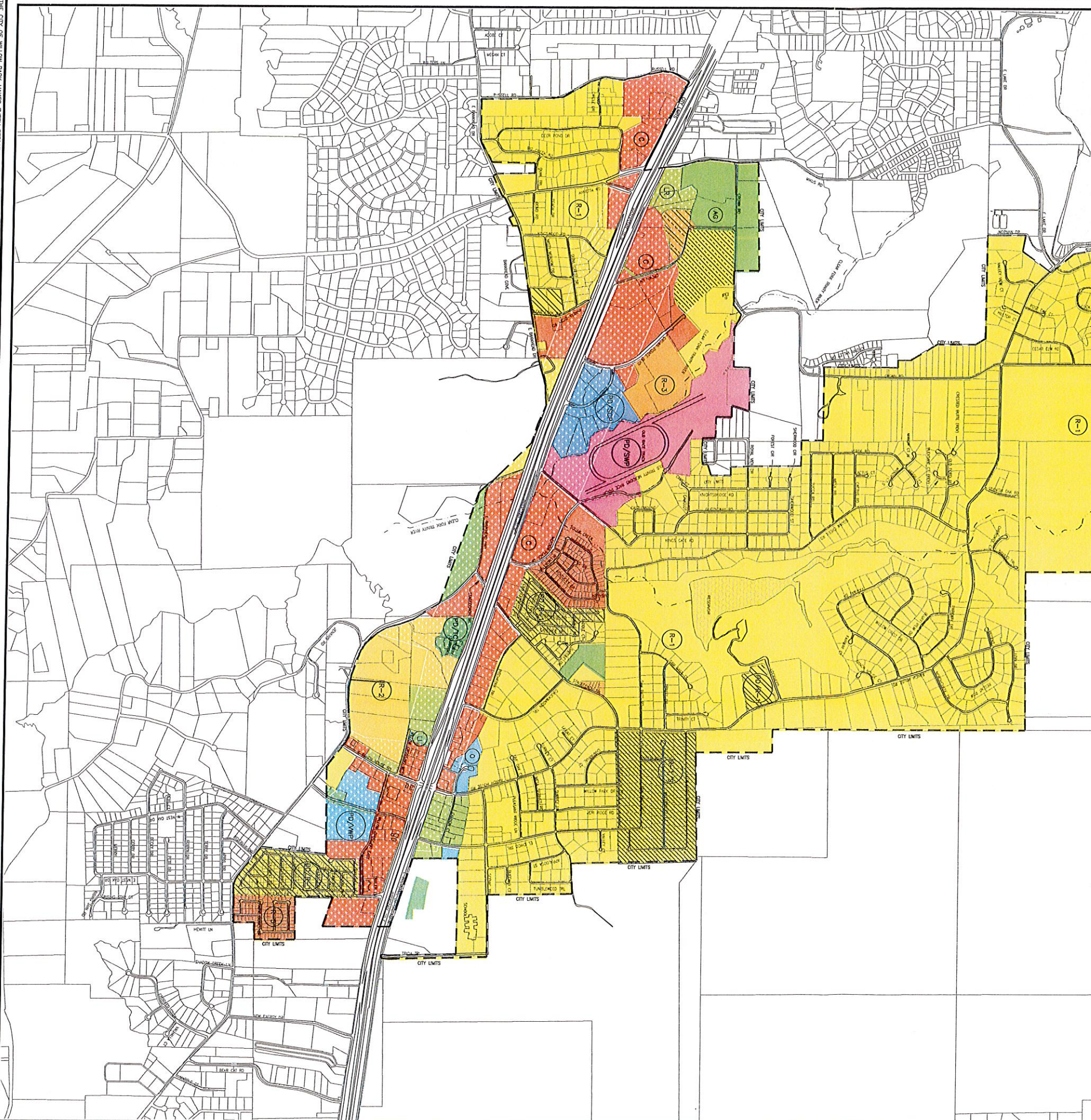


DATE QUINCY LAKE
ADDITIONAL TEXAS
325-693-1070
1508 SANTA FE DR. STE 200
WEATHERFORD, TX 76088
NORTH
1" = 1000'

ZONING DESCRIPTION LEGEND

	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/S = SINGLE FAMILY RESIDENTIAL W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL HIGH-DENSITY
	AG = AGRICULTURE
	C = COMMERCIAL
	LI = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
	PD/R-1 = PLAN DEVELOPMENT, WILLOW PARK BAPTIST CHURCH
	PD/R-3 = PLAN DEVELOPMENT, MULTI-FAMILY SENIOR LIVING
	PD/SMP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
	PD/SCP = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	PD/VWP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
	PD/SLC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
	HI-20 OD = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT

UPDATED PER ORDINANCE 795-19 07/09/2019
 UPDATED PER ORDINANCE 797-19 08/27/2019
 UPDATED PER ORDINANCE 796-19 09/10/2019
 UPDATED PER ORDINANCE 800-19 10/08/2019
 UPDATED PER ORDINANCE 801-19 10/08/2019



THE CITY OF WILLOW PARK MAKES EVERY EFFORT TO ENSURE THIS MAP IS FREE OF ERRORS, BUT DOES NOT WARRANT THE MAP OR ITS FEATURES.
 THE CITY OF WILLOW PARK PROVIDES THIS MAP WITHOUT ANY WARRANTY OF ANY KIND WHATSOEVER, EITHER EXPRESSED OR IMPLIED.

REZONING

R-1 "SINGLE FAMILY RESIDENTIAL" TO C "COMMERCIAL"

6.35 ACRES WESLEY FRANKLIN SURVEY

Willow Park Baptist Church of Texas

777 Crown Pointe Blvd

Willow Park, TX 76087

Willow Park Baptist Church of Texas

129 S Ranch House Rd

Willow Park, TX 76008

WPD Trinity LLC

17018 Interstate 20

Cisco, TX 76437

St Marianne Cope Health Care LLC

3502 Armstrong Ave

Dallas, TX 75205

Mailed 11/05/2020



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: November 17, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider and act on a Final Plat of a Replat Lot 5, Block B, Crown Pointe Addition, Phase II, City of Willow Park, Parker County, Texas.

BACKGROUND:

The owner proposes to replat Lot 5, Block B, Crown Pointe Addition, Phase II into three lots. Lot 5R will be a 2.19 acre lot (20,000 square foot surgery center), Lot 6 will be a 1.31 acre lot (12,000 square foot medical office building) and Lot 7 will be a 3.11 acre lot (future development).

The property is zoned C/IH-20 Overlay "Commercial/IH-20 Overlay District". All lots have frontage on Mary Lou Drive a 70 foot right of way. Lot 7 also has frontage on J.D. Towles Drive a 60 foot right of way. A single (24') entrance will be shared by Lot 5R and Lot 6. Cross access will be provided between all three lots. There are 24 foot fire lanes and access easements dedicated as a part of this plat.

The lots will be served by City water and sanitary sewer service from 8 inch mains.

This plat will abandon the 60 foot drainage easement along the eastern and south side of the property as stormsewer will carry the stormwater runoff under Mary Lou Drive.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of a Replat of Lot 5, Block B, Crown Pointe Addition, Phase II meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

EXHIBITS:

Plat Application
Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 10/27/20

Address (if assigned): TOD

Name of Additions: REPLAT LOT 5, BLOCK A, CROWN POINTE PHASE 2

Location of Addition: CROWN POINTE

Number of Lots: 3 Gross Acreage: 6.61 Zoning: C # of New Street Intersections: 0

PROPERTY OWNER:

Name: WILLOW PARK SERVICES

Contact: JIM MARTIN

Address: PO Box 1840

Phone: 817-538-6846

City: ALEDO

Fax: _____

State: Tx Zip: 76008

Email: jim@martinlandsales.com

Signature: *Jim Martin*

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: BARRON - STARK

Contact: CHUCK STARK

Address: 6221 SOUTHWEST BLVD.

Phone: 817-296-9550

City: F.W.

Fax: _____

State: Tx Zip: 76132

Email: chucks@barronstark.com

Signature: *Chuck Stark*

ENGINEER:

Name: SAME AS SURVEYOR Contact: _____
 Address: _____ Phone: _____
 City: _____ Fax: _____
 State: _____ Zip: _____ Email: _____
 Signature: _____

PRINCIPAL CONTACT: _____ Owner _____ Applicant Surveyor _____ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: TRI-COUNTY
 Water Provider: WILLOW PARK
 Wastewater Provider: WILLOW PARK
 Gas Provider (if applicable): TEXAS GAS

APPLICATION FEES

10/27/2020
[Signature]

#375 \$300.00 PLUS \$^{#25}10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
 _____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

<i>City Use Only</i>	
Fees Collected: \$ _____	\$ _____
\$ _____	\$ _____
Receipt Number: _____	

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Block A

Name of Addition: LOTS 5R, 6, and 7 CROWN POINTE PHASE 2

Applicant: WILLOW PARK SERVICES

Property Owner(s): WILLOW PARK SERVICES

Location of Addition: CROWN POINTE ADDITION

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- | | | |
|---|-------|-------|
| A. Preliminary Plat Application (original signatures) | _____ | _____ |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital) | _____ | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | _____ | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital) | _____ | _____ |
| E. Tree Survey | _____ | _____ |
| F. Location and Dimensions of Existing Structures | _____ | _____ |
| G. Sectionalizing or Phasing of Plats | _____ | _____ |
| H. Zoning Classification of All Properties Shown on the Plat | _____ | _____ |
| I. Dimensions of all Proposed or Existing Lots | _____ | _____ |
| J. Location of 100-year Flood Limits Where Applicable | _____ | _____ |

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- | | | |
|---|-------|-------|
| A. Final Plat Application (original signatures) | _____ | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital copy) | _____ | _____ |
| C. Drainage Study (5 paper copies & 1 digital) | _____ | _____ |
| D. Submit 1 mylar copy and 1 paper copy from county filing | _____ | _____ |
| E. Written Metes and Bounds Description | _____ | _____ |
| F. Dimensions of All Proposed or Existing Lots | _____ | _____ |
| G. Area in acres for each lot | _____ | _____ |
| H. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |
| I. Parker County Tax Certificate | _____ | _____ |
| J. Plans for all water & sewer lines | _____ | _____ |
| K. Plans for fire hydrants | _____ | _____ |
| L. Plans for all proposed streets and sidewalks | _____ | _____ |

IV. REQUIRED DOCUMENTS FOR A REPLAT

- | | | |
|---|-----------------|------------|
| A. Replat Application (original signatures) | <u>/</u> | <u>✓</u> |
| B. Replat Drawing (5 paper copies & 1 digital copy) | <u>/</u> | <u>✓</u> |
| C. Original Plat for comparison | <u>/</u> | <u>✓</u> |
| D. Drainage Study (5 paper copies & 1 digital) | <u>N/A</u> | <u>N/A</u> |
| E. Submit 1 mylar copy and 1 paper copy from county filing | <u>✓</u> | <u>✓</u> |
| F. Written Metes and Bounds Description | <u>✓</u> | <u>✓</u> |
| G. Dimensions of All Proposed or Existing Lots | <u>✓</u> | <u>✓</u> |
| H. Area in acres for each lot | <u>✓</u> | <u>✓</u> |
| I. Any Existing Structures which Encroach and Setback Lines | <u>N/A</u> | <u>N/A</u> |
| J. Parker County Tax Certificate | <u>w/ Mylar</u> | <u>OK</u> |

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- | | | |
|---|-------|-------|
| A. Amended Plat Application (original signatures) | _____ | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital) | _____ | _____ |
| C. Original Plat for comparison | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital) | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing | _____ | _____ |
| F. Written Metes and Bounds Description | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots | _____ | _____ |
| H. Area in acres for each lot | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	/	✓
B.	Names of Owners of Property within 200 feet	/	✓
C.	Names of Adjoining Subdivisions	/	✓
D.	Front and Rear Building Setback Lines	/	✓
E.	Side Setback Lines	/	✓
F.	City Boundaries Where Applicable	N/A	N/A
G.	Date the Drawing was Prepared	/	✓
H.	Location, Width, Purpose of all Existing Easements	/	✓
I.	Location, Width, Purpose of all Proposed Easements	/	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	/	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	/	✓
L.	North Arrow	/	✓
M.	Name, Address, Telephone, of Property Owner	/	✓
N.	Name, Address, Telephone of Developer	/	✓
O.	Name, Address, Telephone of Surveyor	/	✓
P.	Seal of Registered Land Surveyor	/	✓
Q.	Consecutively Numbered Plat Notes and Conditions	/	✓
R.	City of Willow Park Plat Dedication Language	/	✓
S.	Location and Dimensions of Public Use Area	NA	N/A
T.	Graphic Scale of Not Greater Than 1" = 200'	/	✓
U.	All Existing and Proposed Street Names	/	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	/	✓
W.	Subdivision Boundary in Bold Lines	/	✓
X.	Subdivision Name	/	✓
Y.	Title Block Identifying Plat Type	/	✓
Z.	Key Map at 1"=2000'	/	✓
AA.	Surveyor's Certification of Compliance	/	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	/	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	/	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	✓	✓
B.	A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	/	✓
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	✓

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft. Rear building setback: 25 ft.

Side building setback: 10 ft. Side building setback: ~~10~~ 25 ft.

- Does the site include any utility/electric/gas/water/sewer easements? Yes No
- Does the site include any drainage easements? Yes No
- Does the site include any roadway/through fare easements? Yes No

Staff Review:

- Does the plat include all the required designations? Yes No
- Are the setbacks for the building sufficient? Yes No
- Are there any easement conflicts? Yes No
- Do the proposed easements align with neighboring easements? Yes No
- Are the proposed easements sufficient to provide service? Yes No
- Does the proposed project pose any planning concerns? Yes No

Approved Not Approved Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 11/09/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? MARY LEW DRIVE

Is the project serviced by an existing water line? Yes No
If yes, what size line? 8"

Will the project require the extension of a water line? Yes No
Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line? Yes No
If yes, what size line? 8"
If no, what type and size is the septic system? N/A

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes No

Any additional concerns: _____

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUEKKER Date: 11/10/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

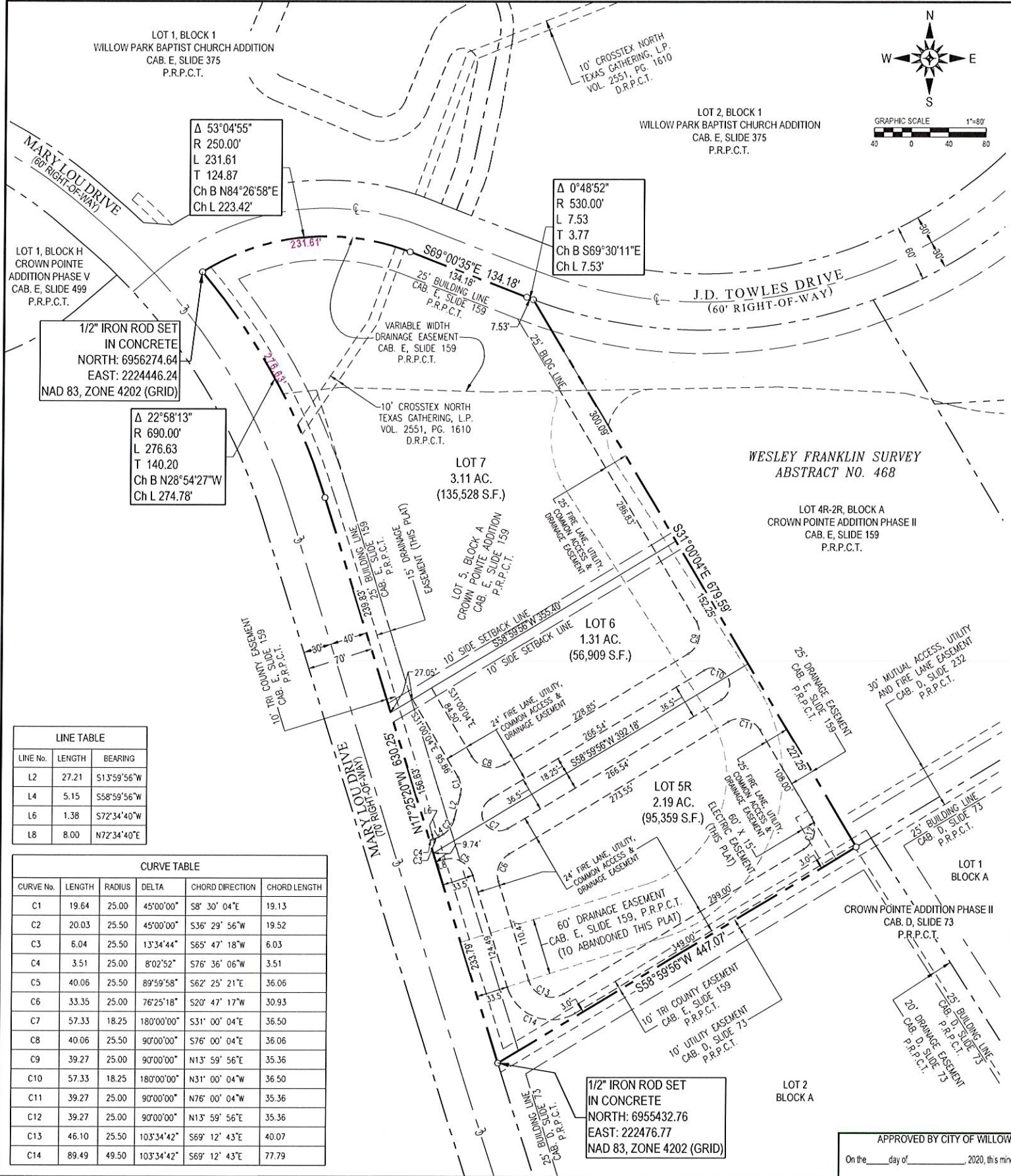
Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area?	<u>N/A</u>	

Staff Review:

Base flood elevations confirmed?	<u>N/A</u>	Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?		Yes	<input checked="" type="radio"/> No

Approved Not Approved Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 11/09/2020



LINE No.	LENGTH	BEARING
L2	27.21	S13°59'56"W
L4	5.15	S58°59'56"W
L6	1.38	S72°34'40"W
L8	8.00	N72°34'40"E

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	19.64	25.00	45°00'00"	S8°30'04"E	19.13
C2	20.03	25.00	45°00'00"	S36°29'56"W	19.52
C3	6.04	25.00	13°34'44"	S65°47'18"W	6.03
C4	3.51	25.00	8°02'52"	S76°36'06"W	3.51
C5	40.06	25.00	89°59'58"	S62°25'21"E	36.06
C6	33.35	25.00	76°25'18"	S20°47'17"W	30.93
C7	57.33	18.25	180°00'00"	S31°00'04"E	36.50
C8	40.06	25.00	90°00'00"	S76°00'04"E	36.06
C9	39.27	25.00	90°00'00"	N13°59'56"E	35.36
C10	57.33	18.25	180°00'00"	N31°00'04"W	36.50
C11	39.27	25.00	90°00'00"	N76°00'04"W	35.36
C12	39.27	25.00	90°00'00"	N13°59'56"E	35.36
C13	46.10	25.00	103°34'42"	S69°12'43"E	40.07
C14	89.49	49.50	103°34'42"	S69°12'43"E	77.79

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

OWNER:
WILLOW PARK SERVICES, LLC
P.O. BOX 1840
ALEDO TX. 76008



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

APPROVED BY CITY OF WILLOW PARK
On the _____ day of _____, 2020, this minor plat was duly
approved by the Development Services of the City of Willow Park, Texas
Signed: _____ Attest: _____
City Administrator City Secretary
Signed: _____
Mayor

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED
IRON ROD SET / FOUND STAMPED
C.F. STARK, RPLS 5084

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES**

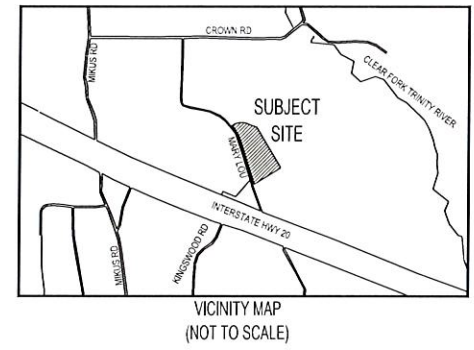
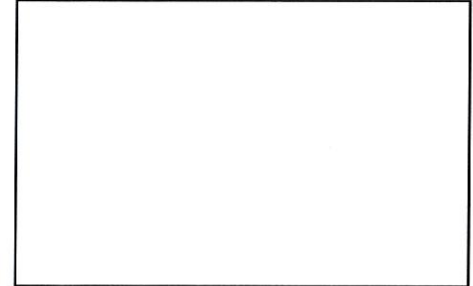
This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

County Clerk Stamp



OWNER DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WILLOW PARK SERVICES, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 5R, 6 and 7, Block A, CROWN POINTE ADDITION, PHASE II, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements, and encumbrances shown hereon.

WILLOW PARK SERVICES, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this the _____ day of _____, 2020.

WILLOW PARK SERVICES, LLC

Jim Martin, Member

STATE OF TEXAS
COUNTY OF PARKER

Before Me, the undersigned authority, on this day appeared Jim Martin, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

Minor Plat

Lots 5R, 6 and 7, Block A

CROWN POINTE ADDITION PHASE II
An Addition to the City of Willow Park
Parker County, Texas

Being a Re Plat of
Lot 5, Block A
CROWN POINTE ADDITION PHASE II
An Addition to the City of Willow Park, Parker County, Texas
According to the Plat recorded in
Cabinet E, Slide 159, Plat Records, Parker County, Texas