



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, January 19, 2021 6:00 pm
Agenda

Call to Order

Election of Chair and Vice Chair of Planning and Zoning

Determination of Quorum

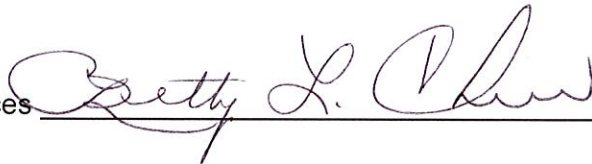
Approval of Meeting Minutes for November 17, 2020

Items to be considered and acted upon

1. Consider and act on a request by James and Ruby J. Simons to abandon 30 foot and 60 foot road easements located on Block 15 and Block 16, El Chico Addition, located on Chuck Wagon Trail.

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 January 5, 2021 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, November 17, 2020 6:00 PM
Minutes

Call to Order

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

Determination of Quorum

Present:

Acting Chairman Rodney Wilkins
Commissioner Billy Weikert
Commissioner Alternate Scott Smith

Absent:

Commissioner Jared Fowler, Sharon Bruton and Joe Lane

Also, Present:
Betty Chew

Approval of Meeting Minutes for October 20, 2020.

Commissioner Smith made a motion to approve the minutes of the October 20, 2020 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 3-0.

Items to be considered and acted upon

- I. **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 Rd.**
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation



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Acting Chairman Wilkins opened the Public Hearing.

Those in Favor of the Zoning Request: None

Those Opposed to Zoning Request: None

Acting Chairman Wilkins closed the Public Hearing.

Betty Chew addressed the Commission stating the property currently houses the City's wastewater treatment plant. The City is exchanging property with Willow Park Baptist Church to construct a new plant. The Church stipulated, in the property exchange, the current plant site be zoned C "Commercial District".

Notice of Public Hearing was published.

Motion Made by Commissioner Weikert to recommend the City Council to request to rezone from R-1 "Single-Family District" to C "Commercial" 6.35 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, be approved.

Seconded by Commissioner Smith.

Aye Votes: Acting Chairman Wilkins, Commissioners Weikert and Smith.

Motion passed with a vote of 3-0.

II. 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.

Betty Chew addressed the Commission stating the owner, Willow Park Services, 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 1.3-acre lot (12,000 square foot medical office building) and Lot 7 will be a 3.11 acre lot (future development).

The lots are served by City water and sewer.

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

The Final Plat meets the requirements of the Subdivision Ordinance and Staff recommends approval, as presented.



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Chuck Stark, Barron-Stark Engineers addressed the Commission to answer questions.

Motion made by commissioner Smith to recommend approval of a Final Plat of a Replat Lot 5, Block B, Crown Pointe Addition, Phase II, City of Willow Park, Parker County, Texas as presented.

Seconded by Commissioner Weikert.

Aye Votes: Acting Chairman Wilkins, Commissioners Weikert and Smith.

Motion passed with a vote of 3-0.

Acting Chairman Wilkins adjourned the meeting at 6:40 pm.

APPROVED:

Rodney Wilkins, Acting Chairman Planning and Zoning Commission



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: January 19, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a request by James and Ruby J. Simons to abandon a 30 foot road easement and a 60 foot road easement on Block 15 and Block 16, El Chico Addition, located on Chuck Wagon Trail.

BACKGROUND:

The Simons own these two blocks (9.365 acres) on Chuck Wagon Trail. There is 30 foot of a 60 foot roadway easement on the west side of Block 16 which runs the length of the lot. The owners are requesting the City abandon and vacate this easement. There is a 60 foot roadway easement between Block 15 and Block 16 which runs the length of the lots. The owners are also requesting the City abandon and vacate this easement. There are no utilities located in these right of way easements. Water mains are located in Chuck Wagon Trail and Stage Coach Trail.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends abandoning the 30 foot and the 60 foot right of way easements with the property owner replatting the lots to reflect the new 25 foot building setback lines.

EXHIBITS:

Property owner letter
Survey
El Chico Plat

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

Willow Park City Hall
516 Ranch House Road
Willow Park Texas 76087

Parker County Texas
1 Courthouse Square
Weatherford Texas 76086

Office of Public Records

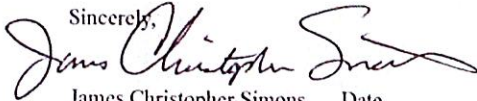
As requested by your office.

Please accept this letter as a formal request to terminate the easement between our two properties in Parker County at 221 Chuckwagon Trail, Willow Park TX.

legal Description: Tax ID#R000007330
221 Chuckwagon Tr.
Willow Park, TX 76087
9.365 ac. Parker County Alledo ISD

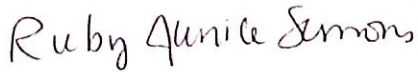
Thank you for your consideration

Sincerely,



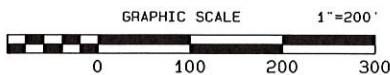
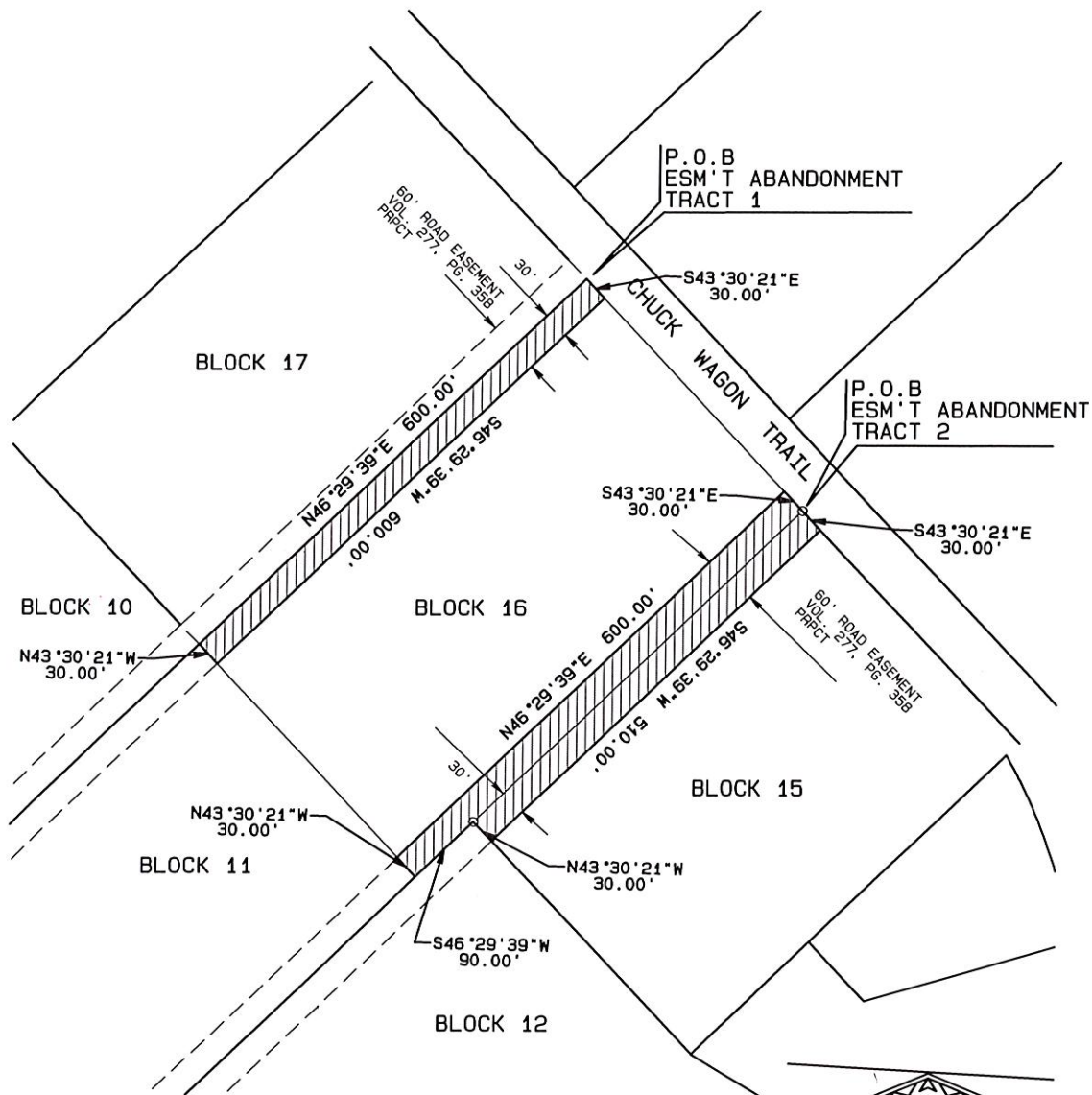
James Christopher Simons Date
817.640.6240

12/23/2020



Ruby Janice Simons Date
817.371-5811

12/23/2020



USE OF THIS ELECTRONIC
SEAL/ SIGNATURE AUTHORIZED BY
CHARLES F. STARK, RPLS
TEXAS REGISTRATION NO. 5084



Charles F. Stark

01-04-2021

ROAD EASEMENT ABANDONMENT
BLOCKS 15 & 16, EL CHICO
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

PROJECT NO. 291-9394

JANUARY 2021



BARRON - STARK
ENGINEERS, LP
CIVIL ENGINEERING*LAND SURVEYING
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 Office (817) 231-8144 Fax
Texas Registered Engineering Firm F-10998
Texas Surveying Firm F-10158800
www.barronstark.com

**LEGAL DESCRIPTION
ROAD EASEMENT ABANDONMENT TRACT 1**

Being a 0.41 acre tract of land situated within Block 16, El Chico, an addition to the City of Willow Park as recorded in Volume 277, Page 358, Plat Records Parker County, Texas and being more particularly described as follows.

Beginning at a found 1/2 inch iron rod in the southwesterly line of Chuck Wagon Trail (60' ROW) for the northeast corner of said Block 16;

Thence South 43°30'21" East with the Chuck Wagon Trail southwesterly line a distance of 30.00 feet to a point;

Thence South 46°29'39" West a distance of 600.00 feet to a point in the northwesterly line of Block 11, said El Chico addition;

Thence North 43°30'21" West with the Block 11/ Block 16 common line a distance of 30.00 feet to the northwest corner of said Block 16;

Thence North 46°29'39" East with the Block 16/ Block 17 common line a distance of 600.00 feet to the Point of Beginning and Containing 18,000 square feet, 0.41 acres of land, more or less.

**LEGAL DESCRIPTION
ROAD EASEMENT ABANDONMENT TRACT 2**

Being a 0.76 acre tract of land situated within Blocks 15 and 16, El Chico, an addition to the City of Willow Park as recorded in Volume 277, Page 358, Plat Records Parker County, Texas and being more particularly described as follows.

Beginning at a found 1/2 inch iron rod in the southwesterly line of Chuck Wagon Trail (60' ROW) for the northeast corner of said Block 16;

Thence South 43°30'21" East with the Chuck Wagon Trail southwesterly line a distance of 30.00 feet to a point;

Thence South 46°29'39" West a distance of 510.00 feet to a point in the northwesterly line of Block 12, said El Chico addition;

Thence North 43°30'21" West with the Block 12/ Block 15 common line a distance of 30.00 feet to a point in the southeasterly line of Block 16 for the northwest corner of Block 12;

Thence South 46°29'39" West a distance of 90.00 feet to a found 1/2 inch iron rod for the southwest corner of said block 16;

Thence North 43°30'21" west with the Block 11/ Block 16 common line a distance of 30.00 feet to a point;

Thence North 46°29'39" East a distance of 600.00 feet to a point in the southwesterly line of Chuck Wagon Trail;

Thence South 43°30'21" East with the Chuck Wagon Trail southeasterly line a distance of 30.00 feet to the Point of Beginning and Containing 33,300 square feet, 0.76 acres of land, more or less.

ROAD EASEMENT
 VACATED &
 ABANDONED
 NOVEMBER 13, 2018
 ORD. 781-18.

ROAD EASEMENT
 VACATED &
 ABANDONED
 MARCH 20, 2007
 ORD 559-07.



EL CHICO
 BLOCKS 1 THRU 73
 PARKER COUNTY, TEXAS

GRAPHIC SCALE IN FEET
 CONDUCTED AND DRAWN BY LAND SURVEYOR
 DATE: 11/13/18

SURVEYED: SUMMER 1951
 DRAWN: DAVIS, SUNDHAGEN, T. SMITH

APPROVED: PARKER COUNTY
 CLERK: [Signature]
 DATE: 11/13/18

NOTE: General note about easements and survey details.