



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, April 20, 2021 6:00 pm
Agenda

Call to Order

Election of Chair and Vice Chair of Planning and Zoning

Determination of Quorum

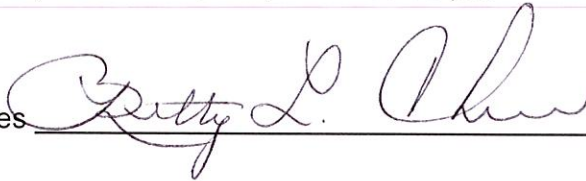
Approval of Meeting Minutes for March 16, 2021

Items to be considered and acted upon

1. Consider and act on a Final Plat of Lot 1, Trinity Fields Addition, being 81.767 acres J. M. Froman Survey, Abstract No. 471 and I. & G.N.R.R. Company Survey, Abstract No. 1821, City of Willow Park, Parker County, Texas.
2. PUBLIC HEARING to consider a request to rezone from "C/IH-20" Commercial/IH-20 Overlay District to PD Planned Development District RV Storage, 12.49 acres being Lot 1R2 and 1R3, Block A, Crown Bluff Addition and 7.59 acres, David Addington Survey, Abstract No 21, City of Willow Park, Parker County, Texas located in the 4400 Block of IH-20 Service Road and Clear Fork Circle.

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 April 8, 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, March 16, 2021 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 Billy Weikert, Rodney Wilkins, Scott Smith

Absent:

Commissioner Sharon Bruton

Also, Present:

Betty Chew

Approval of Meeting Minutes for January 19, 2021.

Commissioner Weikert made a motion to approve the minutes of the January 19, 2021 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. Consider and Act on a Final Plat of Block E, F, G; Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of IH-20 Service Road North.**

Betty Chew addressed the Commission stating this is a final plat of a 19.80 acre commercial subdivision. The preliminary plat was approved June 11, 2019. The subdivision consists of 3 acreage lots. Access to the subdivision is from IH-20 Service Road and Mary Lou Drive. J.D. Towles Drive will be extended west and connect with the IH-20 Service Road. TXDOT has reviewed and issued permits for J.D. Towles Drive and Jimma Drive to tie into the IH-20 Service Road. The subdivision will be served by the City's water and sewer system.



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The stormwater drainage plan has been approved by the City Engineer.

Staff recommends approval of the Final Plat as presented.

Chuck Stark, the developers engineer was present to answer questions.

Motion made by Commissioner Smith to recommend approval of the Final Plat of Block E, F, G; Crown Pointe Addition Phase IV, as presented.

Seconded by Commissioner Wilkins.

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

Motion passed with a vote of 4-0.

II. Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County Texas, located on Meadow Place Drive.

Betty Chew addressed the Commission stating this is a Final Plat of a Replat of The Reserves at Trinity Addition. This is a 140.302 acre residential subdivision located on Meadow Place Drive.

The Replat is presented to:

1. Adjust the flood plain and floodway to reflect the FEMA approved LOMR (Letter of Map Revision). This is based on the actual flood study of the property.
2. Adjust Bridge Street to its "As Built" location where it crosses the Clear Fork of the Trinity.
3. Adjust the lot line 5 feet north between Lot 1R, Block 8 and Lot 1R, Block 10 (Community Center Lot).
4. Combine Lot 1 and 2, Block 6 into a single buildable lot.

The Final Plat of a replat The Reserves at Trinity Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval as presented.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of a Replat The Reserves at Trinity as presented.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.



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III. PUBLIC HEARING to consider a request to amend the City of Willow Park, Zoning Ordinance Sec. 14.06.014(a) to permit Auto Body Repair – Fully Enclosed Shop Area as a permitted use in the “C” Commercial District Special Use Permit (SUP) required in accordance with Article 14.013.

Betty Chew addressed the Commission stating this is a request to amend the Zoning Ordinance Article 14.06.014(a) to classify “Auto Body Repair Within a Fully Enclosed Shop Area” as a permitted use with a Special Use Permit (SUP) required in the “C” Commercial District.

Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing

THOSE IN FAVOR OF REQUEST:

Chuck Stark, Barron Start Engineers addressed the Commission in support of the ordinance amendment.

Rex Ramsey, Basic Developers LLC, addressed the commission stating he desires to develop property in the City along the south side of IH-20 with this type use.

THOSE OPPOSED TO REQUEST:

None

There being no one else present wishing to address the Commission regarding this agenda item Chairman Fowler closed the public hearing.

Commissioner Weikert made a motion to recommend to City Council amending the Zoning Ordinance to classify “Auto Body Repair Within a Fully Enclosed Shop Area” as a permitted use Special Use Permit (SUP) required in the “C” Commercial District.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

IV. Consider and Act on a Preliminary Plat of Lot 1, 2; Block 1, Worth Cre Addition, being a 16.334 acre tract of land E. Oxer Survey, Abstract No. 1031 and J.H. Phelps Survey, Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.



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Betty Chew addressed the Commission stating that a preliminary and a final plat for a 2 lot commercial subdivision located in the City's Extraterritorial Jurisdiction is being presented.

Lot 1 (2.398 acres) undeveloped land.

Lot 2 (13.936 acres) partially developed with industrial office space.

The subdivision is accessed from Bankhead Hwy. there is an existing 50 foot north/south access easement. The Subdivision will be served from private wells and private sewage disposal systems. The owner may request a developers agreement for water service.

The preliminary and final plats meet the requirements of the Subdivision Ordinance and Staff recommends approval.

Motion made by Commissioner Smith to recommend approval of the Preliminary Plat of Worth Cre Addition as presented.

Seconded by Commissioner Wilkins

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion Passed with a vote of 4-0.

V. Consider and Act on a Final Plat of Lot 1, Block 1, Worth Cre Addition, being a 2.398 acre tract of land E. Ozer Survey, Abstract No. 1031 and J. H. Phelps Survey Abstract No. 1046, ETJ of Willow Park, Parker County, Texas, located in the 9700 Block of Bankhead Hwy.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of Lot 1, Block 1, Worth Cre Addition as presented.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion Passed with a vote of 4-0.

VI. Consider and Act on a Preliminary Plat Lots 1 through 3, Block 1, Porter Addition, being 11.921 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.



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Betty Chew addressed the Commission stating this is a preliminary plat for an 11.921 acre 3 lot commercial subdivision. This plat proposes the abandonment of Stagecoach Trail as it crosses the subdivision. There is a proposed extension of Bankhead Hwy to the IH-20 Service Road. This would replace Stagecoach Trail and connect Bankhead Hwy to the IH-20 Service Road. The subdivision will be served by City water with the extension of an 8 inch water main in Bankhead Hwy. Fire hydrants will be installed along the water main. Private sewage disposal systems will be installed on each lot. Stormwater flows north to south across the subdivision. Development of each lot will require a stormwater drainage study and drainage improvement plans.

Staff recommends approval of the preliminary plat subject to the following:

1. Recommendation to vacate and abandon Stagecoach Trail right of way as it crosses the subdivision. Right of way to be incorporated into Lot 3, Porter Addition.
2. Recommendation to accept proposed Bankhead Hwy. right of way and said right of way improvements constructed upon acceptance.
3. Recommend approval of the Preliminary Plat of Lots 1 through 3, Block 1, Porter Addition subject to the following conditions:
 - a. Cross Access and fire lane easements to be provided across each lot (25' minimum).
 - b. Entrance locations will be approved with site development plans for IH-20 Service Road and Bankhead Hwy.

Motion made by Commissioner Wilkins to recommend approval of the Preliminary Plat of Porter Addition with the recommended changes.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

VII. Consider and Act on a Final Plat, Lot 1, Block 1, Porter Addition, being 4.00 acres J.M. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.

Betty Chew addressed the Commission stating this is a final plat for Lot 1 of this 3 lot subdivision. This lot is being purchased by Trinity Bible Church, which owns the property to the east.

Staff recommends approval of the Final Plat of Lot 1, Block 1, Porter Addition with the addition of a cross access and fire lane easement.



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Motion made by Commissioner Wilkins to recommend approval of the Final Plat of Lot 1, Block 1, Porter Addition with the addition of a cross access and fire lane easement.

Seconded by Commissioner Weikert.

AYE VOTES: Chairman Fowler, Commissioners Smith, Weikert and Wilkins.

Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:50 pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 20, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and Act on a Final Plat of Lot 1, Trinity Fields Addition, being 81.767 acres J.M. Froman Survey, Abstract No. 471 and I.& G.N.R.R. Company Survey, abstract No. 1821, City of Willow Park, Parker County, Texas, located at 7700 E. Bankhead Hwy.

BACKGROUND:

This is a final plat for a single lot subdivision. The property was annexed by petition of the property owner, Trinity Christian Academy, December 10, 2019.

Access to the subdivision will be from Bankhead Hwy. Bankhead Hwy right of way (+/-60') serves as a minor collector street in the area.

The subdivision will be served by the City of Willow Park utility system. Water service will be provided from an 8 inch water main in Bankhead Hwy.

Sanitary sewer service will be provided by installation of a new lift station and grinder pump on the athletic complex site which will connect to the existing lift station on the T.C.A. main campus.

Stormwater in the subdivision flows from the northeast to southwest across the subdivision. A portion of the property is in the Special Flood Hazard Zone AE (Floodway). Other areas are in Zone X (Flood Plain). The City Engineer has reviewed the stormwater drainage plan.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat.

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: 7700 BANKHEAD HWY. SUBMITTAL DATE: 04-06-21

Address (If assigned): ~~4954 E I-20 Service Rd South (large field to the southwest of school)~~

Name of Additions: Trinity Fields

Location of Addition: Bankhead Hwy

Number of Lots: 1 Gross Acreage: 81.767 Zoning: _____ # of New Street Intersections: N/A

PROPERTY OWNER:

Name: T.B.C.A. Inc (Trinity Christian Academy)

Contact: Courtney Kuykendall and Gary Squyres

Address: 4954 E I-20 Service Rd South

Phone: 817-596-4200 (Courtney Kuykendall)

City: Weatherford

Fax: _____

State: TX Zip: 76087

Email: courtney@ektexas.com and gsquyres@tcaeagles.org

Signature:

APPLICANT:

Name: Texas Surveying, Inc.

Contact: James Stevens

Address: 104 S Walnut St

Phone: 817-594-0400 ext. 107

City: Weatherford

Fax: _____

State: TX Zip: 76086

Email: james@txsurveying.com

Signature:

SURVEYOR:

Name: Texas Surveying, Inc.

Contact: James Stevens

Address: 104 S Walnut St

Phone: 817-594-0400 ext. 107

City: Weatherford

Fax: _____

State: TX Zip: 76086

Email: james@txsurveying.com

Signature:

ENGINEER:

Name: N/A 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

<p>UTILITY PROVIDERS</p> <p>Electric Provider: <u>Oncor</u></p> <p>Water Provider: <u>city</u></p> <p>Wastewater Provider: <u>city</u></p> <p>Gas Provider (if applicable): _____</p>
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APPLICATION FEES

_____ \$300.00 PLUS \$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).

City Use Only

Fees Collected: \$ _____ \$ _____

Receipt Number: \$ _____ \$ _____

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: Trinity Fields

Applicant: Texas Surveying, Inc. - James Stevens

Property Owner(s): T.B.C.A. Inc (Trinity Christian Academy)

Location of Addition: Bankhead Hwy

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) | N/A | N/A |
| 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 | ✓ | OK |
| J. | Plans for all water & sewer lines | ✓ | ✓ |
| K. | Plans for fire hydrants | ✓ | ✓ |
| L. | Plans for all proposed streets and sidewalks | N/A | N/A |

IV. REQUIRED DOCUMENTS FOR A REPLAT

- | | | | |
|----|--|-------|-------|
| A. | Replat Application (original signatures) | _____ | _____ |
| B. | Replat Drawing (5 paper copies & 1 digital copy) | _____ | _____ |
| 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 | _____ | _____ |
| J. | Parker County Tax Certificate | _____ | _____ |

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	<u>APPLICANT</u>	<u>STAFF</u>
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	_____	✓
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	_____	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	<u>APPLICANT</u>	<u>STAFF</u>
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	_____	N/A
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)	_____	OK
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: 30 ft. Rear building setback: N/A ft.
Side building setback: N/A ft. Side building setback: N/A 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? N/A Yes No
Are the proposed easements sufficient to provide service? N/A 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: 04/13/2021

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? Bankhead Hwy

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? _____

Is the project serviced by an existing sewer line? Yes No
If yes, what size line? _____

If no, what type and size is the septic system? _____

Staff Review:

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

Any additional concerns: Yes No
DEVELOPER WILL EXTEND SEWER

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 04/15/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? 827' - 829'
Is the footprint of any built improvement in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? _____
Is the footprint of any habitable structure in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? _____

Staff Review:

Base flood elevations confirmed? Yes No
Does the proposed project pose any safety concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

04/13/2021

1055 AC
ORDER ABANDONING A PUBLIC RD
C.F. No. 201801539
O.P.P.F.C.T.

REMAINDER OF TRACT THREE - 152.438 AC
RICHARD C. PORTER
JOHN B. PORTER
J. MICHAEL PORTER
VOL. 198, PG. 386
D.R.P.C.T.

TRACT TWO - 157.9 AC
RICHARD C. PORTER
JOHN B. PORTER
J. MICHAEL PORTER
VOL. 198, PG. 386
D.R.P.C.T.

TRACT ONE - 5.003 AC
TRINITY BIBLE CHURCH
OF ALDFO
C.F. No. 20116557
O.P.P.F.C.T.

817.67 Acres
T.B.C.A. INC.
DBA: Trinity Christian Academy
Clerks File No. 2019988
Real Property Records,
Parker County, Texas

REMAINDER OF TRACT THREE - 152.438 AC
RICHARD C. PORTER
JOHN B. PORTER
J. MICHAEL PORTER
VOL. 198, PG. 386
D.R.P.C.T.

J.M. FROMAN SURVEY
ABSTRACT NO. 471

REMAINDER OF TRACT THREE - 152.438 AC
RICHARD C. PORTER
JOHN B. PORTER
J. MICHAEL PORTER
VOL. 198, PG. 386
D.R.P.C.T.

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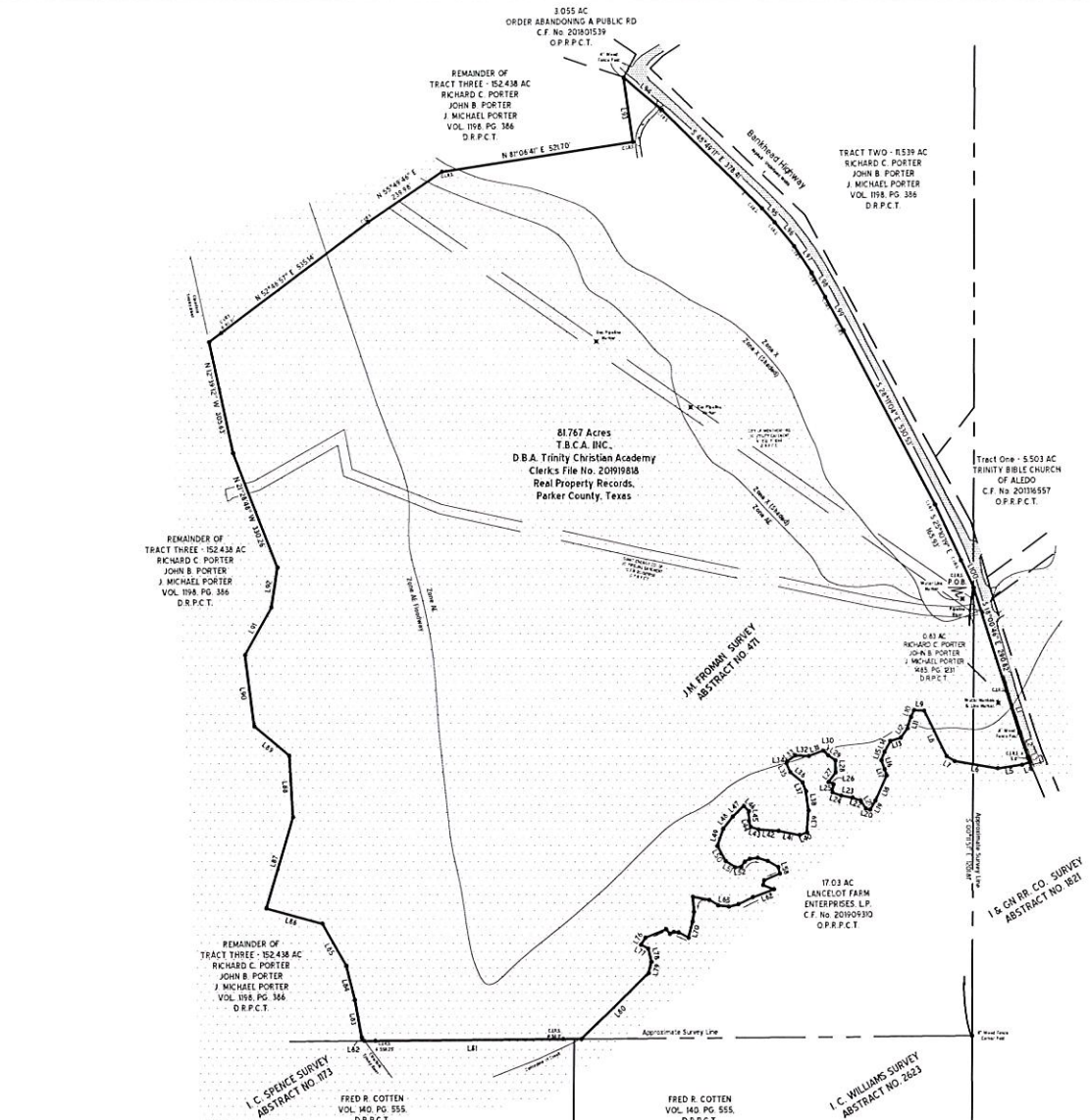
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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 17°34'00" E	18.36	L26	N 45°34'51" W	14.36	L51	S 57°30'38" E	30.90	L76	S 17°42'58" W	21.74
L2	S 19°13'37" E	67.57	L27	N 34°50'38" E	32.37	L52	N 84°36'38" E	15.82	L77	S 6°25'02" E	22.09
L3	S 22°02'02" E	15.43	L28	N 15°48'27" E	33.55	L53	N 15°48'27" E	16.82	L78	S 17°04'50" E	34.48
L4	S 7°54'02" W	22.08	L29	N 54°54'23" W	24.44	L54	N 60°16'08" E	6.22	L79	S 12°12'38" W	32.69
L5	S 8°59'50" W	64.54	L30	N 49°25'50" W	19.06	L55	N 83°05'54" E	21.51	L80	S 43°25'57" W	25.16
L6	N 82°40'18" W	17.07	L31	S 7°02'35" W	48.37	L56	S 72°36'58" E	28.03	L81	S 89°28'18" W	548.25
L7	N 58°25'30" W	24.96	L32	N 68°53'22" E	16.27	L57	S 59°50'40" E	33.28	L82	N 37°28'30" W	5.90
L8	N 28°43'37" W	176.27	L33	S 55°01'49" W	28.29	L58	S 16°30'44" E	17.66	L83	N 10°42'18" W	101.73
L9	N 84°23'37" E	26.81	L34	S 54°50'37" W	1.84	L59	S 84°49'28" E	46.82	L84	N 10°15'02" E	66.84
L10	S 24°05'37" W	20.21	L35	S 24°50'18" E	27.23	L60	S 10°50'12" E	12.89	L85	N 30°50'48" W	18.03
L11	S 16°41'30" W	31.75	L36	S 49°52'27" E	44.30	L61	S 68°34'04" E	11.44	L86	N 74°58'20" W	155.58
L12	S 39°47'57" W	31.20	L37	S 08°17'53" E	24.96	L62	S 69°35'25" W	48.46	L87	N 10°15'02" E	254.33
L13	S 72°51'57" W	29.00	L38	S 08°58'18" E	50.90	L63	S 44°37'58" W	43.08	L88	N 04°02'28" W	164.92
L14	S 28°08'00" W	33.43	L39	S 03°58'56" W	59.00	L64	S 79°47'58" W	26.73	L89	N 49°48'28" W	122.55
L15	S 20°35'00" W	23.62	L40	S 10°15'50" W	20.90	L65	N 83°05'02" W	28.15	L90	N 07°45'37" E	192.98
L16	S 20°20'02" E	24.40	L41	N 78°54'25" W	54.00	L66	N 54°54'02" W	27.45	L91	N 28°10'02" E	145.75
L17	S 18°05'15" E	17.91	L42	N 85°43'40" W	54.02	L67	N 78°53'42" W	45.41	L92	N 08°27'32" E	107.89
L18	S 23°52'00" W	73.78	L43	N 72°13'18" W	22.45	L68	S 04°18'51" E	40.84	L93	N 08°53'19" W	179.27
L19	S 37°38'18" W	28.23	L44	N 07°53'47" W	17.04	L69	S 07°53'47" W	26.29	L94	S 64°25'25" E	124.60
L20	N 75°24'40" W	12.09	L45	N 01°04'45" W	28.29	L70	S 17°39'17" W	44.47	L95	S 42°32'32" E	51.84
L21	N 33°47'50" W	25.77	L46	N 46°07'20" W	19.88	L71	N 62°43'25" W	29.80	L96	S 39°19'52" E	82.89
L22	N 70°59'38" W	23.81	L47	S 14°59'10" W	41.50	L72	N 82°39'20" W	13.87	L97	S 49°19'31" E	84.77
L23	N 80°10'27" W	30.84	L48	S 17°38'08" W	41.24	L73	S 64°05'55" W	10.21	L98	S 29°53'13" E	76.20
L24	N 49°12'04" W	25.53	L49	N 18°22'36" W	48.43	L74	N 42°41'44" W	15.80	L99	S 28°53'28" E	102.77
L25	N 69°53'57" E	24.60	L50	S 29°53'23" E	43.18	L75	S 24°35'23" E	56.50	L100	S 24°35'23" E	60.80

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CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: _____

BY: _____
CITY MAYOR

BY: _____
CITY SECRETARY

RESERVED FOR
COUNTY CLERK

PLAT CAB. , SLIDE

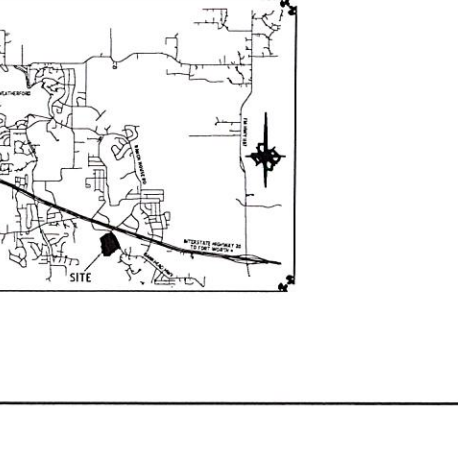
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
www.texasurveying.com - 817-594-0400
Field Date: May 24, 2021 - 10:00:00 PM

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
T.B.C.A. INC.
DBA Trinity Christian Academy
4954 E I-20 Service Road South
Weatherford, TX 76087
817-441-5597

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are "true" were properly placed under my personal supervision.

0 300 600 900



Final Plat
Lot 1
TRINITY FIELDS
an Addition to the
City of Willow Park,
Parker County, Texas
Being a 81.767 acre tract out of the
J.M. FROMAN SURVEY, ABSTRACT No. 471, and
the **I. & G.N. R.R. CO. SURVEY, ABSTRACT No. 1821,**
Parker County, Texas.

April 2021

WEATHERFORD BRANCH - 817-549-0400

TEXAS
SURVEYING
INC.

FORM No. 10100000 - WWW.TXSSURVEYING.COM

Statement Acknowledging Easements

Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Willow Park use thereof. The City of Willow Park and public utility entities shall have the right to remove and keep removed all or parts 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 in said easement. The City of Willow Park and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

With respect to the documents listed in Title Commitment No. 19-0733 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s)
American Telephone & Telegraph Co. Easmt - V. 204, P. 515 D.R.P.F.C.T.
American Telephone & Telegraph Co. Easmt - V. 28, P. 66 D.R.P.F.C.T.
City of Weatherford Easmt - V. 1812, P. 1048 D.R.P.F.C.T. (As Shown)
Giant Energy Corp. Pipeline Easmt - C.F. No. 20082032 D.R.P.F.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 585, P. 425, V. 1487, P. 908, V. 201, P. 39, V. 1248, P. 942, V. 1248, P. 167, V. 1073, D.R.P.F.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 20, 2021	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 2

Consider and Act on a request to rezone from “C/IH-20” Commercial/IH-20 Overlay District to PD Planned Development District-RV Storage, 12.49 acres being Lot 1R2 and 1R3, Block A, Crown Bluff Addition and 7.59 acers, David Addington Survey, Abstract No.21, City of Willow Park, Parker County, Texas located in the 4400 Block of IH-20 Service Road and Clear Fork Circle.

BACKGROUND:

The Proposed Planned Development Consists of a 12.49 acre tract of land to be developed for a Recreational Vehicle Storage.

The property is located in Planning Areas:

Area 4 (4.903 acres Lot 1R2, 1R3, Block A, Crown Bluff Addition)

Area 5 (7.5 acres, David Addington Survey, Abstract No.21)

Planning Area 4 represent the areas adjacent to Interstate 20. These areas are seen as prime locations for regional retail and commercial uses. Due to the visibility of the corridor. Higher design standards are identified.

Planning Area 5 is the southern sector of Willow Park. The area is largely vacant. There is some large lot residential on the western edge of the area.

The owner is requesting PD Panned Development District Zoning to develop the property with a storage facility for recreational vehicles, automobiles, boats, trailers, and similar vehicles.

The storage units will be pre-engineered standing seam metal buildings. The leasing and commercial building will be site built construction with stone and/or brick veneer.

Property owners were notified by mail and Notice of Public Hearing was published and posted.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff seeks Commission recommendations on this zoning request

EXHIBITS:

Applications

Site Plan

Landscape Drawings

Planned Development Regulations

Future land use map



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: JAMIE MITCHELL c/o RAILHEAD REALTY

Mailing Address: 5189 E. IH-20 SERVICE ROAD N, SUITE 106, WILLOW PARK, TX 76008
Street City State Zip

Phone: 257-396-3382 Fax: 817-231-8144 Email: jmitchell@charroenergy.com

Property Owner: ADA L. BOND, TRUSTEE OF THE ADA L. BOND TRUST

Mailing Address: 204 CLEAR FORK CIRCLE, WILLOW PARK, TX 76087
Street City State Zip

Phone: 817-441-2255 Fax: _____ Email: Jim@MartinLandSales.com

Location of property requesting to be re-zoned: BANKHEAD HWY @ CLEAR FORK CIR, TRACTS 1-3

Intended Use of property: RV STORAGE

Current Zoning District: "C" COMMERCIAL & "IH-20" OVERLAY

Requested Zoning District: "PD" PLANNED DEVELOPMENT

Specific reason for zoning request: TO ALLOW RV STORAGE

\$500.00

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 DATE

 SIGNATURE OF APPLICANT DATE

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



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: JAMIE MITCHELL c/o RAILHEAD REALTY

Mailing Address: 5189 E. IH-20 SERVICE ROAD N, SUITE 106, WILLOW PARK, TX 76008
Street City State Zip

Phone: 257-396-3382 Fax: 817-231-8144 Email: jmittchell@charroenergy.com

Property Owner: KELLYBOURNE & BOURNE FAMILY IRREVOCABLE TRUST

Mailing Address: 14561 WHITE SETTLEMENT ROAD, FORT WORTH, TX 76108
Street City State Zip

Phone: 817-501-4997 Fax: _____ Email: 415 rvcenter@att.net

Location of property requesting to be re-zoned: IH-20 SERVICE RD, LOTS 1R2 & 1R3, CROWN BLUFF ADDITION

Intended Use of property: RV STORAGE

Current Zoning District: "C" COMMERCIAL & "IH-20" OVERLAY

Requested Zoning District: "PD" PLANNED DEVELOPMENT

Specific reason for zoning request: TO ALLOW RV STORAGE

\$500.00

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Additional fees (if applicable): _____

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SIGNATURE OF OWNER

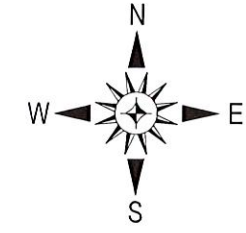
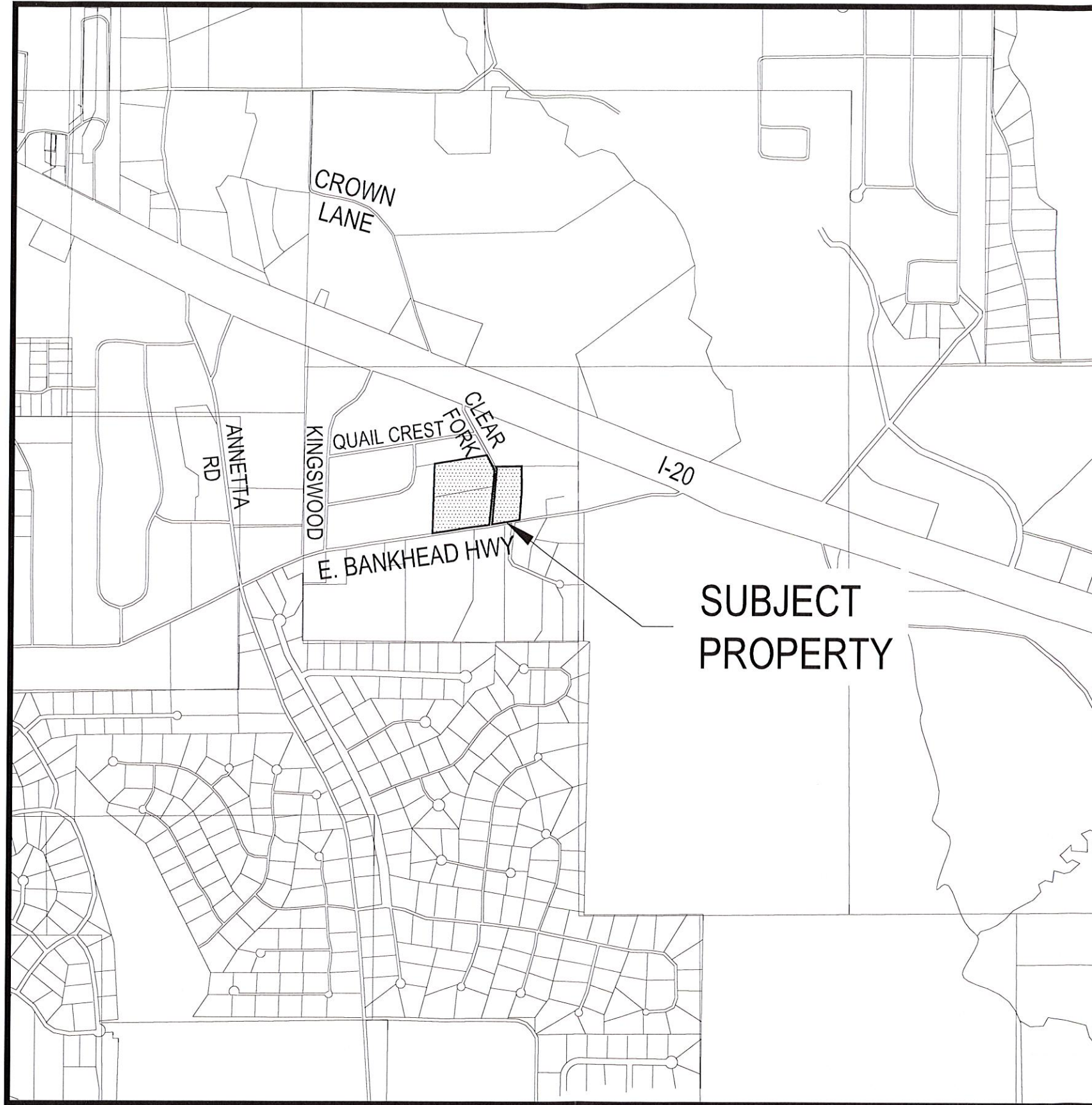
DATE

SIGNATURE OF APPLICANT

DATE

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

USER: CYNTHIA SWIFT
 FILE NAME: N:\BARROO STARK SWIFT LAYOUT - JAMEL WIDHELMUZZ - LOTS 1R2 & 1R3 CROWN BLUFF ADDS\CAD\DWG\6472 ZONING CHG\1R2 STORAGE CROWN BLUFF.DWG



LOCATION MAP
 NTS

NO.	REVISIONS DESCRIPTION	DATE

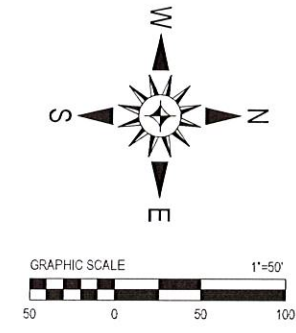
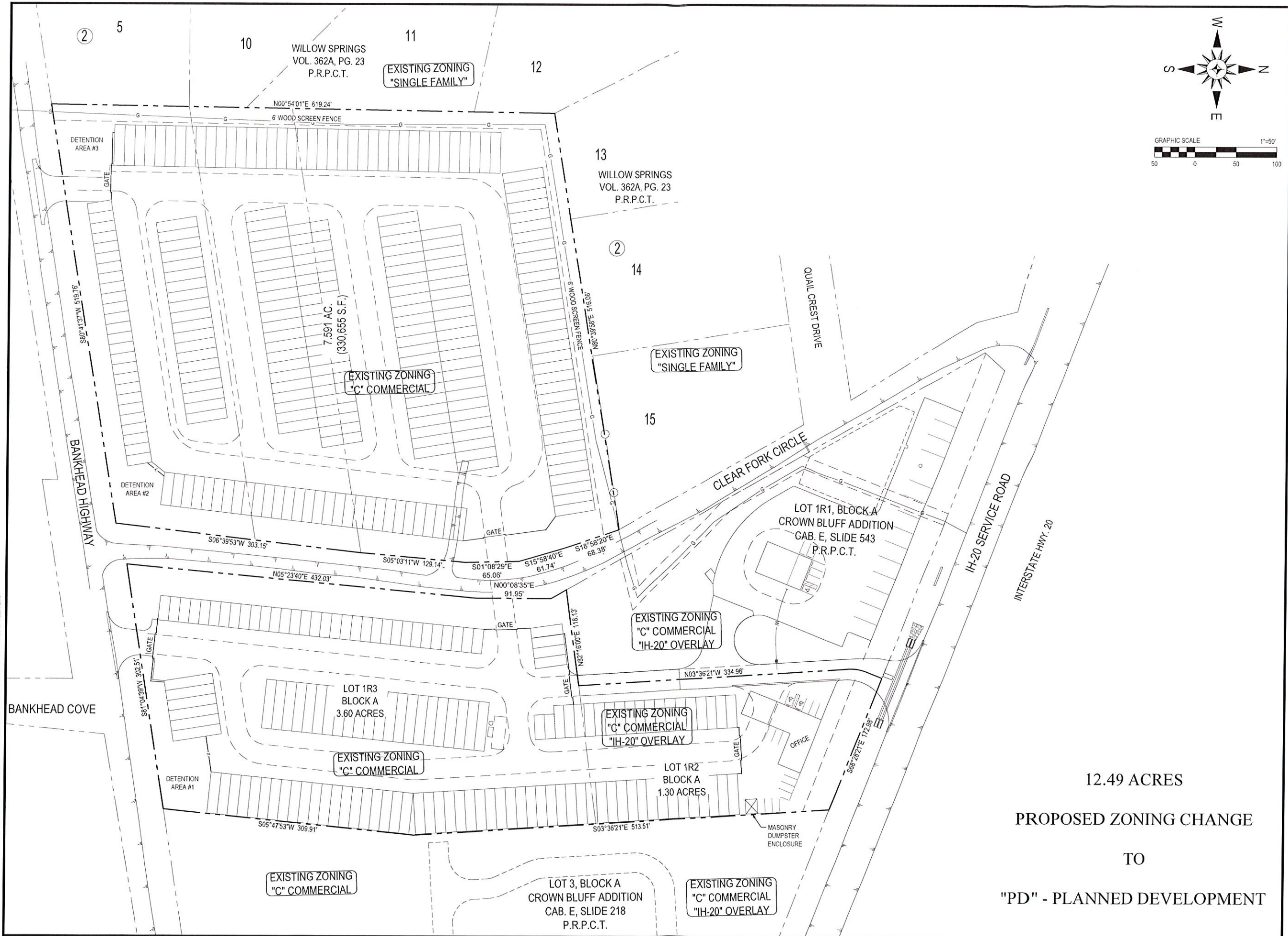
8221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76152
 (817) 231-8100 (F) (817) 231-8144
 Texas Registered Engineering Firm F-10994
 Texas Registered Survey Firm F-1058800
 www.barronstark.com



EXHIBIT - ZONING CHANGE
 LOTS 1R2 & 1R3 CROWN BLUFF ADD
 TRACTS 1 - 3 ADA BOND
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

CLIENT No.	440
PROJECT No.	9722
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	MARCH 2021
SHEET	

USER: C:\DATA\SWF1
 FILE: WILLOW SPRINGS STARK SWF1.DWG
 FILE NAME: WILLOW SPRINGS STARK SWF1.DWG
 USER: JAMES WILLOW SPRINGS STARK SWF1.DWG



12.49 ACRES
 PROPOSED ZONING CHANGE
 TO
 "PD" - PLANNED DEVELOPMENT

NO.	REVISIONS	DESCRIPTION	DATE

221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (817) 231-8100 or (817) 231-8144
 Texas Registered Engineering Firm F-10598
 Texas Registered Survey Firm F-105882
 www.barronstark.com



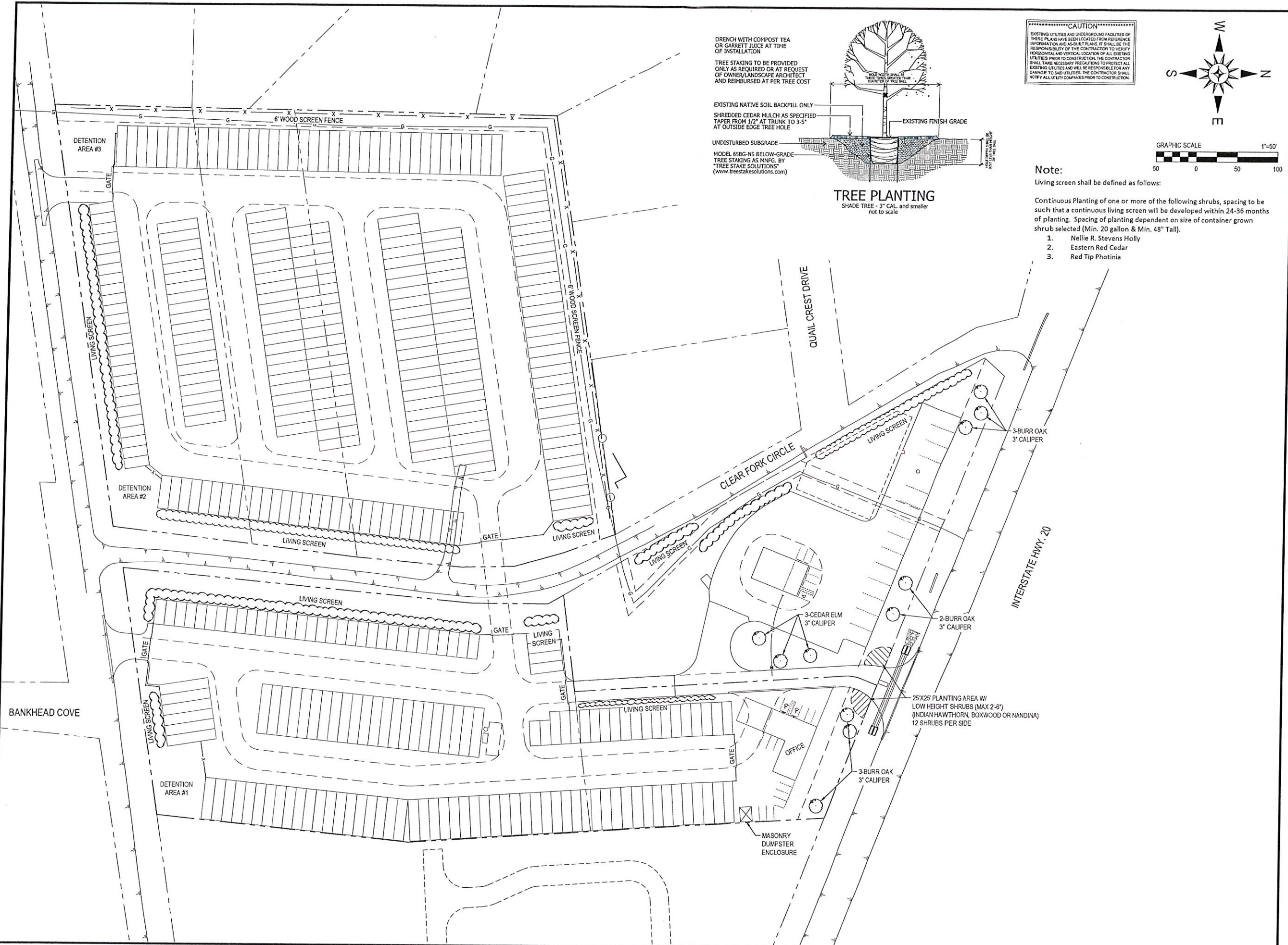
USE OF THIS ELECTRONIC SEAL/SIGNATURE
 AUTHORIZED BY CHARLES F. STARK, P.E.
 EXPIRES 03/30/2021

EXHIBIT - ZONING CHANGE
 LOTS 1R2 & 1R3 CROWN BLUFF ADD
 TRACTS 1 - 3 ADA BOND
 CITY OF WILLOW PARK
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EX 'A'

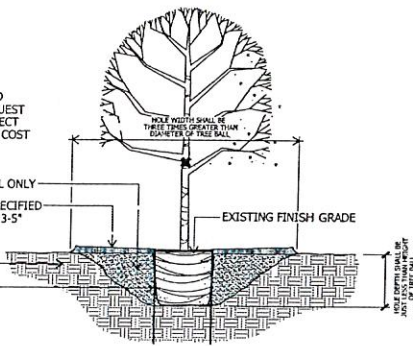
USER: CHUCK STARK
 PLOTTED ON: 2/20/2021 1:30 PM
 FILE NAME: C:\BARON STARK SWFT ENMAP - JAMES MICHELLE\172 - LOTS 1R2 & IR3 CROWN BLUFF ADD\000 CAD\000 DWG\172 CROWN BLUFF ADD\LANDSCAPE PLAN.DWG



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION
 TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

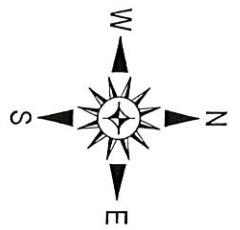
EXISTING NATIVE SOIL BACKFILL ONLY
 SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
 MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
 SHADE TREE - 3" CAL. and smaller
 not to scale

*******CAUTION*******
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



Note:

Living screen shall be defined as follows:

Continuous Planting of one or more of the following shrubs, spacing to be such that a continuous living screen will be developed within 24-36 months of planting. Spacing of planting dependent on size of container grown shrub selected (Min. 20 gallon & Min. 48" Tall).

1. Nellie R. Stevens Holly
2. Eastern Red Cedar
3. Red Tip Photinia

BANKHEAD COVE

QUAIL CREST DRIVE

CLEAR FORK CIRCLE

INTERSTATE HWY. 20

OFFICE
 MASONRY DUMPSTER ENCLOSURE

3-BURR OAK
 3" CALIPER

3-CEDAR ELM
 3" CALIPER

2-BURR OAK
 3" CALIPER

3-BURR OAK
 3" CALIPER

25'X25' PLANTING AREA W/
 LOW HEIGHT SHRUBS (MAX 2'-6")
 (INDIAN HAWTHORN, BOXWOOD OR NANDINA)
 12 SHRUBS PER SIDE

NO.	REVISIONS	DESCRIPTION	DATE

6321 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (817) 231-8100 / (817) 231-8144
 Texas Registered Engineering Firm F-10585
 Texas Registered Survey Firm F-1016800
 www.barronstark.com



FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. PLANS PREPARED BY CHARLES F. STARK, P.E. REGISTRATION No. 57357.

02-02-2021

LANDSCAPE PLAN
LOTS 1R2 & IR3 CROWN BLUFF ADD
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

CLIENT No.	440
PROJECT No.	9722
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	MARCH 2021
SHEET	

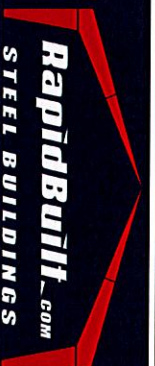
PAVEMENT AREA	
PHASE 1 - BUILDING FOOTPRINT	81862 SF
PHASE 1 - ROAD	42944 SF
PHASE 1 - PAVEMENT	56641 SF
PHASE 2 - BUILDING FOOTPRINT	144070 SF
PHASE 2 - ROAD	60837 SF
PHASE 2 - PAVEMENT	66289 SF

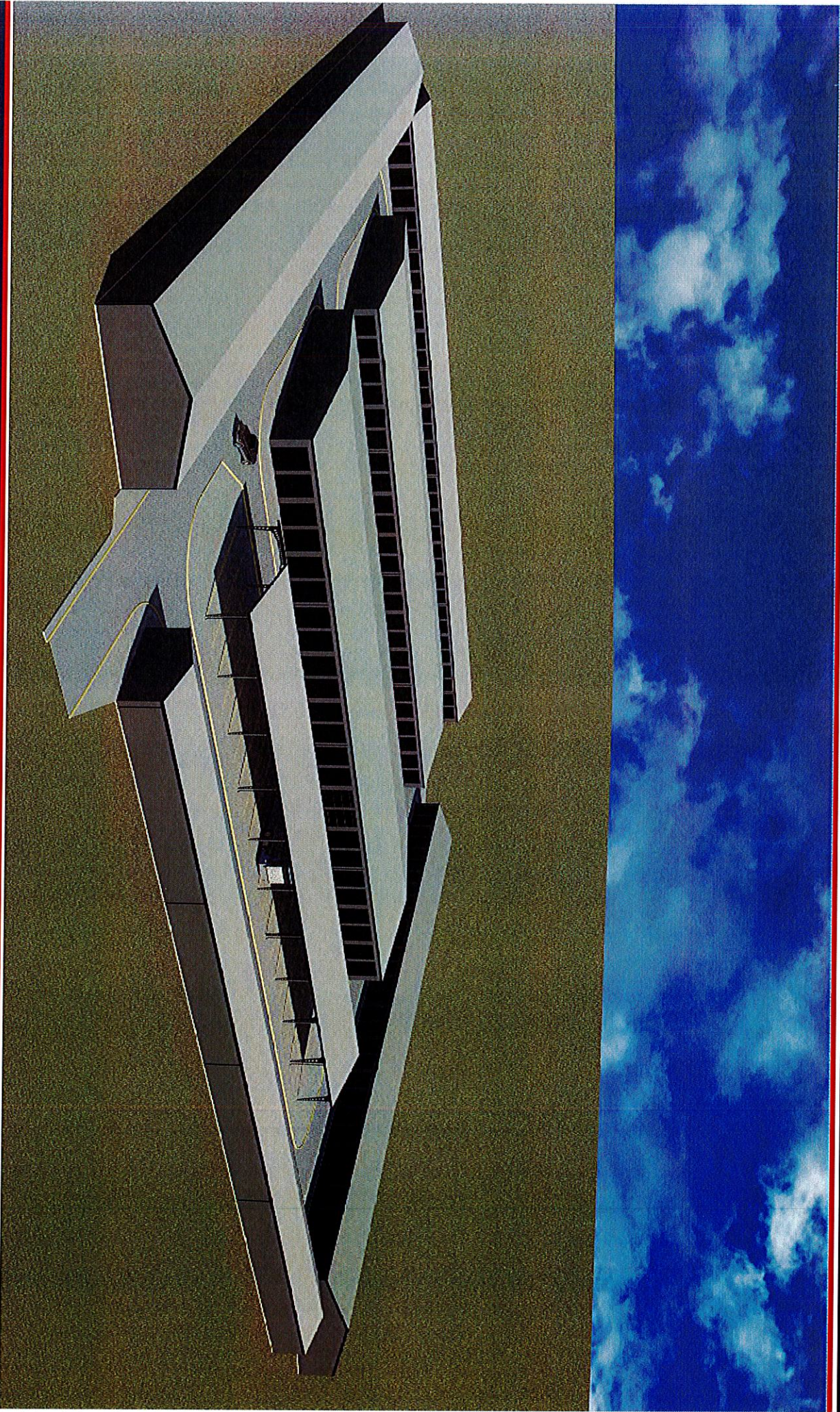
PARKING SPACES				
PARKING SPACE SIZE	BUILDING BLOCK	COUNT	ENCLOSURE	
60x15	G	18	ENCLOSED	
60x15	H	6	ENCLOSED	
60x15	TOTAL	24	ENCLOSED	
50x15	B-1	16	ENCLOSED	
50x15	C	16	ENCLOSED	
50x15	J	28	ENCLOSED	
50x15	K	40	ENCLOSED	
50x15	L	40	ENCLOSED	
50x15	O	32	ENCLOSED	
50x15	TOTAL	172	ENCLOSED	
50x12.5	B-2	12	OPEN	
50x12.5	M	20	OPEN	
50x12.5	TOTAL	32	OPEN	
40x12.5	D-1	18	ENCLOSED	
40x12.5	E	4	ENCLOSED	
40x12.5	P	30	ENCLOSED	
40x12.5	TOTAL	52	ENCLOSED	
30x12.5	D-2	2	ENCLOSED	
30x12.5	F	32	ENCLOSED	
30x12.5	N	26	ENCLOSED	
30x12.5	TOTAL	60	ENCLOSED	
GRAND TOTAL				340

Project
Willow Park RV Storage
Drawing
Schedules

Client
TBC
Address
Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL matt@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Perspective View - Phase 2

Client

TBC

Address

Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL mat1@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Perspective View from Interstate

Client

TBC

Address

Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL matt@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Office Building Perspective View

Client

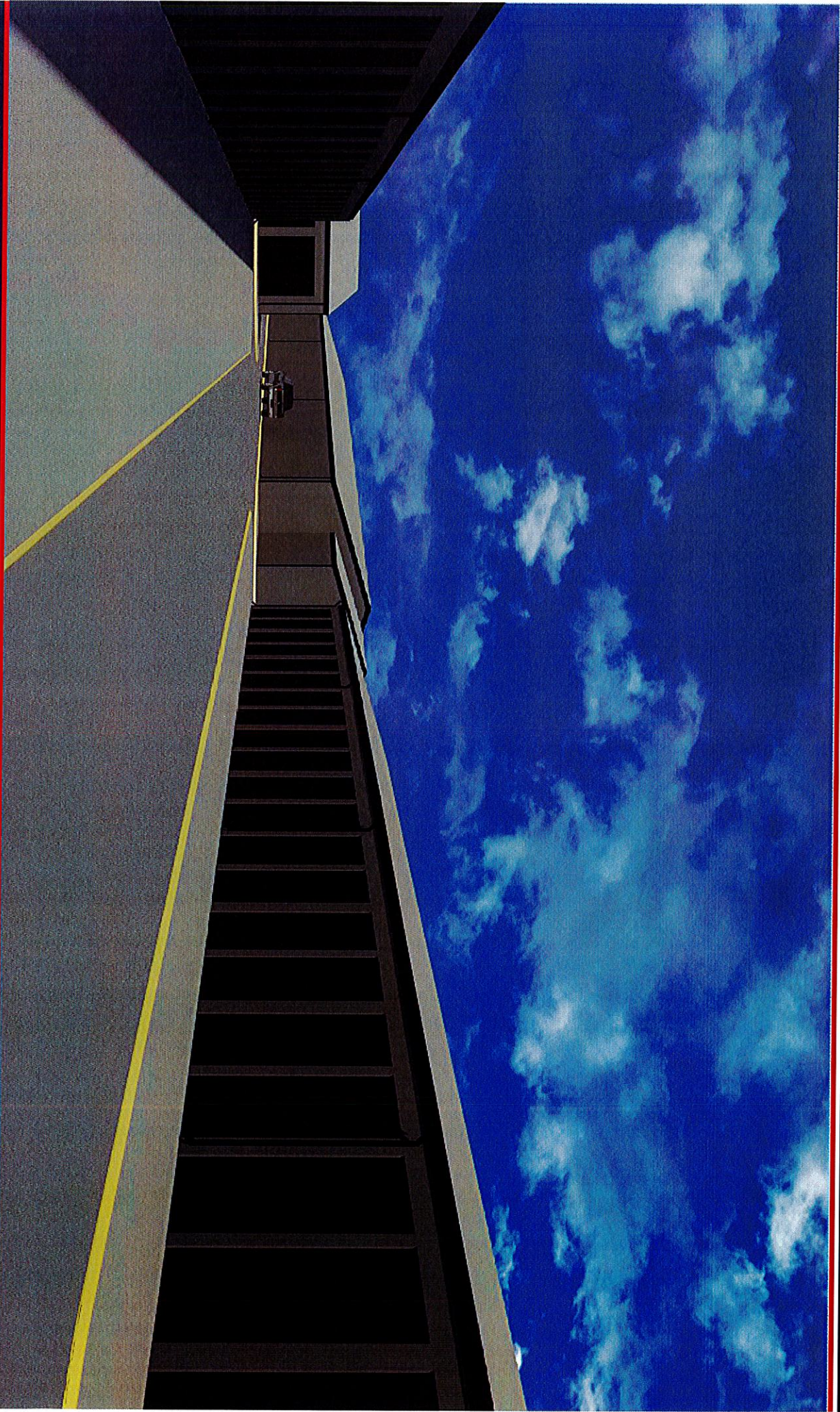
TBC

Address

Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL matt@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Exterior Perspective View

Client

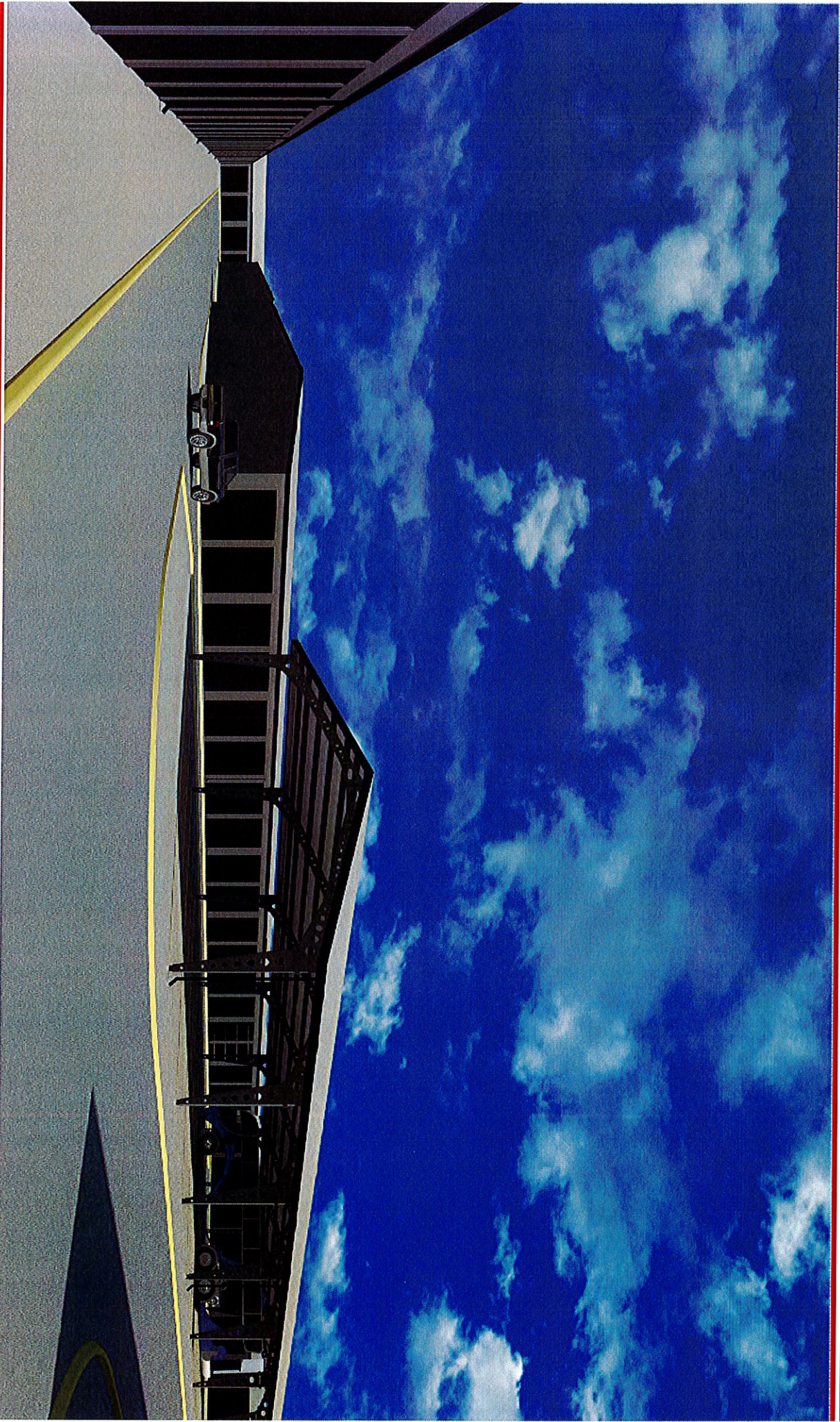
TBC

Address

Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL mat1@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Exterior Perspective View

Client

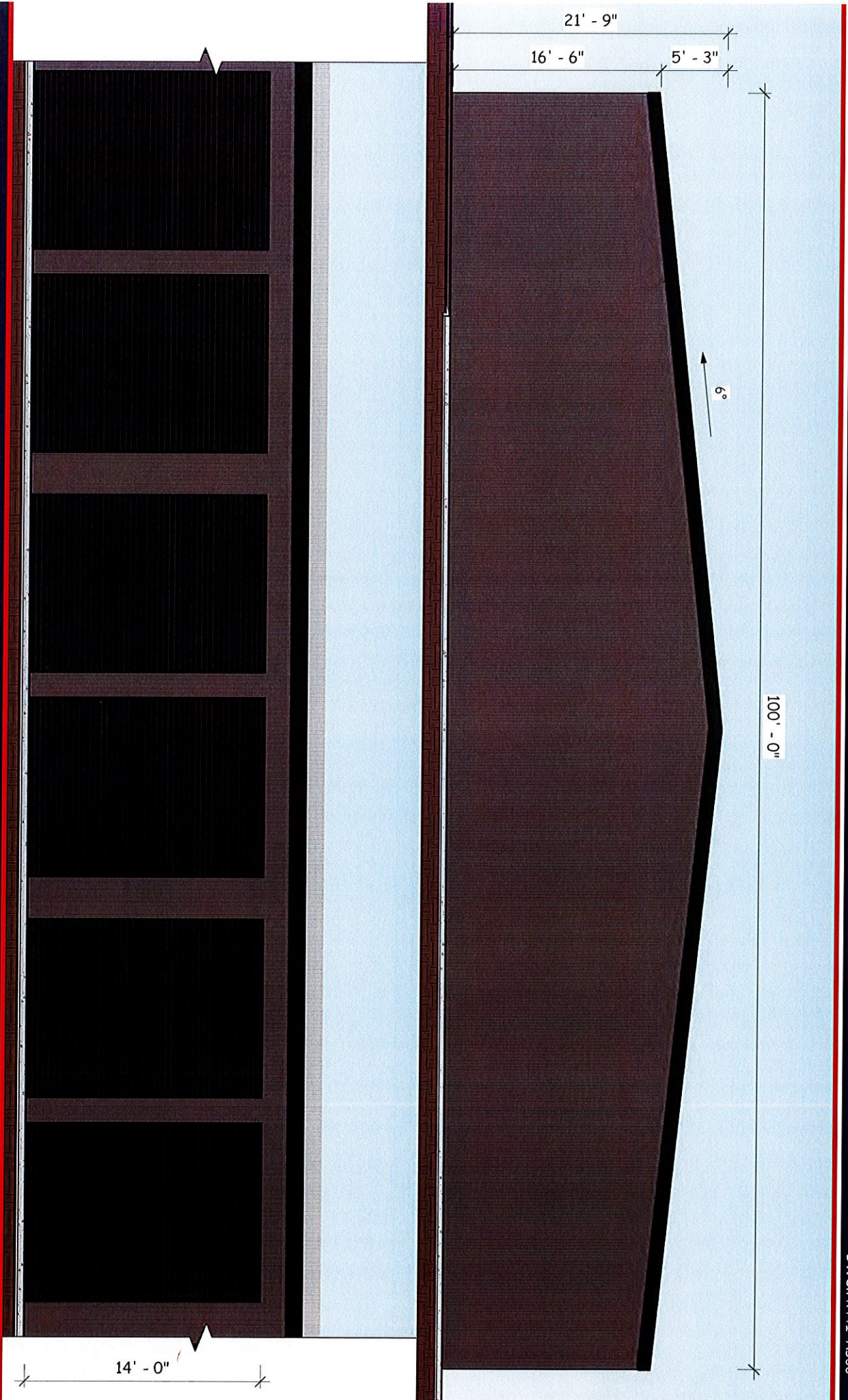
TBC

Address

Willow Park, TX

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PHONE 844 843 6100
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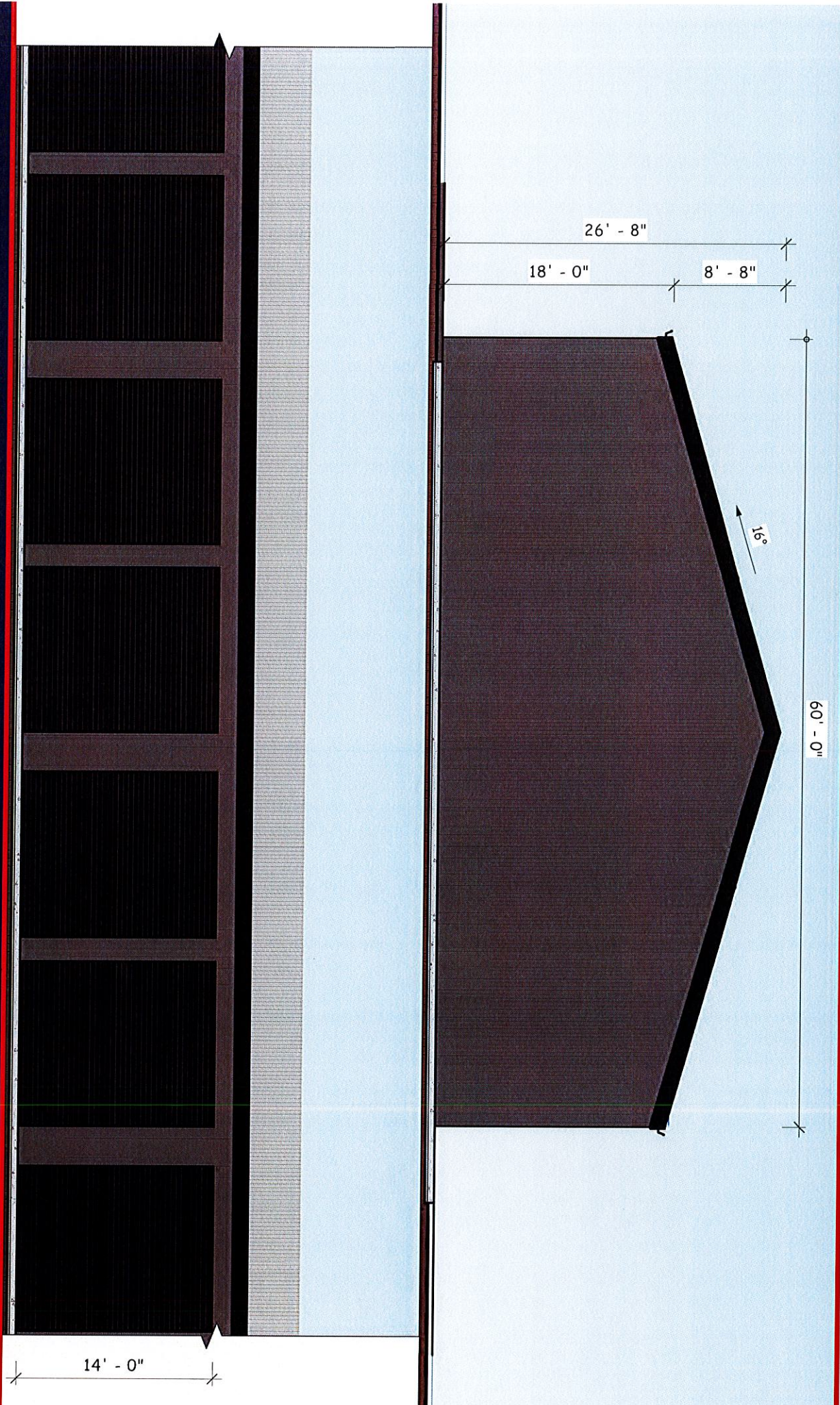


Project
Willow Park RV Storage
Drawing
Typical Elevation - 100ft Building

Client
TBC
Address
Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL mat1@rapidbuilt.com
WEB rapidbuilt.com





Project

Willow Park RV Storage

Drawing

Typical Elevation - 60ft Building

Client

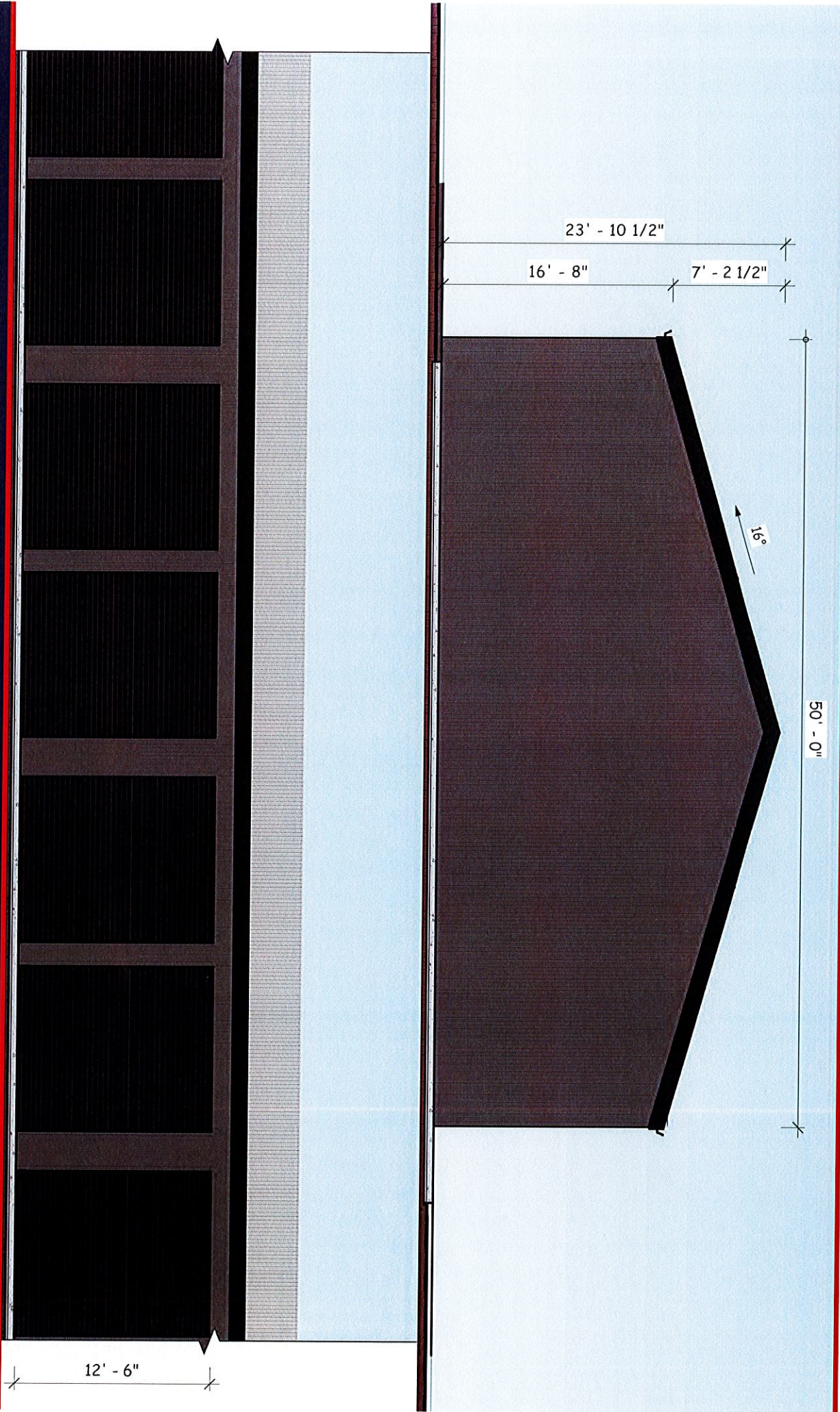
TBC

Address

Willow Park, TX

6100 WEST I-20
WEATHERFORD, TX 76088
PHONE 844 843 6100
EMAIL mat1@rapidbuilt.com
WEB rapidbuilt.com





Project
Willow Park RV Storage

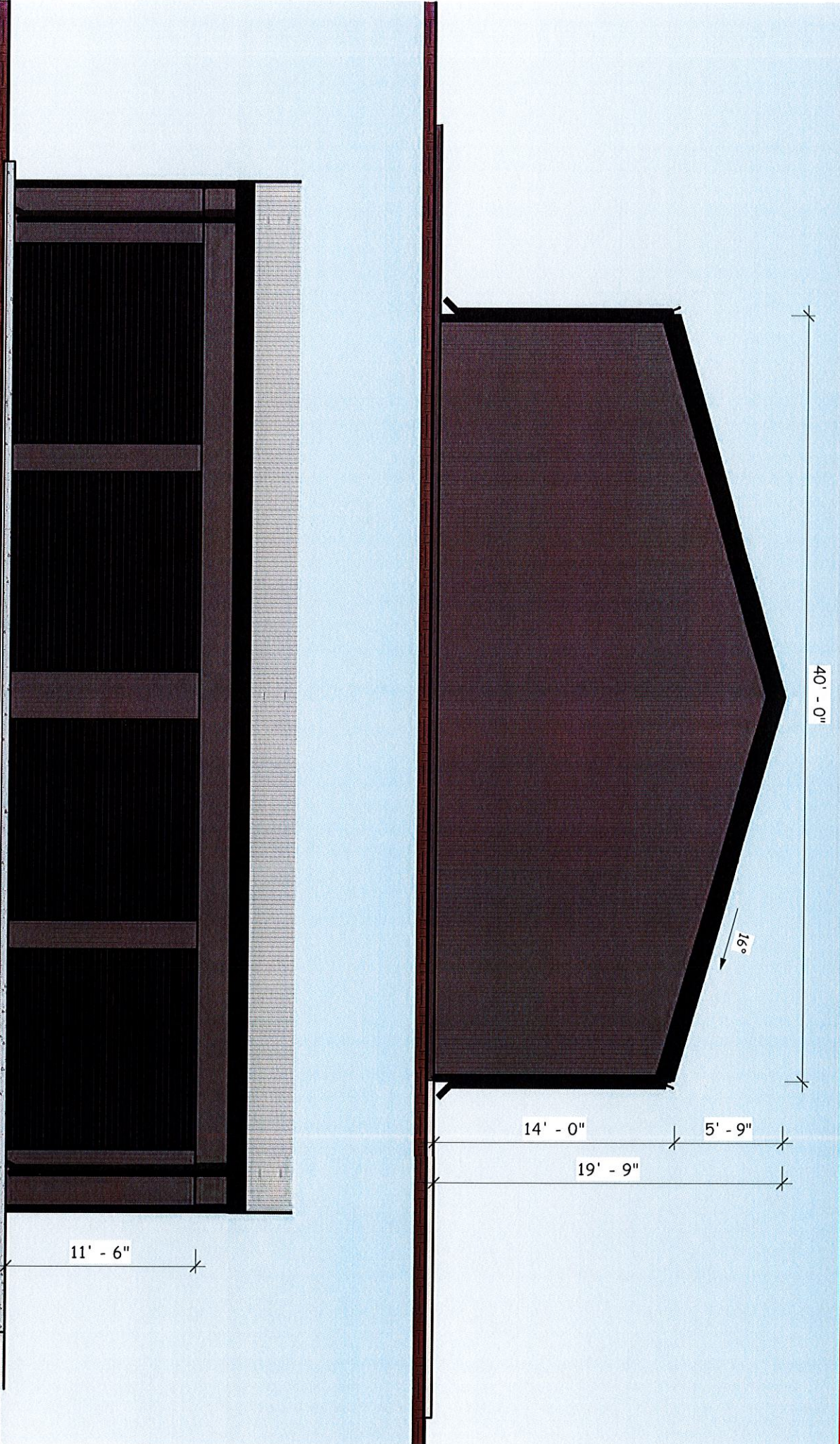
Drawing
Typical Elevation - 50ft Building

Client
TBC

Address
Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL matt@rapidbuilt.com
WEB rapidbuilt.com



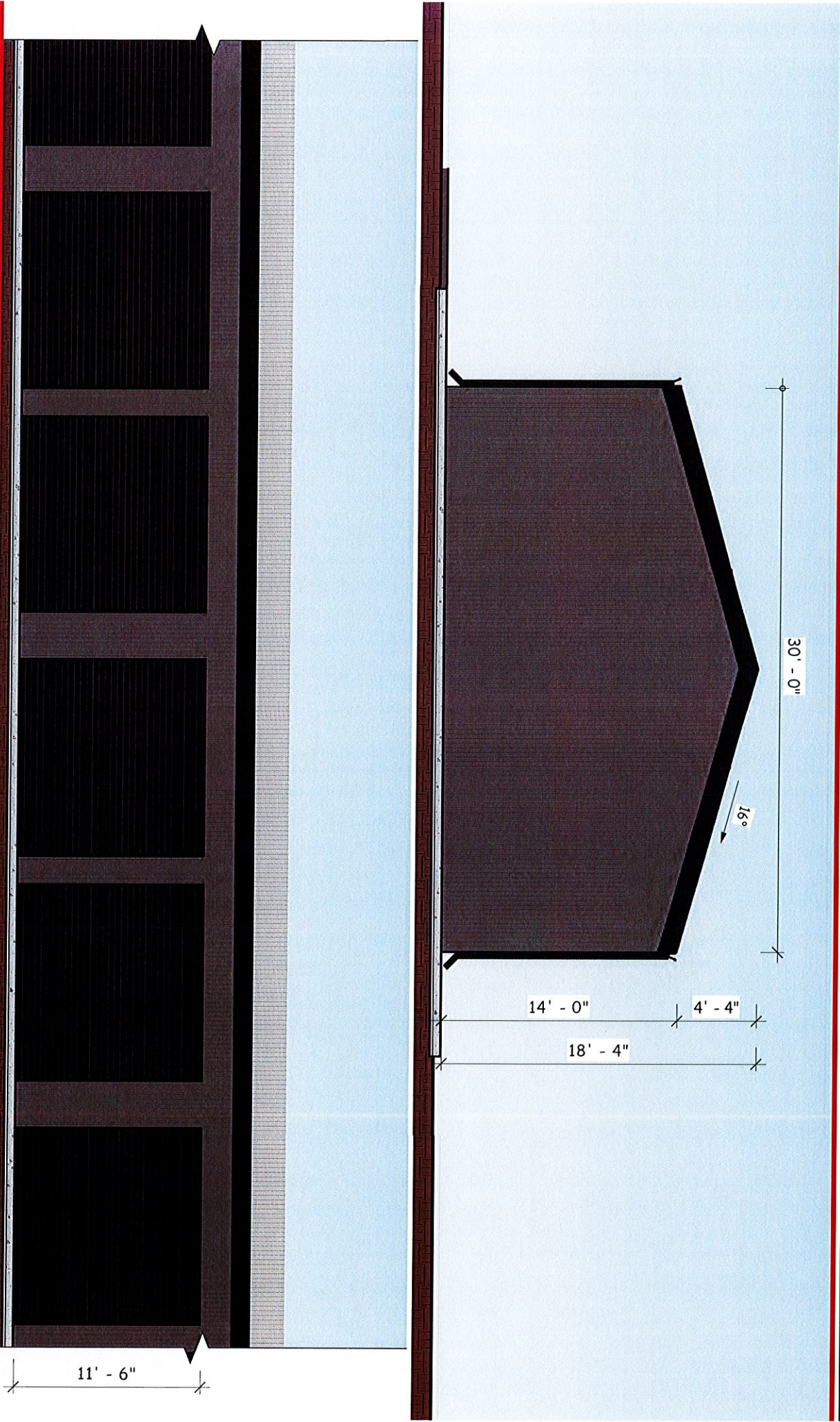


Project
Willow Park RV Storage
Drawing
Typical Elevation - 40ft Building

Client
TBC
Address
Willow Park, TX

6100 WEST I-20
WEATHERFORD, TX 76088
PHONE 844 843 6100
EMAIL matH@rapidbuilt.com
WEB rapidbuilt.com





Project
Willow Park RV Storage

Drawing
Typical Elevation - 30ft Building

Client
TBC

Address
Willow Park, TX

6100 WEST I-20
WEATHERFORD TX 76088
PHONE 844 843 6100
EMAIL matt@rapidbuilt.com
WEB rapidbuilt.com







**CITY OF WILLOW PARK
ORDINANCE _____-21**

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR A ZONING CHANGE FROM "C" COMMERCIAL AND "IH-20" OVERLAY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR 12.49 ACRES SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 21, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, BOND TRUST (Owner) and KELLY BOURNE & BOURNE FAMILY IRREVOCABLE TRUST (Owner) has applied for a change in zoning for 12.49 acres situated in the David Addington Survey, Abstract Number 21 (the "Property") from "C" Commercial and "IH-20" Overlay District to "PD" Planned Development District, and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements for the rezoning of the Property; and

WHEREAS, The City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Zoning Site Plan attached hereto as Exhibit 'A', and described by metes and bounds description attached as Exhibit 'B', by changing the zoning of said property from C Commercial and IH-20 Overlay District to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

SECTION 2 PD DEVELOPMENT STANDARDS

2.0 Planned Development – RV Storage

2.01 General Description: RV Storage, for the purposes of this PD Ordinance, is defined as “for lease” storage units specifically designated for storage of Recreational Vehicles, Automobiles, Boats, Trailers, and similar vehicles. The storage spaces may be fully enclosed or partially open on the sides. For portions of the property that fall within the IH-20 Overlay District, the Overlay District regulations still apply unless modified herein. Requirements for development of the overall property shall comply with the “C” Commercial Design Standards (Zoning Article 14.06.014). If there are conflicts between the requirements of Article 14.06.014 or Article 14.06.016 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 Permitted Uses: Permitted uses as referenced below shall be permitted within the Planned Development District.

Permitted Uses:

- Enclosed & Open Storage of Recreational Vehicles, Boats, Campers, Automobiles, Trailers, and similar vehicles.
- Retail sales office or other professional office facilities, including property leasing office and maintenance building.
- Uses incidental to the operation of a vehicle storage facility such as sewage dump station, wash facilities, and detailing facilities.
- Off Street Parking

2.03 Prohibited uses: Uses referenced below shall be prohibited within the Planned Development District.

- Single Family, Duplex, or Townhome uses.
- Manufacturing, Assembly, or Automotive Repair Facilities
- Turkish Baths

2.04 Required Parking: Parking requirements for any retail or commercial use within the Planned Development shall conform with City of Willow Park standard requirements for such use.

2.05 Building Materials: Pre-Engineered standing seam metal building construction shall be used for all storage unit facilities. Leasing and commercial office building to be of conventional construction meeting the requirements of “C” zoning designation.

2.06 Architectural Standards:

- All storage units backing to a public street shall be fully enclosed for any portion of the building facing a public street.
- No roll-up doors shall be permitted to face a public street. Roll-up doors on all units shall face inward.
- Open storage units (roof but no side walls) shall only be permitted within the interior of the development or along the easterly property line adjacent to the existing equipment rental facility.
- Incidental uses such as sewage dump station or wash station shall be located interior to the project, not adjacent to a public roadway.
- Any building façade fronting to the Interstate Highway frontage road shall include a masonry façade for a minimum of height of six feet (72") on all sides which may be viewed from the Interstate frontage road, excluding windows or door frames.
- Minimum Roof Pitch shall be fifteen degrees (15°). No flat roofs shall be allowed.
- Maximum Building Height: 35'

2.07 Lot Coverage: A maximum of 70% of the gross project site may be used for construction of primary structures.

2.08 Front Yard: The minimum depth of the front yard:

Adjacent to Interstate 20 frontage road: 50'
Adjacent to Local Public Streets: 25'

2.09 Side Yard: The minimum side yard on each side of the lot shall be twenty-five (25) feet if adjacent to residentially zoned property and zero (0') feet if adjacent to commercially zoned property.

2.10 Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet if adjacent to residentially zoned property and zero (0') feet if adjacent to commercially zoned property.

2.11 Gated Entry: It is the intent of this Planned Development to provide a secure storage environment. Storage Units shall be accessible only through gated entries and exits. Required parking for retail sales and/or commercial offices will not be within the gated area.

2.12 Garbage and Trash Collection: The garbage and trash collection will be provided by a private collection service. All freestanding dumpsters shall be screened on three sides with an opaque masonry enclosure measuring to a height at least six (6) inches above the top of the dumpster. If visible from a public street, the enclosure shall be gated to shield view of the interior with gates a minimum of six (6) feet in height

2.16 Landscaping: Landscaping shall be installed in accordance with the attached Exhibit C as a minimum requirement. Additional landscaping is permissible with written approval from the City of Willow Park.

2.17 **Signage:** Signage shall be in accordance with the City of Willow Park standard signage requirements.

**SECTION 3
SEVERABILITY CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park’s various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs an sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

**SECTION 4
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the _____ day of _____, 2021.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Alicia Smith TRMC, City Secretary

The Willow Park City Council in acting on Ordinance No. _____-21 did on the ____ day of _____, 2021 vote as follows:

	FOR	AGAINST	ABSTAIN
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Tyler VanSant, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

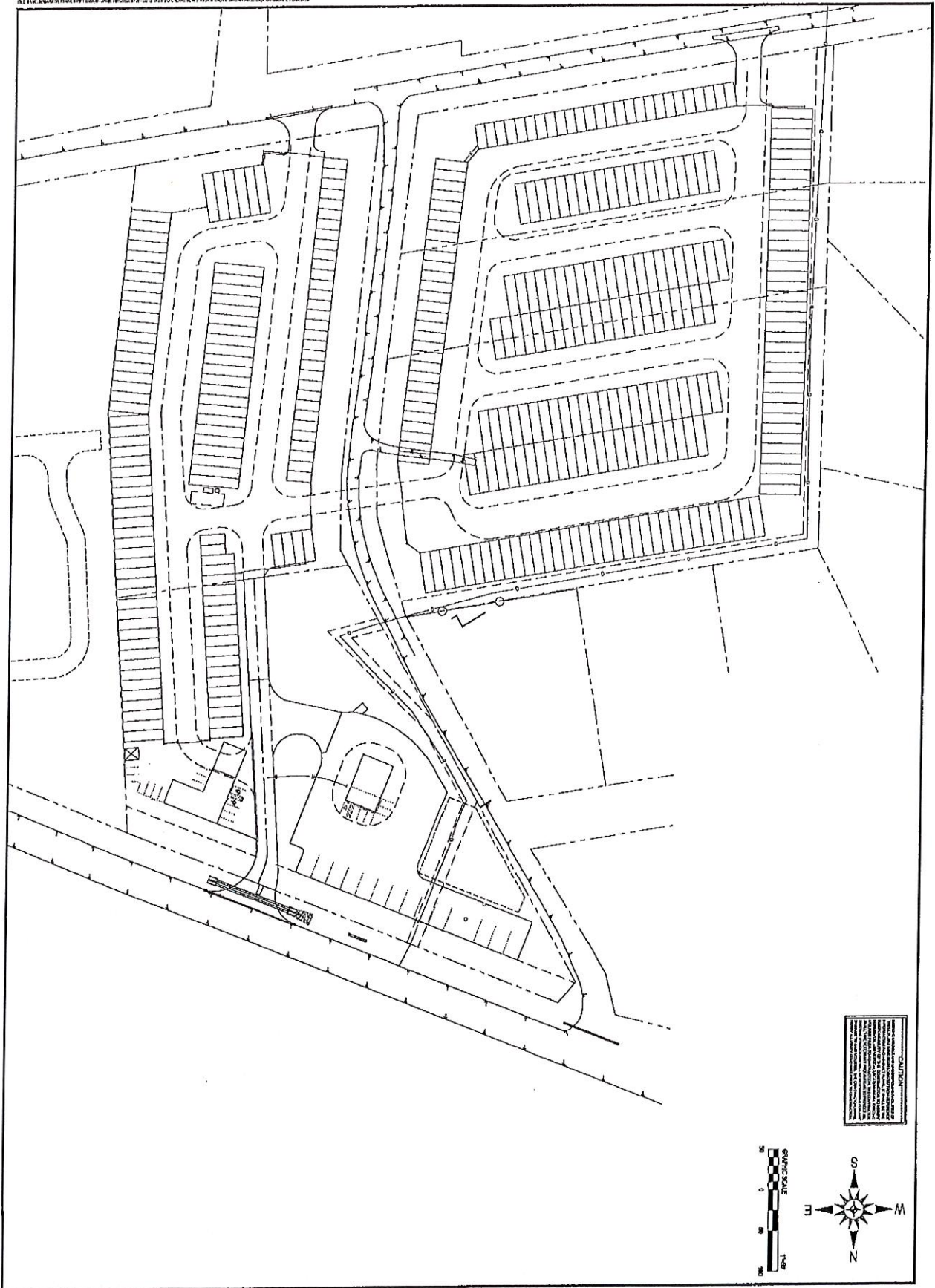
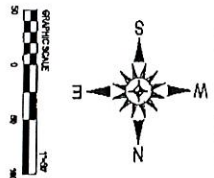


EXHIBIT A

NOT TO SCALE
 THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR ENGINEERING WORK WITHOUT THE WRITTEN CONSENT OF BARRON-STARK ENGINEERS.



<p>CONCEPT SITE PLAN LOTS 1R2 & 1R3 CROWN BLUFF ADD CITY OF WILLOW PARK PARKER COUNTY, TEXAS</p>		<p>FOR INTERNAL REVIEW ONLY THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR ENGINEERING WORK WITHOUT THE WRITTEN CONSENT OF BARRON-STARK ENGINEERS.</p>	<p>B Barron-Stark Engineers</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS DESCRIPTION	DATE												
NO.	REVISIONS DESCRIPTION	DATE																	
<p>DATE: 02/11/14 PROJECT NO: 1374 SHEET: 001 OF 001</p>	<p>DATE: 02/11/14 PROJECT NO: 1374 SHEET: 001 OF 001</p>	<p>DATE: 02/11/14 PROJECT NO: 1374 SHEET: 001 OF 001</p>	<p>DATE: 02/11/14 PROJECT NO: 1374 SHEET: 001 OF 001</p>	<p>DATE: 02/11/14 PROJECT NO: 1374 SHEET: 001 OF 001</p>															

**EXHIBIT B
LEGAL DESCRIPTION**

Tract One

All of Lots 1R2 and 1R3, Block A, Crown Bluff Addition, an addition to the City of Willow Park as recorded in Cabinet E, Slide 543, Plat Records Parker County, Texas. Totaling 4.90 acres.

Tract Two

Being 7.59 acres situated in the David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas and being all of that certain tract of land conveyed to Ada L. Bond, Trustee of the Ada L. Bond Trust as recorded in Document No. 201710362, Deed Records Parker County Texas.

Beginning at a point in the north line of Bankhead Highway for the southwest corner of said Bond tract, said point being the southeast corner of Lot 5, Block 2, Willow Springs, an addition to the City of Willow Park as recorded in Volume 362A, Page 23, Plat Records Parker County, Texas;

Thence North 00°58'28" East with the east line of Willow Springs addition a distance of 169.80 feet to a point;

Thence North 01°02'48" East with the east line of Willow Springs addition a distance of 127.40 feet to a point;

Thence North 00°49'04" East with the east line of Willow Springs addition a distance of 322.08 feet to a point;

Thence North 80°39'57" East with the south line of Willow Springs addition a distance of 516.13 feet to a point in the west line of Clear Creek Circle;

Thence South 18°49'29" East with the Clear Creek Circle west line a distance of 68.47 feet to a point;

Thence South 16°06'40" East with the Clear Creek Circle west line a distance of 61.60 feet to a point;

Thence South 00°59'41" East with the Clear Creek Circle west line a distance of 65.17 feet to a point;

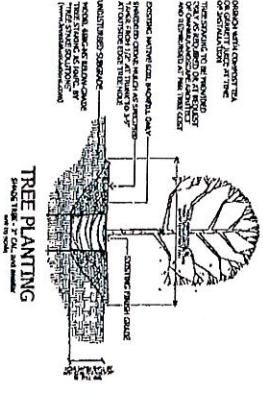
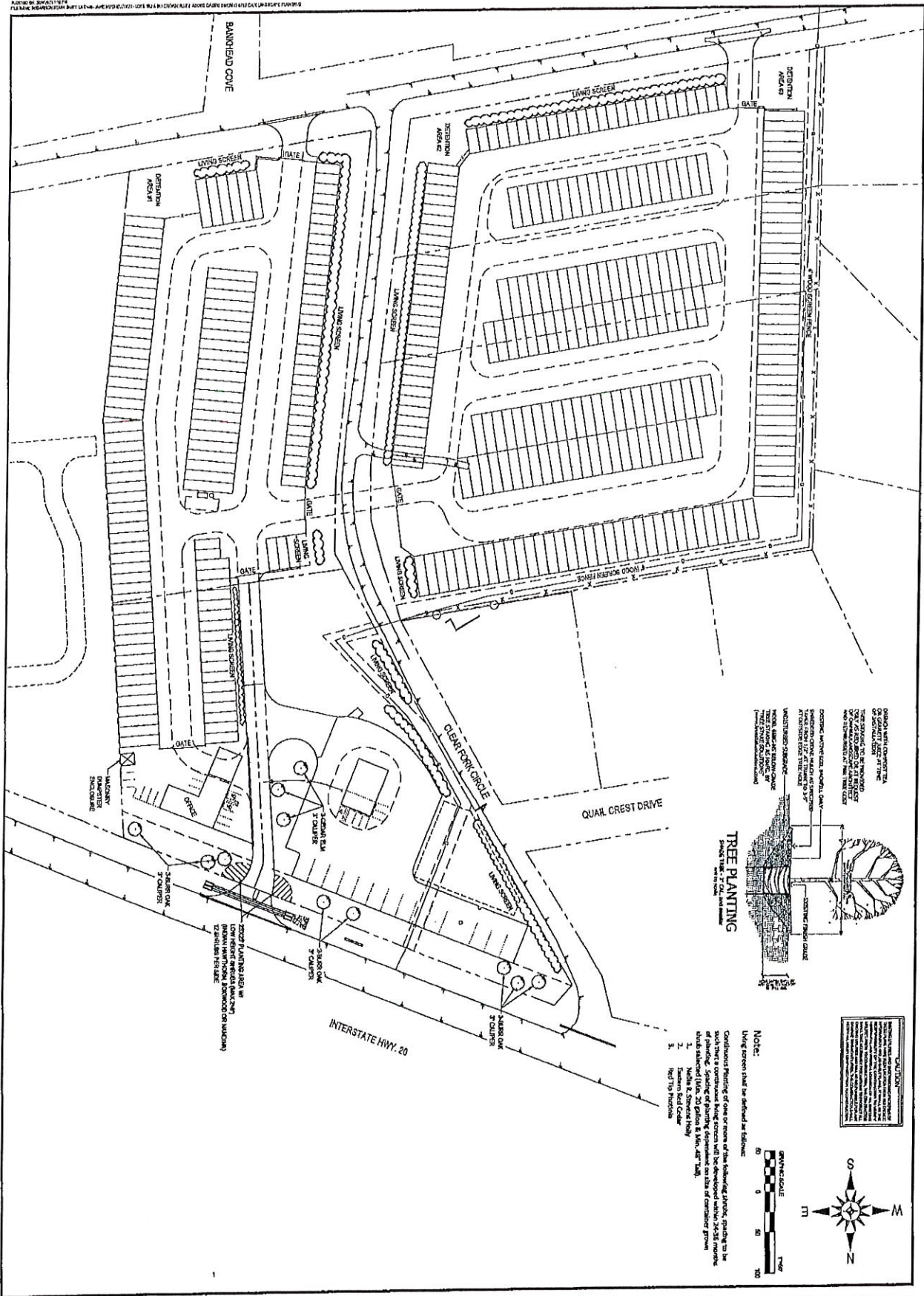
Thence South 05°01'18" West with the Clear Creek Circle west line a distance of 129.20 feet to a point;

Thence South 06°39'02" West with the Clear Creek Circle west line a distance of 130.47 feet to a point;

Thence South $06^{\circ}36'44''$ West with the Clear Creek Circle west line a distance of 172.47 feet to a point for the intersection of the Clear Creek Circle west line and the north line of Bankhead Highway;

Thence South $80^{\circ}41'16''$ West with the north line of Bankhead Highway a distance of 520.00 feet to the POINT of BEGINNING and CONTAINING 330,518 square feet, 7.59 acres of land, more or less.

LANDSCAPE PLAN
 PREPARED BY BARRON-STARK ENGINEERS
 FOR THE CITY OF WILLOW PARK, TEXAS
 PROJECT NO. 15272-10
 SHEET NO. 15272-10-15



CAUTION
 THIS LANDSCAPE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS PROVIDED IN THIS PLAN. THE ENGINEER DOES NOT WARRANT THE SUITABILITY OF THE DESIGN FOR ANY PARTICULAR USE OR CONDITION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE RECEIVED BY THE ENGINEER FOR THE SERVICES PROVIDED. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN, WHETHER OR NOT SUCH DAMAGE IS CAUSED IN WHOLE OR IN PART BY NEGLIGENCE OR OTHERWISE.

Note:
 Conditions of planting shall be defined as follows:
 1. All trees to be planted shall be of a species and size specified on the plan.
 2. All trees to be planted shall be of a grade quality as specified on the plan.
 3. All trees to be planted shall be of a minimum height as specified on the plan.
 4. All trees to be planted shall be of a minimum caliper as specified on the plan.
 5. All trees to be planted shall be of a minimum root ball size as specified on the plan.
 6. All trees to be planted shall be of a minimum root ball weight as specified on the plan.
 7. All trees to be planted shall be of a minimum root ball volume as specified on the plan.
 8. All trees to be planted shall be of a minimum root ball length as specified on the plan.
 9. All trees to be planted shall be of a minimum root ball width as specified on the plan.
 10. All trees to be planted shall be of a minimum root ball depth as specified on the plan.

Scale:
 GRAPHIC SCALE
 0 50 100 200 Feet

Orientation:
 N
 S
 E
 W

LANDSCAPE PLAN
LOTS 1R2 & 1R3 CROWN BLUFF ADD
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

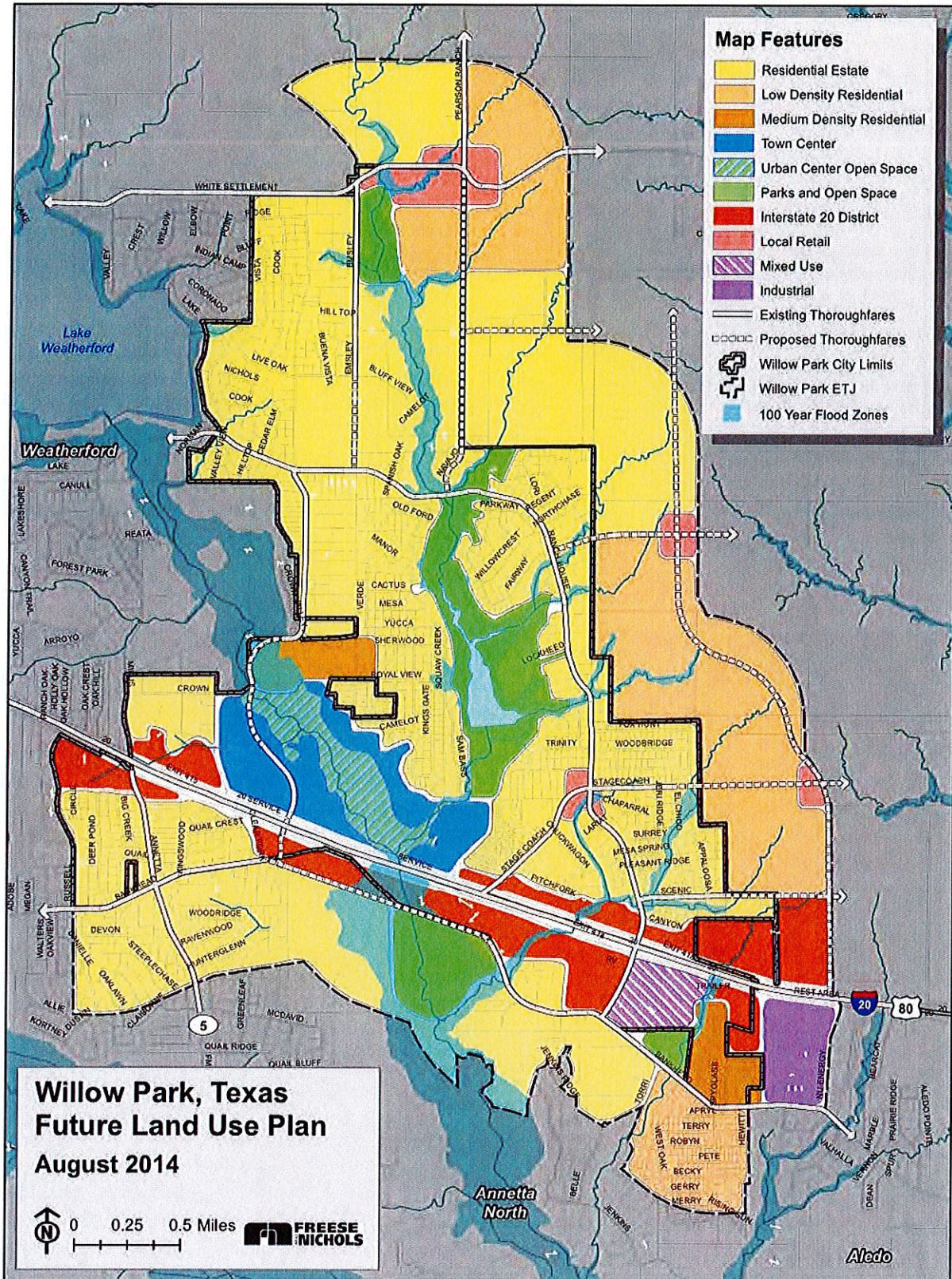
BARRON-STARK ENGINEERS
 15272-10-15
 15272-10-15
 15272-10-15

Barron-Stark
 Engineers

NO.	REVISIONS	DATE

EXHIBIT C

Future Land Use Map



MAILING LIST 2021.0420 PZ

KYLE & CHRISTI FLAHERTY
6951 E BANKHEAD HWY
WILLOW PARK, TX 76008

JOHN & SHEILA JENKINS
6901 E BANKHEAD HWY
WILLOW PARK, TX 76008

ROBERT FARNHAM
4812 MISTY MEADOW DR
WILLOW PARK, TX 76087

LARRY & RHONDA STOVALL
4816 MISTY MEADOW DR
WILLOW PARK, TX 76087

EDWIN & PATRICIA CLAUNCH
4820 MISTY MEADOWS DR
WILLOW PARK TX 76087

DAVID & RACHEL
4824 MISTY MEADOWS
WILLOW PARK, TX 76087

GAYLON SCHILLING
4824 QUAIL CREST DR
WILLOW PARK, TX 76087

Mail 04/06/2021

JUSTIN & JACLYN TOMLIN

4832 QUAIL CREST DR

WILLOW PARK, TX 79087

JAMIE & JEFFREY UNDERHILL

4836 QUAIL CREST DR

WILLOW PARK, TX 76087

PC5 PROPERTIES LLC

5665 SE LOOP 410

SAN ANTONIO, TX 78222

Mailed 04/06/2021