



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, May 18, 2021 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for April 20, 2021

Items to be considered and acted upon

1. PUBLIC HEARING to consider a request for a Special Use Permit for an Auto Body Repair – Fully Enclosed Shop Area, Lot 2, Block 1, Porter Addition, located in the 4900 Block IH-20 Service Road.
2. Discussion regarding Storage Facility Zoning Classification and criteria.

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 May 4, 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, April 20, 2021 6:00 PM
Minutes

Call to Order

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

Determination of Quorum

Present:

Vice Chairman Rodney Wilkins
Commissioner Billy Weikert, Scott Smith, Sharon Bruton

Absent:

Chairman Jared Fowler

Also, Present:
Betty Chew

Approval of Meeting Minutes for March 16, 2021.

Commissioner Weikert made a motion to approve the minutes of the March 16, 2021 Planning and Zoning Commission Meeting.

Seconded by Commissioner Smith.

Motion passed with a vote of 4-0.

Election of Chair and Vice Chair of Planning and Zoning.

Commissioner Smith nominated Jared Fowler to serve as Chairman of the Planning and Zoning Commission.

Seconded by Commissioner Weikert.

Aye Votes: Vice Chairman Wilkins, Commissioners Bruton, Smith and Weikert.

Motion Passed with a vote of 4-0.

Commission Smith nominated Rodney Wilkins to serve as Vice Chairman of the Planning and Zoning Commission.

Seconded by Commissioner Weikert.

Aye Votes: Vice Chairman Wilkins, Commissioners Bruton, Smith and Weikert.



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

Motion Passed with a vote of 4-0.

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.**

Betty Chew addressed the Commission stating this is a Final Plat for an 81.767 are single lot subdivision. The property was annexed by petition of the property owner, Trinity Christian Academy December 10, 2019. Access to the subdivision is from Bankhead Hwy. which serves as a minor collector street. The subdivision will be served by City of Willow Park water, an 8 inch water main in Bankhead Hwy., and sanitary sewer service will be provided from the T.C.A. main campus. A portion of the property is in the Special Flood Hazard Zone AE (Floodway). Other areas are in Zone X (Flood Plain).

Staff recommends approval of the Final Plat.

Courtney Kuykendall representing Trinity Christian Academy was present to answer questions regarding the plat.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of Lot 1, Trinity Fields Addition, as presented.

Seconded by Commissioner Bruton.

Aye Votes: Vice Chairman Wilkins, Commissioners Bruton, Smith and Weikert.

Motion passed with a vote of 4-0.

- 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 areas being Lot 1R2, 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.**

Betty Chew addressed the Commission stating this zoning request is to develop the 12.49 acre tract of land for 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 office will be site built construction.



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

Vice Chairman Wilkins opened the public meeting.

THOSE IN FAVOR OF ZONING REQUEST:

Chuck Stark addressed the Commission stating this will be an upscale RV storage facility, also providing storage for classic cars and boats. The majority of the buildings (340 units) will be fully enclosed.

Jamie Mitchell the developer addressed the Commission stating this will be a high-end operation.

THOSE OPPOSED TO THE ZONING REQUEST:

None

Vice Chairman Wilkins closed the public hearing.

Commissioner Bruton made a motion to recommend to City Council that the request to rezone 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 be approved.

Seconded by Commissioner Weikert.

Aye Votes: Vice Chairman Wilkins, Commissioners Bruton, Smith, and Weikert.

Motion passed with a vote of 4-0.

Vice Chairman Wilkins adjourned the meeting at 6:45 pm.

APPROVED:

Rodney Wilkins, Vice Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: May 18, 2021	Department: Development Services	Presented By: Betty Chew
--------------------------------------	--	------------------------------------

AGENDA ITEM: 1

Consider a Special Use Permit for Lot 2, Block 1, Porter Addition, City of Willow Park, Parker County, Texas. Basic Developers, LLC proposes to construct a dual tenant fence material sales and auto body repair shop building in the Commercial/IH-20 Overlay District, in the 4900 Block of IH-20 Service Road South.

BACKGROUND:

The applicant is requesting a Special Use Permit to construct a dual use building with:
7,000 square feet Office Building
15,000 square feet Fencing Material Warehouse
20,000 square feet Auto Body Repair Shop
42,000 square feet total building area.

9,000 square feet Fenced Vehicle Storage

The covered material storage areas highlighted in pink are enclosed on three sides.

The areas highlighted in yellow are fenced. The fencing material will be 6' western red cedar. The gates will be metal frame on sliding tracks with openers.

STAFF/BOARD/COMMISSION RECOMMENDATION:

If the Planning & Zoning Commission and City Council approve the Special Use Permit, Staff would recommend approval subject to the following:

1. The 2 adjacent driveways changed to a single shared driveway.
2. Verification on elevations vs color perspective.

EXHIBITS:

SUP Application
Site Plan
Landscape Plan
Elevation Drawings
Color Elevation Drawings

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A



SPECIAL USE PERMIT APPLICATION

City of Willow Park
516 Ranch House Rd
Willow Park, TX 76087
817-441-7108

APPLICANT INFORMATION

Name of applicant/agent:

BASIC DEVELOPERS, LLC

Street address of applicant/agent:

206 E. Hwy 80

City/State/Zip Code of applicant/agent:

FORNEY, TX 75126

Email:

REXC FORNEY FENCE . COM

NOTE: Email is the primary form of contact w/ applicants.

Telephone # of applicant/agent:

972-989-3384

FAX number of applicant/agent:

Are you the owner of the property?

Yes No

Are you the owner's agent?

Yes No

NOTE: If you are not the owner of the property, you must attach a letter from the property owner giving you permission to submit this application.

DESCRIPTION OF REQUEST

Current Zoning Classification:

C COMMERCIAL

Street address of property:

TBD

Proposed Use of property:

AUTO BODY FULLY ENCLOSED

Describe the nature of the proposed activity and any particular characteristics related to the use of the property:

AUTO BODY REPAIR IN FULLY ENCLOSED SHOP AREA

PROPERTY OWNER INFORMATION

Name of property owner:

SAME AS APPLICANT

Street address of property owner:

Reason for Special Use Permit:

REQUIRED BY ZONING

City / State / Zip Code of property owner

Telephone number of applicant/agent

FAX number of applicant/agent

972-989-3384

Survey or Map attached as required by application

Yes No

Note: A map or plot plan of the property and drawings of the proposed

construction must be submitted with this application. The applicants or their representatives must be present at their scheduled public hearing.

I hereby certify that I am, or that I represent the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning and Zoning Commission for consideration.

Date **4/27/21**

Print Name **REX RAMSEY**

Signature 

FOR OFFICE USE ONLY

Date of Planning & Zoning Public Hearing

Taxes, Liens and Assessments Paid?

Case Number

Yes No

Special Use Permit Approved:

Yes No

Date of City Council Meeting:



**City of Willow Park Development Services
Universal Application**

Please PRINT CLEARLY to avoid delays

Please complete each field – Incomplete applications be rejected

Project Information		Project Name: PORTER ADDITION LOT 2
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial
Valuation: \$ (round up to nearest whole dollar)	Project Address (or description): TBD	
Brief Description of the Project: COMMERCIAL W/ RETAIL FENCE MATERIAL SALES & AUTO-BODY (FULLY ENCLOSED)		
Existing zoning: C	# of Existing Lots (plats only):	
Proposed zoning: C	# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)		
Name: BASIC DEVELOPERS, LLC	Mailing Address: 206 E. HIGHWAY 80	
Company: REX RAMSEY	FORNEY, TX 75126	
Primary Phone: 972-989-3384	E-mail: REX@FORNEYFENCE.COM	
Property Owner Information (if different than above)		
Name: SAME AS APPLICANT	Mailing Address:	
Company:		
Primary Phone:	E-mail:	
Other Phone:	Fax:	
<input type="checkbox"/> Developer / <input checked="" type="checkbox"/> Engineer / <input type="checkbox"/> Surveyor Information (if applicable)		
Name: CHUCK STARK	Mailing Address: 6221 SOUTHWEST BLVD.	
Company: BARRON-STARK	FT. WORTH 76132	
Primary Phone: 817-296-9550	E-mail: chuck5@barronstark.com	
Other Phone:	Fax:	
For City Use Only		
Project Number:	Permit Fee:	
Submittal Date:	Plan Review Fee:	
Accepted By:	Total Fee:	
Receipt #:	Method of Payment:	

Application not complete without attached form(s) and/or signature page



City of Willow Park Development Services Department

SITE PLAN REQUIREMENTS

A Site Plan is an architectural plan of proposed improvements to a property; including building footprint, parking, ingress, egress, roadways, sidewalks, water lines, sewer lines, drainage facilities, auxiliary structures, lighting, and any public or private infrastructure. Site plans also include elevations of proposed buildings, topographical information, location in relation to flood plain, impact analysis

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- Elevations of all proposed buildings.
- A compact disc containing a .pdf copy of all plans.
- Three (3) paper hard copies of all plans.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement. Exceptions may require the approval of the City's Board of Adjustments.

Prior to public review before the Planning & Zoning Commission and City Council the applicant may be asked to submit up to fifteen (15) paper hard copies of all plans.

Applicant Signature *Charles F. Stebbins* Date: 4 / 27 / 21
AUTHORIZED AGENT



City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	N/A	COMPLETE	MISSING
1	✓	Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.		✓	
2	✓	Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.		✓	
3	✓	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	✓	A written and bar scale is provided. 1"=200' unless previously approved by staff		✓	
5	✓	A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter.		✓	
6	✓	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.		✓	
7	N/A	Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.	✓		
8	✓	Existing topography lines are shown and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.		✓	
9	✓	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	N/A	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.	✓		
11	✓	Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.	✓		
12	N/A	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.	✓		
13	✓	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
14	✓	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.		✓	
15	✓	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
16	N/A	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.	✓		
17	✓	Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.		✓	



City of Willow Park Development Services Department

18		<p>Driveways within 200 feet of the property line:</p> <p><u>NIA</u> a. Are accurately located and dimensioned.</p> <p>_____ b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p>_____ c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.</p> <p>_____ d. Typical radii are shown.</p>	✓		
19	<u>NIA</u>	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.	✓		
20	✓	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.		✓	
21		<p>Off-site streets and roads:</p> <p>✓ a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p><u>NIA</u> b. Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.</p> <p><u>NIA</u> c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.</p> <p>✓ d.. Distance to the nearest signalized intersection is indicated</p>		✓	
22	✓	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.			✓
23	✓	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.			✓
24	✓	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.			✓
25	✓	Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.		✓	
26	✓	Paving materials, boundaries and type are indicated.		✓	
27	✓	Access easements are accurately located/ tied down, labeled and dimensioned.		✓	
28	✓	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.	✓		
29	✓	Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.		✓	
30	✓	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.		✓	
31	<u>NIA</u>	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall			✓



City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.			
32	N/A	The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.			✓
33	N/A	A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.			✓
34	✓	Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.		✓	
35	N/A	Boundaries of detention areas are located. Indicate above and/or below ground detention.			✓
36	✓	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.			✓
37	N/A	Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38	✓	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	✓	Explain in detail the proposed use(s) for each structure		✓	
40	✓	Total lot area less building footprint (by square feet): Square footage of building: Building height (stories and feet) Number of Units per Acre (apartments only):		✓	
41	✓	Parking required by use with applicable parking ratios indicated for each use: Parking Provided Indicated: Handicap parking as required per COWP ordinance and TAS/ADA requirements:			✓
42	✓	Provide service verification from all utility providers		✓	
43	N/A	List any variance requested for this property, dates, and approving authority	✓		
44	✓	Provide storm water and drainage study and design			✓
45		Proposed domestic water usage (gallons per day, month, and year)			
46	No	Are any irrigation wells proposed?		✓	
47	✓	Applicant has received Landscaping Ordinance and requirements		✓	
48		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review	✓		
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review	✓		



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 4.92 Ac sq. ft.

Area of lot covered with structures and impervious surfaces: 3.17 Ac sq. ft.

Total number of structures: 1 Total number of habitable structures: 0

Square footage of each building: 42,000 sq. ft. _____ sq. ft. _____ sq. ft.

Proposed use for each structure:

1) GENERAL OFFICE

2) RETAIL FENCING MATERIAL SALES

3) AUTO BODY REPAIR- FULLY ENCLOSED

Building stories: 1

Building height: ~25' ft.

Total number of parking spaces: 66

Number of handicap spaces: 4

Does the site include any storm water retention or detention? Yes No

Does the project include any engineered alternatives from code requirements? Yes No

Staff Review: (for official use only)

Does the proposed project pose any engineering concerns? Yes No

DRAINAGE STUDY WITH CONSTRUCTION

Approved

Not Approved

Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 05/13/2021



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 50' ft.

Rear building setback: 25' ft.

Side building setback: 10' ft.

Side building setback: 10' 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: *(for official use only)*

Does the site plan include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

ADJUST DRIVEWAYS ON BANKHEAD

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CAEW

Date: 05/13/2021



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

- Is any part of the site plan in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- Is any built improvement in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- Is any habitable structure in the 100-year flood plain? Yes No
- If yes, what is the base flood elevation for the area? _____
- If yes, what is the finished floor elevation for the habitable structure? N/A
- If yes, please list any wet or dry flood proofing measures being used?

Staff Review: *(for official use only)*

- Base flood elevations confirmed? N/A Yes No
- Will the project require a "post-grade" elevation certificate? Yes No
- Flood proofing measures approved? N/A 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: 05/13/2021



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 214,195 sq. ft.

Area of lot covered with structures and impervious surfaces: 138,233 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 64.5 %

Area of green space/landscaped areas: 75,962 sq. ft.

Percentage of green space/landscaped areas: 35.5 %

Total number of parking spaces: 66

Does the site include any vegetative erosion or storm water control? Yes No

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date: 05/13/2021



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? Yes No

Will the building have a fire sprinkler/suppression system? Yes No

Is the building taller than two-stories? Yes No

If yes, how many stories? _____

Will the project require installation of a new fire hydrant? Yes No

If yes, how many fire hydrants? TBD

What is the size of the proposed fire connections? 4"

Staff Review: *(for official use only)*

Does the proposed project include the sufficient fire connections? Yes No

Is the proposed project an adequate distance to a fire hydrant? Yes No

Does the project have the minimum 24' hard surface? Yes No

Is the fire lane appropriate? Yes No

Does the site have the proper turning radius? Yes No

Does the proposed project pose any safety concerns? Yes No

Does the proposed project require any additional fire services? Yes No

Approved

Not Approved

Needs More Information or Corrections

Fire Department Approval Signature: _____ Date: _____

MAILING LIST 2021.0518 PZ

BULLISH HOLDINGS INC.
PO BOX 1840
ALEDO, TX 76008

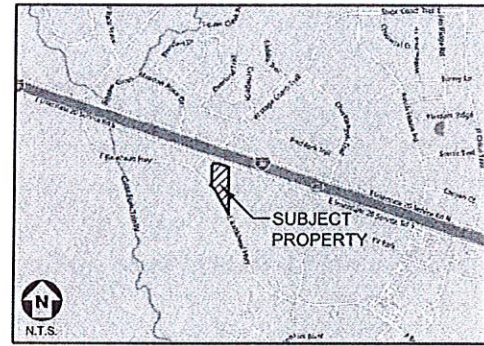
TBCA INC.
4954 E I 20 SERVICE RD S.
WEATHERFORD, TX 76087

TRINITY BIBLE CHURCH
4936 E I 20 SERVICE RD S
WEATHERFORD, TX 76087

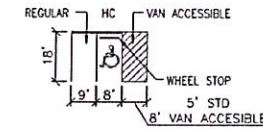
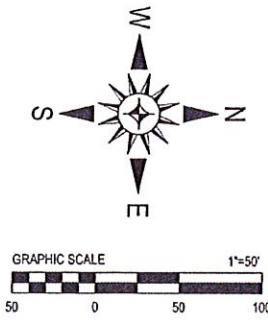
Mailed 04/29/2021

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING
	PROPOSED DUMPSTER PAD
	PROPOSED CONCRETE PAVING

SITE PLAN DATA TABLE	
ACREAGE (LOT 2)	4.92 ACRES - 214,195 S.F.
EXISTING ZONING	COMMERCIAL
PROPOSED USE	RETAIL SALES, GENERAL OFFICE, AUTO-BODY REPAIR
PROPOSED STRUCTURES	3 - ONE (1) STORY - COMMERCIAL
F.A.R.	20.7%
PERCENT IMPERVIOUS	64.5%
PARKING REQUIRED	OFFICE USE: 7,000 S.F. 200 = 35 FENCE MATERIAL WAREHOUSE - MAX. SHIFT = 10 PEOPLE AUTO BODY: MAX. SHIFT = 15 PEOPLE TOTAL REQ. SPACES 50
PARKING PROVIDED	66 (INCLUDES 4 HC)
OPEN SPACE	35.5%



LOCATION MAP



TYPICAL PARKING LAYOUT

GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

APPLICANT
BASIC DEVELOPERS, LLC
206 E. HIGHWAY 80
FORNEY, TX. 75126

ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT F.I.R.M. COMMUNITY PANEL NO. 48367C0425F, THIS PROPERTY DOES NOT LIE IN A 100-YR FLOODPLAIN EFFECTIVE DATE 04-05-2019

T.B.C.A. INC.
INST. NO. 231919818
O.P.R.P.C.T.
(FUTURE ATHLETIC FIELDS)

Δ 18°08'59"
R 12.00'
L 3.80
T 1.92
Ch B N09°04'29"E
Ch L 3.79'

Δ 44°30'38"
R 37.00'
L 28.74
T 15.14
Ch B N22°15'19"E
Ch L 28.03'

NO.	REVISIONS	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76120
(817) 231-8100 (F) (817) 231-8144
Texas Registered Engineering Firm F-10505
Texas Registered Survey Firm F-10158800
www.barronstark.com

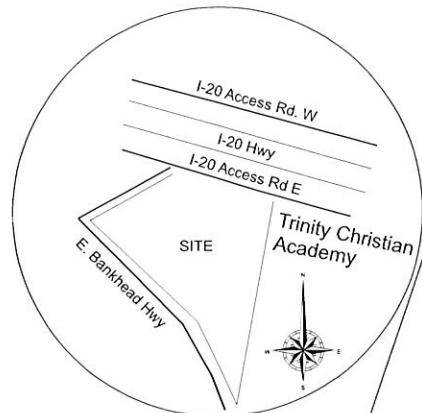


STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CHARLES F. STARK
12/31/2021

S.U.P. SITE PLAN
LOT 2, PORTER ADDITION
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No.	428
PROJECT No.	9584
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	APRIL 2021
SHEET	C2.0

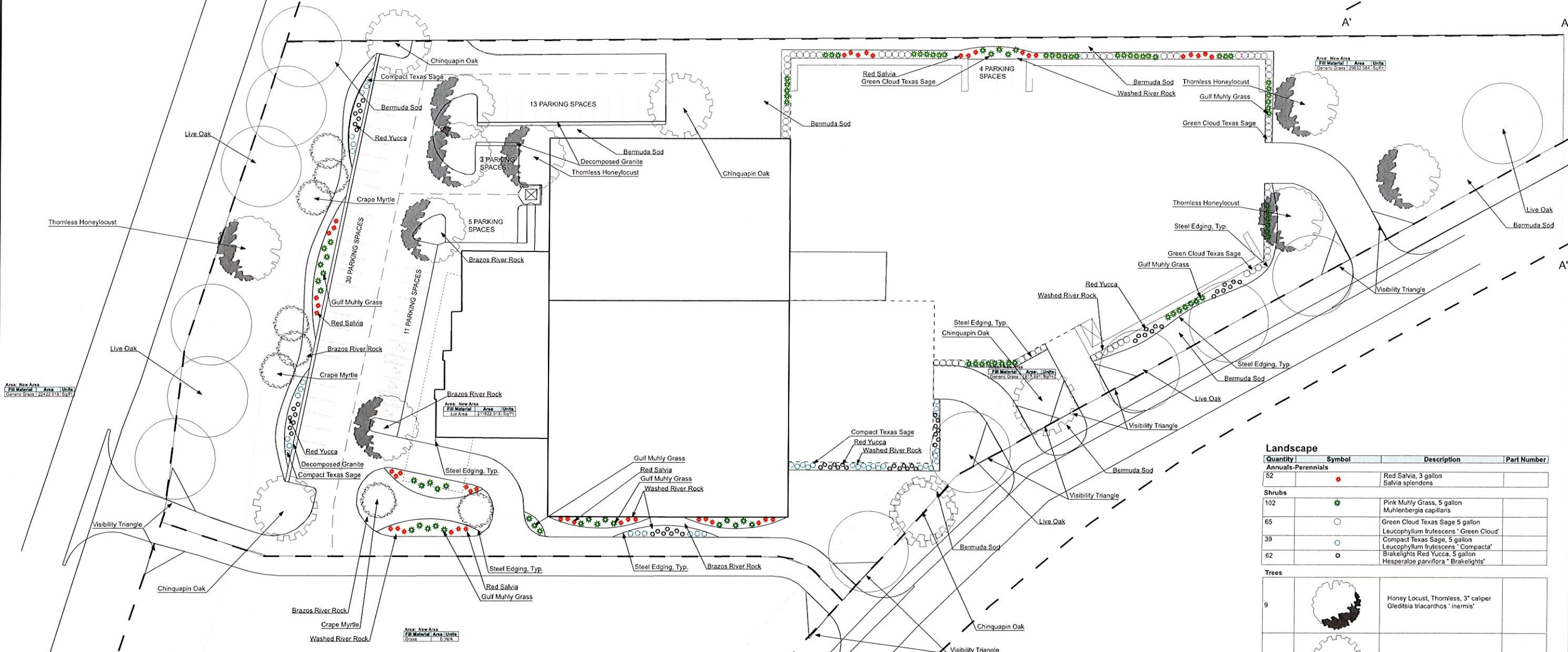
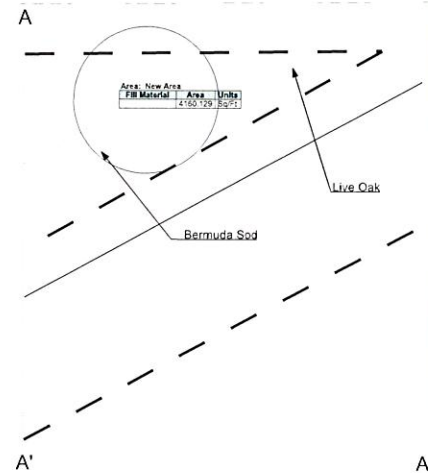
USER: RANFALL PETERSON
 FILE NAME: 17580001 STARK_SUP DEVELOPMENT PORTER TRACT ONE CONCEPTUAL SITE PAVING
 USER: RANFALL PETERSON
 FILE NAME: 17580001 STARK_SUP DEVELOPMENT PORTER TRACT ONE CONCEPTUAL SITE PAVING



VICINITY MAP
NOT TO SCALE

City of Willow Park Landscape Code:
Section 14.09.002

Requirements for non-vehicular open space:	If 30-49% of site is non vehicular open space, then one tree shall be planted per 3,000 square feet of open space. 35% of lot is open space	REQUIRED 25.39 Trees	PROVIDED 26
	A minimum of 10% of the gross parking areas shall be devoted to living landscape.	Required	Provided
Interior Landscaping	Interior areas of parking lots shall contain planting islands located at the terminus of each row of parking. Such islands shall contain at least one tree.	Required	Provided
Perimeter Landscaping	All parking lots and vehicular use areas shall be buffered from all abutting properties and/or public right of ways.	Required	Provided

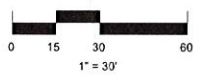


Area: New Area
Fill Material: Area Units
Concrete Grass: 12429.333 Sq Ft

Area: New Area
Fill Material: Area Units
Lot Area: 121122.031 Sq Ft

Area: New Area
Fill Material: Area Units
Grass: 0.1 N/A

- Note:
- Landscaping to be watered by an irrigation system with an automatic controller with rain and freeze sensor.
 - The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance in a neat and orderly manner at all times. This shall include mowing, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.



Developer:
Rex Ramsey
206 E US HWY 80
Forney, TX 75126
972-564-3388



C. Thomas Fitzwilliam
April 9, 2021

Landscape			
Quantity	Symbol	Description	Part Number
Annals-Perennials			
52	*	Red Salvia, 3 gallon Salvia splendens	
Shrubs			
102	*	Pink Muhly Grass, 5 gallon Muhlenbergia capillaris	
65	○	Green Cloud Texas Sage 5 gallon Leucophyllum frutescens 'Green Cloud'	
39	○	Compact Texas Sage, 5 gallon Leucophyllum frutescens 'Compacta'	
62	○	Brakelights Red Yucca, 5 gallon Hesperaloe parviflora 'Brakelights'	
Trees			
9	○	Honey Locust, Thornless, 3" caliper Gleditsia triacanthos 'inermis'	
6	○	Chinquapin Oak, 3" caliper Quercus muhlenbergii	
8	○	Crape Myrtle, MT 3" caliper Lagerstroemia indica 'Dallas Red'	
13	○	Southern Live Oak, 3" caliper Quercus virginia	

Prime Landscape Services
PO Box 171626
Arlington, TX 76003-1626
817-461-4000

SHEET DESCRIPTION:
Landscape Plan

PROJECT:
Forney Fence
Porter Addition
Willow Park, TX

REVISIONS:
None

DATE:
4/9/2021

JOB NUMBER:
04092021-001

DRAWN BY:
CTF

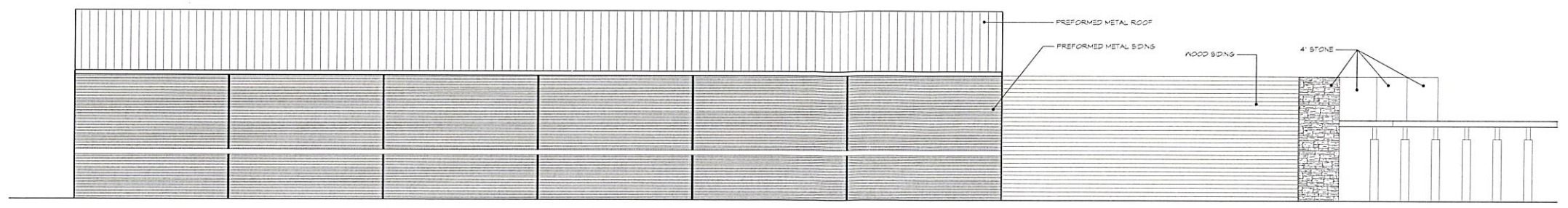
CHECKED BY:
CTF

SCALE:
1" = 30'

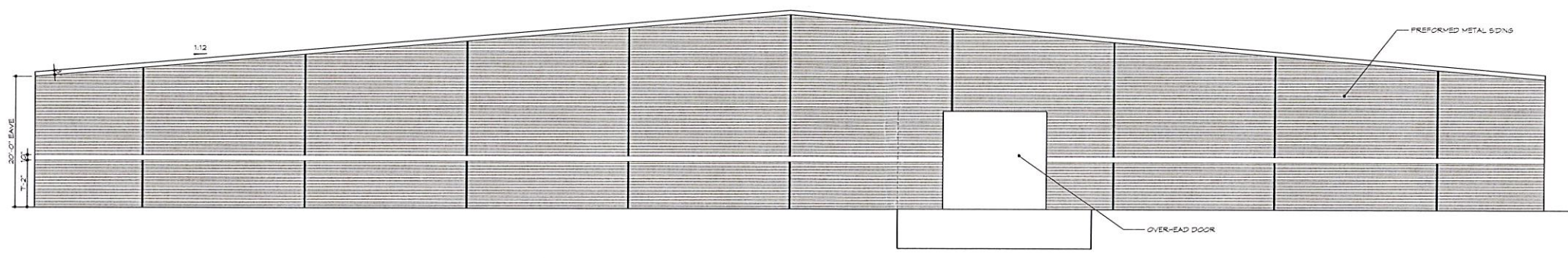
SHEET:
L1 of L1

ISSUE DATE:
 May 5, 2021
 REVISIONS:

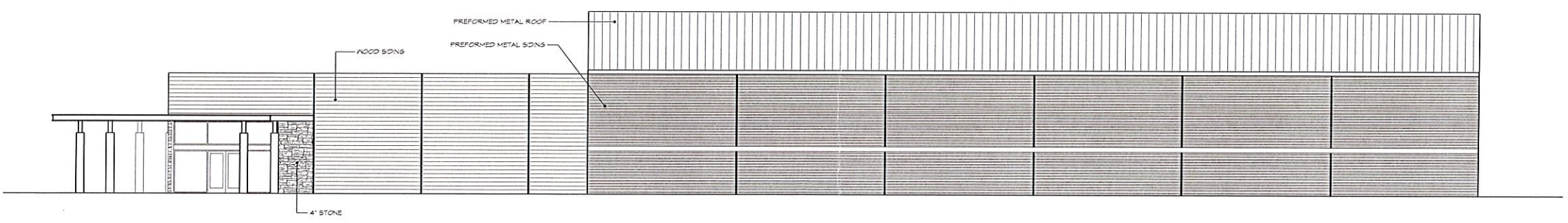
WILLOW PARK WAREHOUSE
 WILLOW PARK, TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
 618 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040
 PHONE: 972-494-0174



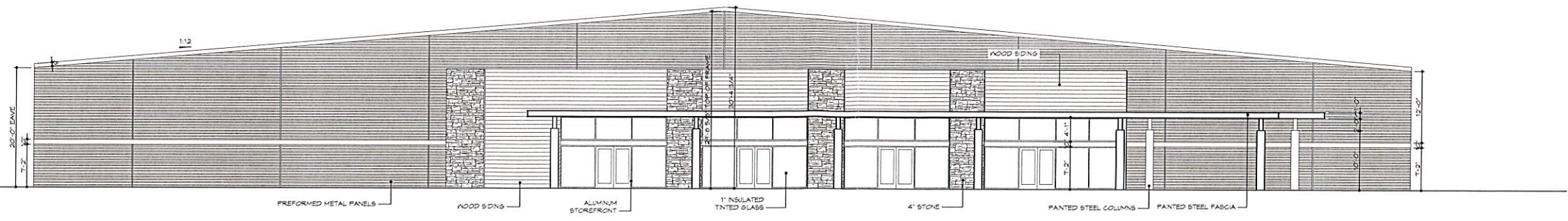
4 EAST ELEVATION
 SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



2 WEST ELEVATION
 SCALE 1/8" = 1'-0"



1 NORTH ELEVATION
 SCALE 1/8" = 1'-0"

NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING, OR
 CONSTRUCTION

JOB NUMBER
2025

SHEET NUMBER
 EXTERIOR
 ELEVATIONS
A201









P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: May 18, 2021	Department: Development Services	Presented By: Betty Chew
--------------------------------------	--	------------------------------------

AGENDA ITEM: 2

Discussion regarding Storage Facility Zoning Classification and Criteria

STAFF/BOARD/COMMISSION RECOMMENDATION:

There has been discussion regarding adding criteria for storage facilities (density, screening, zoning districts, etc.)

Staff seeks direction from the Commission regarding these issues.

EXHIBITS:

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