



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, June 15, 2021 6:00 pm
Agenda

Call to Order

Determination of Quorum

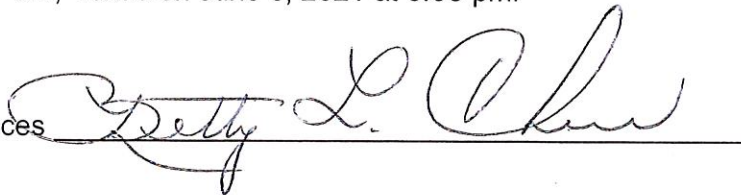
Approval of Meeting Minutes for May 18, 2021

Items to be considered and acted upon

1. Consider and act on a Final Plat of a Replat Block E, Crown Pointe Addition Phase IV, being 6.85 acres, City of Willow Park, Parker County, Texas, located on IH-20 Service Road North at Jemma Drive and Mary Lou Drive.
2. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance to remove as a permitted use "Public Storage and Climate Controlled Storage".
3. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance to provide definitions for Commercial Amusement – Indoor and Commercial Amusement – Outdoor and to list Commercial Amusement – Indoor and Commercial Amusement – Outdoor as permitted uses in the "C" Commercial District and "LI" Light Industrial District.

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 June 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, May 18, 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: Rodney Wilkins, Scott Smith

Absent:

Commissioner: Sharon Bruton and Billy Weikert

Also, Present:
Betty Chew

Approval of Meeting Minutes for April 20, 2021.

Commissioner Smith made a motion to approve the minutes of the April 20, 2021 Planning and Zoning Commission meeting.

Seconded by Commissioner Wilkins.

Motion passed with a vote of 3-0.

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.**

Betty Chew addressed the Commission stating this is a request for a Special Use Permit to construct a dual tenant fence material sales and auto body repair shop with a fully enclosed shop area in the Commercial/IH-20 Overlay District. The property is located in the 4900 Block of IH-20 Service Road South. The Zoning Ordinance was amended April 13, 2021 to permit Auto Body Repair – Fully Enclosed Shop Area as a permitted use with a Special Use Permit (SUP).



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

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.

Staff recommends the site plan be approved subject to:

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

THOSE IN FAVOR OF SUP:

Chuck Stark, Barron Stark Engineering addressed the Commission stating the two drives would be changed to a single drive and the 7 required parking spaces will be added.

Ron Hobbs, Architect addressed the Commission stating the siding will be horizontal metal panels.

THOSE OPPOSED TO SUP:

None

Chairman Fowler closed the public hearing.

Commissioner Wilkins made a motion to recommend to City Council that the request for a Special Use Permit for Lot 2, Block 1, Porter Addition, City of Willow Park, Parker County, Texas be granted to construct a dual tenant fence material sales and auto body repair shop with Staff recommended changes included on the site plan.

Seconded by Commissioner Smith.

AYE VOTES: Chairman Fowler, Commissioners Smith and Wilkins.

Motion passed with a vote of 3-0.

2. Discussion regarding Storage Facility Zoning Classification and criteria.

The Commission discussed the zoning classification that allow storage units. They also discussed the significant numbers of units permitted in the city and the ETJ.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
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Tuesday, May 18, 2021 6:00 PM
Minutes

Following discussion, the Commission requested a public hearing be scheduled for the June 15, 2021 Planning and Zoning Commission meeting to consider comments regarding removing storage facilities as a permitted use.

Chairman Fowler adjourned the meeting at 6:50 p.m.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 15, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and Act on a Final Plat of a Replat Block E, Crown Pointe Addition, Phase IV, City of Willow Park, Parker County, Texas, located in the 4200 Block IH-20 Service Road N. at Jimma Drive and Mary Lou Drive.

BACKGROUND:

This is a replat of this 6.85 acre Block, which is being subdivided into five lots. The Final Plat was approved March 16, 2021. The property is zoned Commercial/IH-20 Overlay District.

Access to the subdivision will be off the IH-20 Service Road to Mary Lou Drive (70' ROW), Jimma Drive (50' ROW) and J.D. Towles Drove (60' ROW). A twenty-four foot (24') access, fire lane, and utility easement is being platted to service the lots.

The subdivision is served by the City of Willow Park utility system. Water mains are located in the street rights of way. A sanitary sewer main will be extended from J.D. Towles Drive in the access, fire lane and utility easement to service the proposed lots. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater flows west to east. There are two box culverts (Double 5'X5') in Mary Lou Drive and a TXDOT culvert which passes under IH-20 east of the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Replat of Block E, Crown Pointe Addition, as presented.

EXHIBITS:

Plat Application
Final Plat

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



City of Willow Park Development Services

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

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

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: MAY 24, 2021

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION, PHASE IV, LOTS 1R, 2-5, BLOCK E

Location of Addition: INTERSTATE HIGHWAY NO. 20 AT JIMMA DRIVE AND MARY LOU DRIVE

Number of Lots: 5 Gross Acreage: 6.85 Zoning: C # of New Street Intersections: 0
IH20 OVERLAY

PROPERTY OWNER:

Name: MIT-MAR LAND, LP

Contact: JIM MARTIN, MARTIN LAND

Address: 66470 S. F.M. 56

Phone: 817-441-2102

City: GLEN ROSE

Fax: _____

State: TX Zip: 76043

Email: Jim@MartinLandSales.com

Signature: *Jim Martin*

APPLICANT:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Chuck Stark*

SURVEYOR:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Chuck Stark*

ENGINEER:

Name: BARRON-STARK ENGINEERS
Address: 6221 SOUTHWEST BLVD, #100
City: FORT WORTH
State: TX Zip: 76132
Signature: *Chuck Stark*

Contact: CHARLES F. STARK, PE
Phone: 817-296-9550
Fax: 817-231-8144
Email: chucks@barronstark.com

PRINCIPAL CONTACT: _____ Owner Applicant _____ Surveyor _____ Engineer

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

UTILITY PROVIDERS

Electric Provider: ONCOR
Water Provider: CITY OF WILLOW PARK
Wastewater Provider: CITY OF WILLOW PARK
Gas Provider (if applicable): TEXAS GAS

APPLICATION FEES

John
~~\$425.00 \$300.00 PLUS \$10 PER ACRE 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: CROWN POINTE ADDITION, PHASE IV

Applicant: BARRON-STARK ENGINEERS, CHUCK STARK

Property Owner(s): MIT-MAR LAND, LP

Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF CROWN LANE

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	✓
B.	Names of Owners of Property within 200 feet	✓	✓
C.	Names of Adjoining Subdivisions	✓	✓
D.	Front and Rear Building Setback Lines	✓	✓
E.	Side Setback Lines	✓	✓
F.	City Boundaries Where Applicable	✓	N/A
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"	✓	OK
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'	✓	OK
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	WITH MYLAR PLAT	OK
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)	WITH MYLAR PLAT	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)	WITH MYLAR PLAT	OK

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

Willow Park
Plat
Building Official Review

Applicant Questions:

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

Side building setback: 25 ft. Side building setback: 25 ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No

Does the site include any drainage easements? Yes No

Does the site include any roadway/through fare easements? Yes No

Staff Review:

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 06/08/2021

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? IH 20 & CROWN LANE

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

Will the project require the extension of a water line? Yes No

Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? N/A

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

If no, what type and size is the septic system? N/A

Staff Review:

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

Yes No

Any additional concerns: _____

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUELKER Date: 06/08/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

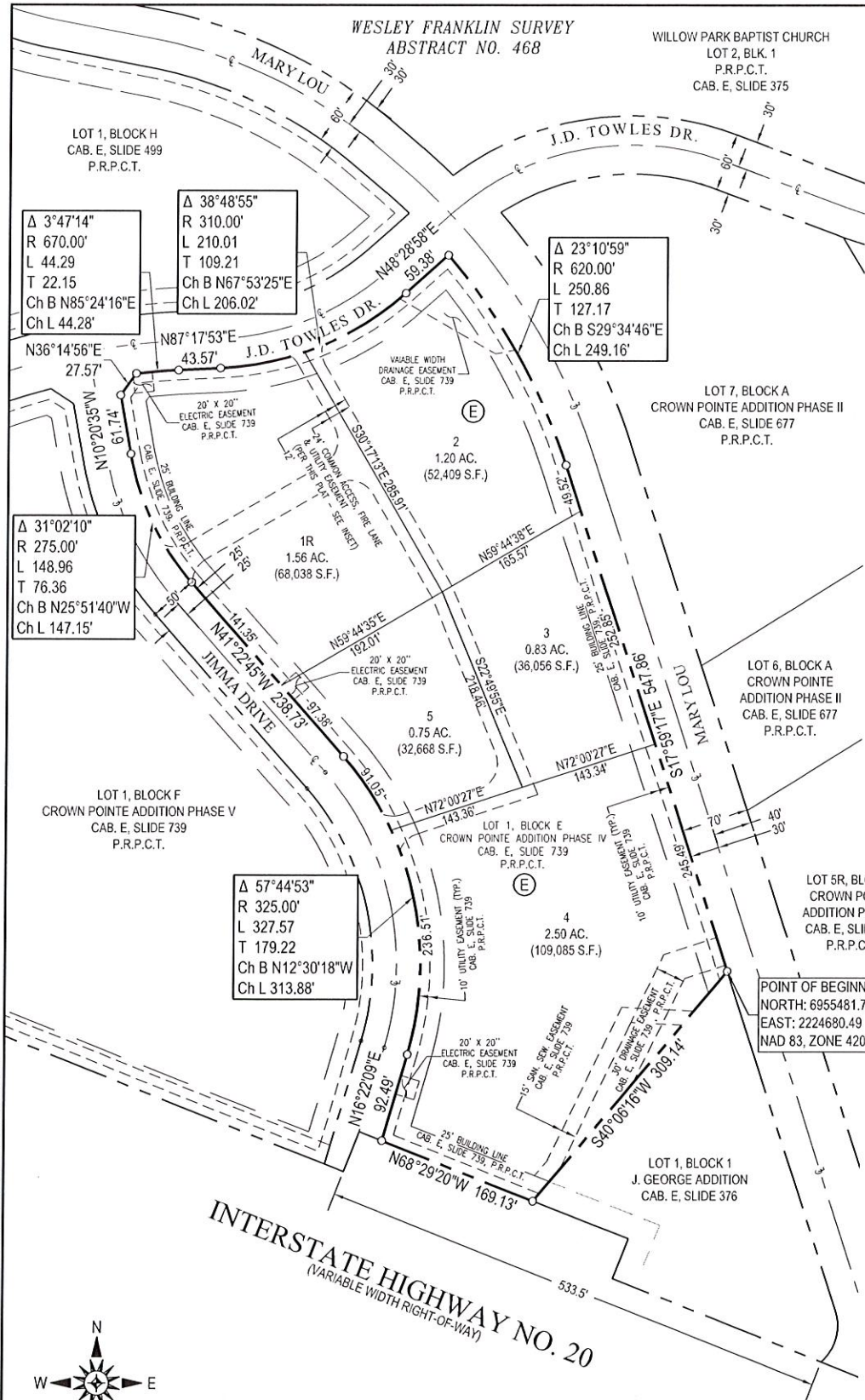
Base flood elevations confirmed?	Yes	<input checked="" type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 06/08/2021



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

NOTE:
 BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

FLOOD STATEMENT:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367CA28F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN 'ZONE' A, SPECIAL FLOOD HAZARD AREA.

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



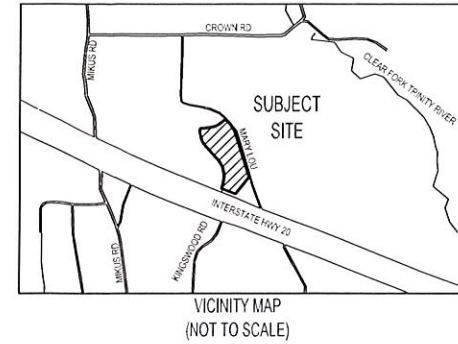
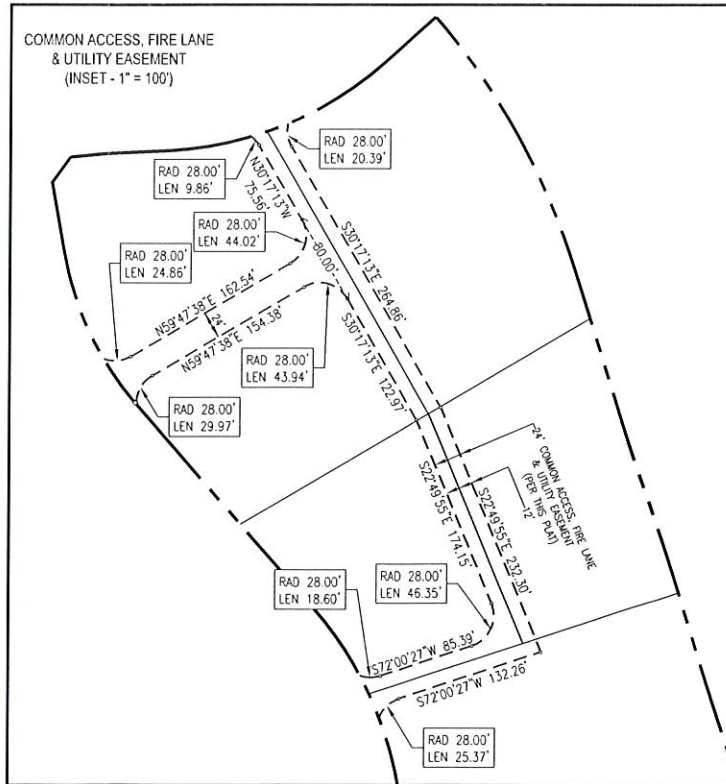
Charles F. Stark, RPLS
 Texas Registration No. 5084

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

NOT TO BE RECORDED FOR ANY PURPOSES

APPROVED BY CITY OF WILLOW PARK

APPROVED BY	CITY COUNCIL
SIGNED: _____	DATE _____
ATTEST: _____	DATE _____
MAYOR	CITY SECRETARY



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

That, MIT-MAR LAND, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 1R and Lots 2 through 5, Block E, CROWN POINTE ADDITION, PHASE IV, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements, and encumbrances shown hereon.

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

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

Witness my hand this the _____ day of _____, 2021.

MIT-MAR LAND, LP,

Jim Martin, Member

STATE OF TEXAS

COUNTY OF PARKER

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

Given under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

Final Plat
 Lot 1R and Lots 2 thru 5, Block E

CROWN POINTE ADDITION PHASE IV

An Addition to the City of Willow Park, Parker County, Texas

BEING a Re Plat of
 Lot 1, Block E, CROWN POINTE ADDITION PHASE V
 an Addition to the City of Willow Park, Parker County, Texas
 according to the Plat recorded in
 Cabinet E, Slide 739, Plat Records
 Parker County, Texas

Also Being 6.85 Acres Situated in the
 WESLEY FRANKLIN SURVEY, Abstract No. 468
 City of Willow Park
 Parker County, Texas

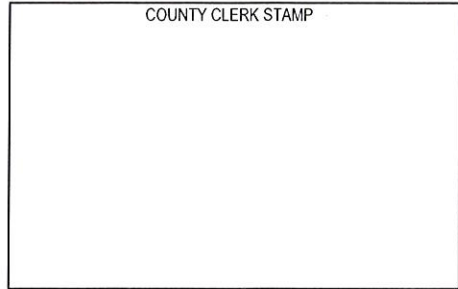
USER: GARY GREEN
 PLOTTED ON: 06/20/2021 10:00 AM
 FILE NAME: N:\BARRON STARK SWIFT ENERGY MARTINLAND SALES\6564 - CROWN POINTE PHASE IV\107-9554 CROWN POINTE PHASE IV BLOCK E RE PLAT.DWG

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



OWNER:
 MIT-MAR LAND, LP
 66470 S. F.M. 56
 GLEN ROSE, TX. 76043

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





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 15, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider amending the Zoning Ordinance to remove “Public Storage and Climate Controlled Public Storage” as permitted uses in all zoning districts.

BACKGROUND:

The Commission discussed the significant number of storage facilities being built in the City. There is concern regarding over building of these facilities.

A public hearing is being held to consider comments regarding this proposed change.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Conduct a Public Hearing regarding the proposed removal of “Public Storage and Climate Controlled Public Storage” from permitted uses in the Zoning Ordinance.

EXHIBITS:

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



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 15, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 3

Consider amending the Zoning Ordinance to include definitions for “Commercial Amusement – Indoor and Commercial Amusement – Outdoor” and to classify each as permitted uses in the C - Commercial District and LI – Light Industrial District.

BACKGROUND:

The City of Willow Park Zoning Ordinance does not currently provide zoning districts where these uses would be permitted. As the city grows and develops the city needs to provide areas for these recreational activities.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments. Staff recommends these definitions be added to the Zoning Ordinance as well as these uses be added to the Commercial and Light Industrial Districts.

EXHIBITS:

Definitions

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

DEFINITIONS:

Commercial Amusement – Indoor:

An operation which is conducted within an enclosed building, including bowling alleys, video arcades, dance hall or theater, auditoriums, and recreational facilities with or without fixed seating.

Commercial Amusement – Outdoor:

An operation including miniature golf courses, driving ranges, swimming pools, skateboard parks, water parks and associated facilities.