



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, **January 18, 2022 @ 6:00 pm**
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for November 16, 2021

Items to be considered and acted upon:

1. PUBLIC HEARING to consider amending Zoning Ordinance Chapter 14; Article 14.17 Board Of Adjustment; Sections 14.17.002(b)(1) and 14.17.002(b)(2) Organization and Procedure of the City Of Willow Park Zoning Ordinance to provide for designating places on the Board Of Adjustment; amending wording of meeting frequency; specifying chairman appointment and membership terms.
2. PUBLIC HEARING to consider amending Zoning Ordinance Chapter 14; Article 14.16 Commissions; Sections 14.16.003(A)(2); 14.16.003(A)(4); 14.16.003(B)(1), 14.16.003(B)(1)(A), (B) And (C); 14.16.004(A) and (C) Planning & Zoning Board Membership Terms, and Procedure of the City Of Willow Park Zoning Ordinance.
3. PUBLIC HEARING to consider amending Chapter 10, Subdivision Regulations; Division 7, Public Space Dedications, Sections 10.02.181(B); 10.02.182; 10.02.182(2), (3) and (4); 10.02.183; 10.02.185; 10.02.186; 10.02.187 (A) and (B) of the City Of Willow Park Code Of Ordinances to provide for amending the Parkland Dedication terms.
4. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-3 Planned Development District to allow for development of single and two-family detached housing for lease or rent with common ownership of all structures 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located west of Bayhill Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation
5. PUBLIC HEARING to receive input regarding text amendments to the City of Willow Park Zoning Ordinance.
 - a. Sec.14.06.14 – COMMERCIAL DISTRICT
USE REGULATIONS
Commercial Amusement – Indoor (Special Use Permit SUP Required)
Commercial Amusement – Outdoor (Special Use Permit SUP Required)



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- b. Sec.14.06.015 – LIGHT INDUSTRIAL DISTRICT
USE REGULATIONS
Commercial Amusement – Indoor (Special Use Permit SUP Required)
Commercial Amusement – Outdoor (Special Use Permit SUP Required)
- 6. Consider and act on a Preliminary Plat of Blocks 2, 3, 4; Porter Addition, being 21.752 acres J.M. Froman Survey Abstract No. 471, City of Willow Park, Parker County, Texas.
- 7. Consider and act on a Final Plat of a Replat, Lot 10R1, Block B, being a replat of Lots 10R and 11R1, Block B, Crown Pointe Addition, City of Willow Park, Parker County, Texas.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or tfisher@willowpark.org with any questions.

Posted: 1/13/22 *AT*



City of Willow Park
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516 Ranch House Rd, Willow Park, TX 76087
Tuesday, November 16, 2021 @ 6:00 pm
Minutes

Call to Order

Chair Rodney Wilkins called the meeting to order at 6:02 p.m.

Quorum Check

Members Present:

Rodney Wilkins, Vice-Chairperson
Scott Smith, Member
Billy Weikert, Member

Staff Present:

Betty Chew, City Planner
Toni Fisher, Planning & Development Director

Approval of Minutes for September 29, 2021

Commissioner Smith made a motion to approve the minutes of the September 29, 2021 meeting, seconded by Commissioner Weikert. Motion carried 3-0

I. Items to be considered and acted upon

Consider and act on a Final Plat Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, being a Replat of Lot 1R2 and Lot 1R3, Block A, Crown Bluff Addition and 7.591 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, City Planner, discussed the background of the action item from the Brief Sheet provided to the Board:

Proposal of a replat for Lots 1R2 and 1R3 into Lot 1R4, a 4.897 acre lot. Lot 1, Block B, is a 7.499 acre lot. A PD-Planned Development District RV Storage was approved May 11, 2021. The Planned Development "Willow Park RV Storage" will consist of 340 recreational vehicle storage units and a leasing office.

Lot 1R4 has primary frontage on the IH-20 Service Road with secondary frontage on Bankhead Hwy. and Clear Fork Circle. There is a 25' mutual access, fire lane, and public utility easement shared with 415 RV Sales. This entrance/exit is the



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only entrance on the IH-20 Service Road. Lot 1, Block B have frontage on Bankhead Hwy. and Clear Fork Circle.

The lots will be serviced by City water from 6-inch and 8-inch water mains. The water mains will be extended in the easements for fire protection and to provide domestic water to the lots. A private on-site sewage system will serve Lot 1R4.

The Final Plat will be released for filing upon approval of the improvement plans.

Ms. Chew pointed out that there is a variable width right-of-way dedication on Clear Fork Circle as part of the plat which will achieve a 50' dedication.

Ms. Chew stated that Staff recommended that the Final Plat of Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition be approved as it meets the requirements of the Subdivision Ordinance.

Commissioner Weikert made a motion to recommend to City Council approval of the Final Plat of Lot 1R4, Block A, and Lot 1, Block B, Crown Bluff Addition, City of Willow Park, Parker County, Texas as presented, seconded by Commissioner Smith. Motion carried 3-0.

II. Other Business

Ms. Chew introduced new Planning & Development Director, Toni Fisher, to the Board. In response to the Board's welcome, Ms. Fisher then gave a brief history of her employment history and qualifications.

VII. Adjournment:

Vice-Chairperson Wilkins Meeting adjourned the meeting at 6:09 p.m.

MINUTES APPROVED:

Rodney Wilkins, Vice-Chairperson Commission, Planning & Zoning Board



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #1:

CONSIDER AMENDING BOARD OF ADJUSTMENT MEMBERSHIP TERMS AND PROCEDURES.

BACKGROUND:

Council is requesting all Board and Commission appointments be made in January of each year. This requires the Zoning Ordinance be amended to reflect this change. The changes are noted below:

Sec. 14.17.002 Organization and procedure

(b) Membership.

(1) The board shall consist of five (5) citizens of Willow Park, each to be appointed by the mayor and confirmed by the city council. ~~for staggered terms of two (2) years respectively.~~ **Each board member will serve within the designated Place position numbered 1 through 5, and serve a 2-year term, to begin January of each even year for even-numbered Places and each odd year for odd-numbered Places.** Each member of the board shall be removable for cause by the city council upon written charges and after public hearings. Vacancies shall be filled by the city council for the unexpired term of any member whose term becomes vacant. There may be a maximum of four (4) alternates to the board to be appointed in like manner to serve in the absence of a regular member. Alternates must attend a minimum of two (2) meetings per year.

(2) The board of adjustment shall ~~meet, as a minimum, once every three (3) months~~ **be scheduled to meet on a quarterly basis.** It shall be grounds for removal of any member of the board who is absent from two (2) consecutive meetings **without cause.** The chairperson of the board **shall be elected by the board membership each year and** may not hold the chair of any other city board of commission.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments.

Staff recommends approval of the proposed amendments.

EXHIBITS:

None.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #2:

CONSIDER AMENDING PLANNING & ZONING MEMBERSHIP TERMS AND PROCEDURES.

BACKGROUND:

Council is requesting all Board and Commission appointments be made in January of each year. This requires the Zoning Ordinance be amended to reflect this change. The changes are noted below:

“Sec. 14.16.003 Membership and terms

(a) Membership.

(2) The commission shall consist of the five commissioners and two alternates appointed by the mayor. The alternates shall be appointed to specific offices designated as: Alternate 1 and Alternate 2.

(4) The **city** secretary shall maintain a list of the names, addresses, telephone numbers and terms of each commissioner and alternates and shall make such list available to the commission and city council after each commission appointment. The **city** secretary shall also provide the city council at least 60 days' notice of the expiration of a commissioner's term of office.

(b) Term.

(1) Each member of the commission will be appointed to a two-year term, with the term beginning in ~~September 1st~~ **January** as follows:

(A) Place 1, Place ~~2~~ **3**, and **Place 5** in odd-numbered years.

(B) Place ~~3~~ **2**, and Place 4 ~~and Place 5~~ in even-numbered years.

~~(C) — Initial appointments pursuant to the protocol set out herein will be made at one time for Places 1-5, and Alternatives Place 1-2, but the staggered terms set out above will apply. This subsection (C) ceases to be effective and is repealed by this action on or before October 31, 2016.~~

(2) Each alternate will be appointed for a one-year term with the term beginning ~~on September 1st~~ **in January** of each year.

Sec. 14.16.004 Procedure

(a) Meetings. The commission shall schedule regular monthly meeting[s], ~~not less than five days before the regular, monthly city council meeting.~~

(c) Presiding officers.

(1) Each year during its first meeting in ~~September~~ **January**, or as soon after as practicable, the commission shall elect presiding officers from the commissioners, including, at a minimum, a chair and a vice-chair. An alternate commissioner is not eligible to be an officer.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments.

Staff recommends approval of the proposed amendments.

EXHIBITS:

None.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 11, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #3:

CONSIDER AMENDING THE SUBDIVISION REGULATIONS REGARDING PARKLAND DEDICATION.

BACKGROUND:

The Parks Board requested Staff to review the Parkland Dedication regulations in Chapter 10 of the Subdivision Regulations. These changes reflect adoption of the “Parks and Trails Master Plan” and parkland fees.

Sec. 10.02.181 Purpose

(b) Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities and within convenient distances from a majority of the residences to be served thereby. The park zones identified shall be in the **Future Land Use Plan** and the **Parks and Trails Master Plan**. The primary cost of neighborhood parks should be borne by the ultimate residential property owners who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. Therefore, the following requirements are adopted to affect the purposes stated.

Sec. 10.02.182 General requirements

These requirements shall apply to land zoned for single-family, duplex, **townhome**, and/or apartment residential purposes.

(2) The city council declares that development of an area smaller than one (1) acre for public park purposes is impractical. Therefore, if fewer than one hundred (100) units are proposed by a plat filed for approval, the developer shall be required to pay the applicable **cash fee in lieu of land**, amount provided herein, rather than to dedicate any land area. ~~No~~ Plats showing a dedication of less than one (1) acre may be approved.

(3) In instances where an area of more than one (1) acre is required to be dedicated, the city shall have the right to accept the dedication for approval on the final plat, or to refuse same, after consideration of the recommendation of the **planning and zoning committee commission and to require payment of cash fee in lieu of land** in the amount provided herein, if the city determines that sufficient park area is already in the public domain in the area of the proposed development, or if the recreation potential for that zone would be better served by expanding or improving existing parks.

(4) The dedication required by this section shall be made by filing of the final plat or contemporaneously

by separate instrument unless additional dedication is required ~~subsequent to~~ **after** the filing of the final plat. If the actual number of completed dwelling units exceed the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the ~~cash fee~~ in lieu of land. ~~amount provided herein, or by the conveyance of an entire numbered lot to the city.~~

Sec. 10.02.183 Payment in lieu of land

Subject to veto of the city council, a landowner responsible for dedication under this division may elect to meet the requirements of this division in whole or in part by a cash payment in lieu of land, in the amount set ~~forth in the fee schedule~~. Such payment in lieu of land shall be made at or prior to the time of final plat approval.

Sec. 10.02.185 Payments in lieu of land dedication

To the extent that the previous section is not applicable, the dedication requirement shall be met by a payment in lieu of land at a per acre/lot price set **in the fee schedule** by the city council. ~~from time to time by resolution by the city council sufficient to acquire land and provide for adjacent streets and utilities for a neighborhood park to serve the park zone in which such development is located. Unless changed by.~~ The city council shall establish such per acre/lot price per dwelling unit. ~~shall be computed on the basis of two hundred fifty dollars (\$250.00) per dwelling unit. Cash payments may be used only for acquisition or improvement of a neighborhood park located within the same zone as the development, unless the developer executes a waiver and requests that the funds be used for some other park project, in which case the funds may be used for such project.~~

Sec. 10.02.186 Comprehensive plan considerations

Land shown on **the comprehensive plan or Parks and Trails Master Plan** as being suitable for development of the city for a major recreational center, school site, park or other public use, shall be reserved for a period of one (1) year after the preliminary plat is approved by the city, if within two (2) months after such approval the city council advises the subdivider of its desire to acquire the land or of the interest of another government unit to acquire the land for purchase by the interested governmental authority at land appraisal value at the time of purchase. A failure by the city council to so notify the subdivider shall constitute a waiver of the right to reserve the land. Any waiver of the right to reserve the land shall no longer be effective if the preliminary plat shall expire without adoption of a final plat.

Sec. 10.02.187 Special fund; right to refund

- (a) There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this division or any preceding ordinance which fund shall be known as the parkland dedication fund.
- (b) ~~The city shall account for all sums paid in lieu of land dedication under this division with reference to the individual plats involved. Any funds paid for such purposes must be expended by the city within three and one-half (3-1/2) years from the date received by the city for acquisition or development of a neighborhood park as defined herein. Such funds shall be considered to be spent on a first in, first out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a pro-rata refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.~~

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding the Subdivision Regulation amendments.

Staff recommends amending the Subdivision Regulations as proposed.

EXHIBITS:

None.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #4:

Consider and act on a request to rezone from R-1 to PD R-3 Planned Development District to allow for development of single and two-family detached housing with common ownership of all structures on 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located west of Bayhill Drive.

BACKGROUND:

The proposed Planned Development consists of 19.16 acres of land to be developed with single-family and two-family housing with common ownership and amenities for the development. The property was annexed by petition November 9, 2021.

The property is located in Planning Area 4 as identified in the City's Comprehensive Plan. Planning Area 4 is the area adjacent to Interstate 20. This area is seen as a prime location for retail and commercial uses. Due to the visibility of the corridor, higher design standards were identified in order to present a positive image.

The Comprehensive Plan states: Create a Range of Housing Opportunities and Choices. A range in housing options is important to ensure that "full-life cycle" housing is available to enable residents to stay within the community throughout their lives, even as housing desires change. Smaller starter homes, larger homes, apartments, townhomes, and retirement facilities are important to ensure adequate housing for young adults, families with children, empty nesters and retirees.

The owner is requesting PD Planned Development District zoning. The property will be developed with \pm 170 units. There will be single-family and duplex units mixed throughout the development.

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding this Zoning Ordinance amendment.

EXHIBITS:

- Application
- Site Plan
- Planned Development Standards
- Zoning Map
- Future Land Use Map



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

PLANNED DEVELOPMENT APPLICATION

Name of Applicant/Company: Scott Moehlenbrock - Red River Development Phone: (405) 245-6968

Address of Applicant: 3333 Welborn Street, Suite 320 Dallas TX 75219
Street City State Zip

Applicant's Fax: () Email: scott@redriverdevelopment.com

Property Owner's Name: Red River Development Phone: (405) 245-6968

Owner's Address: 3333 Welborn Street, Suite 320 Dallas TX 76132
Street City State Zip

Owner's Fax: () Email:

Engineer's Name: Clayton Farrow, P.E. Phone: (325) 695-1070

Engineer's Address: 3465 Curry Lane Ablene TX 79606
Street City State Zip

Engineer's Fax: () Email: cfarrow@jacobmartin.com

Location of Property: North of Hunter's Glen and East of Willow Park Village

Legal Description of Property: 19.16 Acres in the John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas

Project Name: Trulo Homes at Willow Park

Brief Description of Project: Single Family Private Gated Development for Lease/Rent

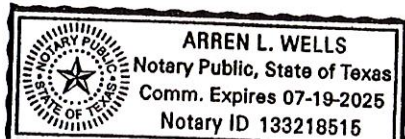
Existing Zoning: R-1 Existing Use: Ag Existing Acres: 19.16 Existing Lots: N/A

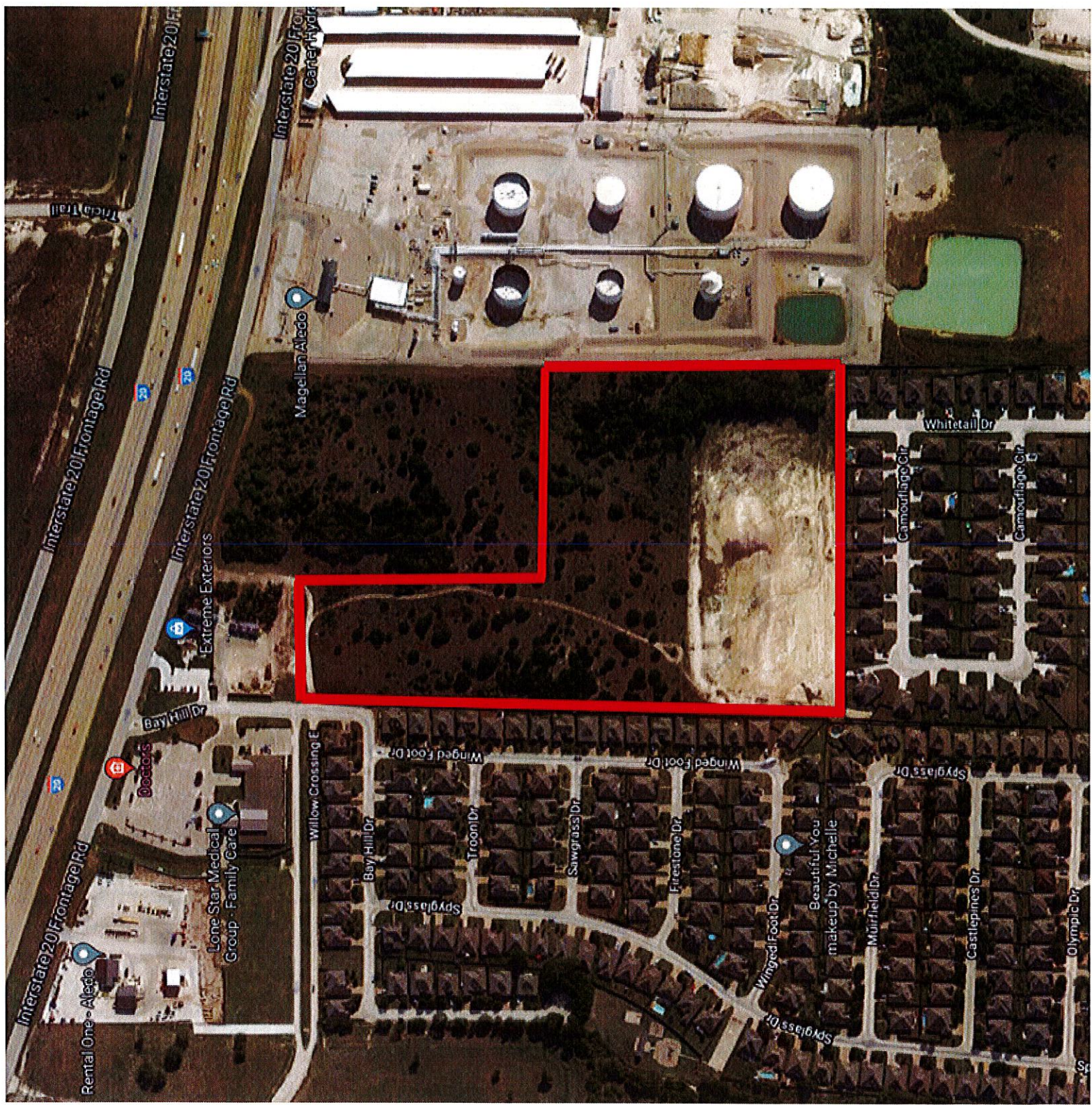
Intended Use of property: Residential Commercial

Proposed Lots: 1 # Proposed Units: +/-170

Application Fee: PD 10/2/21 \$150.00
CK# 1059

<p>Signature of Owner: <u>[Signature]</u></p> <p>Before me, the undersigned authority, on this day personally appeared <u>Scott Moehlenbrock</u>, know to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE on this <u>14</u> day or <u>December</u>, 20 <u>21</u>.</p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p>For Office Use Only</p> <p>Total Fees: <u>150</u></p> <p>Payment Method: <u>CK# 1059</u></p> <p>Submittal Date: <u>10/2/21</u></p> <p>Accepted By: <u>TL</u></p>
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TRULO HOMES AT WILLOW PARK
PD R-3 ZONING ORDINANCE

AN ORDINANCE AMENDING CHAPTER 14, "ZONING", THE ZONING ORDINANCE OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 19.16 ACRES OUT OF THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046, CITY OF WILLOW PARK, PARKER COUNTY TEXAS FROM R-1 TO PD R-3 PLANNED DEVELOPMENT DISTRICT PD-_____, A PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZATION PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS a zoning change was initiated by Red River Development 2020 LLC under Case Number _____; and

WHEREAS, the City of Willow Park has complied with the notification requirements of the Texas Local Government Code and the Willow Park Zoning Ordinance, and

WHEREAS, the City Council and Planning and Zoning Commission have held public hearings and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Willow Park.

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 preliminary 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 R-1 Single Family to PD R-3 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 - Cottage Style Community

2.01 Purpose: The purpose of this Planned Development District (PD) is to allow for development of single and two-family detached housing intended for lease or rent, with common ownership of all the structures on the property.

2.02 Requirements: This Planned Development District shall be subject to the requirements of the R-3 Zoning District, except as modified below. The site plan provided shows the general schematic layout of the site and intended uses only. This site plan is subject to change, and modifications are allowed in the planning and design process, provided that the final site plan matches the characteristic and intent of the plan provided in this ordinance as Exhibit 'A'.

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

Permitted Uses:

Community Center - Private

Attached dwelling units

Detached dwelling units

Private Recreation Facilities including but not limited to swimming pools, clubhouse facilities, leasing office, and recreation courts

Dog Park - Private

Playground - Private

Pool - Private

Other on-site amenities for residents

2.04 Density: The maximum allowed density for the entire tract will be 10 units per gross acre.

2.05 Area Regulations:

a. Minimum project size: Five (5) acres

b. Minimum lot area: No minimum lot area, width, or depth.

c. Maximum lot coverage by structure: No more than ninety percent (90%) of the total property area shall be covered by main buildings. All buildings shall comply with those standards contained in the Willow Park Zoning Ordinance.

d. Building setbacks from the exterior property line shall be ten (10) feet. All buildings shall be separated a minimum distance of ten (10) feet, as measured from the exterior face of the structure.

e. The minimum gross living area for units within the Planned Development shall be:

1. One Bedroom unit, 700 square feet
2. Two Bedroom unit, 900 square feet
3. Three Bedroom unit, 1,100 square feet

f. Every unit shall have at least one (1) habitable room which shall have not less than one hundred (100) square feet of floor area.

2.05 Building Materials: A minimum of fifteen (15%) of the total exterior wall surfaces (excluding portals and fenestrations) of all structures shall be finished in glass or masonry materials. All building materials shall be of durable construction, providing longevity and proper aesthetics.

2.06 Required Parking:

- a. A minimum two (2) parking spaces will be provided per unit either covered or uncovered
- b. Parking shall only be permitted in designated parking areas. Parking on open space, grass areas, or any other location not specifically designated for parking is prohibited.
- c. Parking shall be paved of concrete, in accordance with the current paving standards established by the City of Willow Park's Subdivision Ordinances, unless otherwise approved by the City of Willow Park.

2.07 Gated Entry: It is the intent of this Planned Development to provide a secure living environment for the residents of the development. Visitor parking and access to the leasing office will be provided at the entry to the development, but access to the residential areas may be restricted by security gates. The balance of the property may be secured by an appropriate security fence prohibiting pedestrian traffic to enter the residential areas or common spaces. One set of gates at the connection to Whitetail Drive shall be installed as an emergency egress only and is not meant to be used as day-to-day ingress or egress.

2.08 Open Space: Trulo Homes at Willow Park incorporates private open space in the development as shown on the attached concept plan (Exhibit A). There is no requirement for public open space within the parcel. All private open space shall be owned and maintained by the owner of Trulo Homes at Willow Park.

2.09 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 enclosure measuring to at least six (6) inches above the top of the dumpster. The fourth side shall be gated to shield the view of the interior with gates a minimum of six (6) feet in height.

2.10 Fencing, Walls, and Screening: Fencing, walls and screening requirements shall be in accordance with the City of Willow Park standard fencing, walls and screening requirements.

2.11 Landscaping: Landscaping requirements shall be in accordance with the City of Willow Park standard landscaping requirements.

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

2.13 Special Regulations: Fire suppression sprinkler systems shall be provided on all multifamily dwellings and apartments but shall not be installed on single family detached dwellings or duplexes.

SECTION 3

CUMULATIVE 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 ordinance, 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 judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and 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

PENALTY CLAUSE

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 5
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.

Mayor

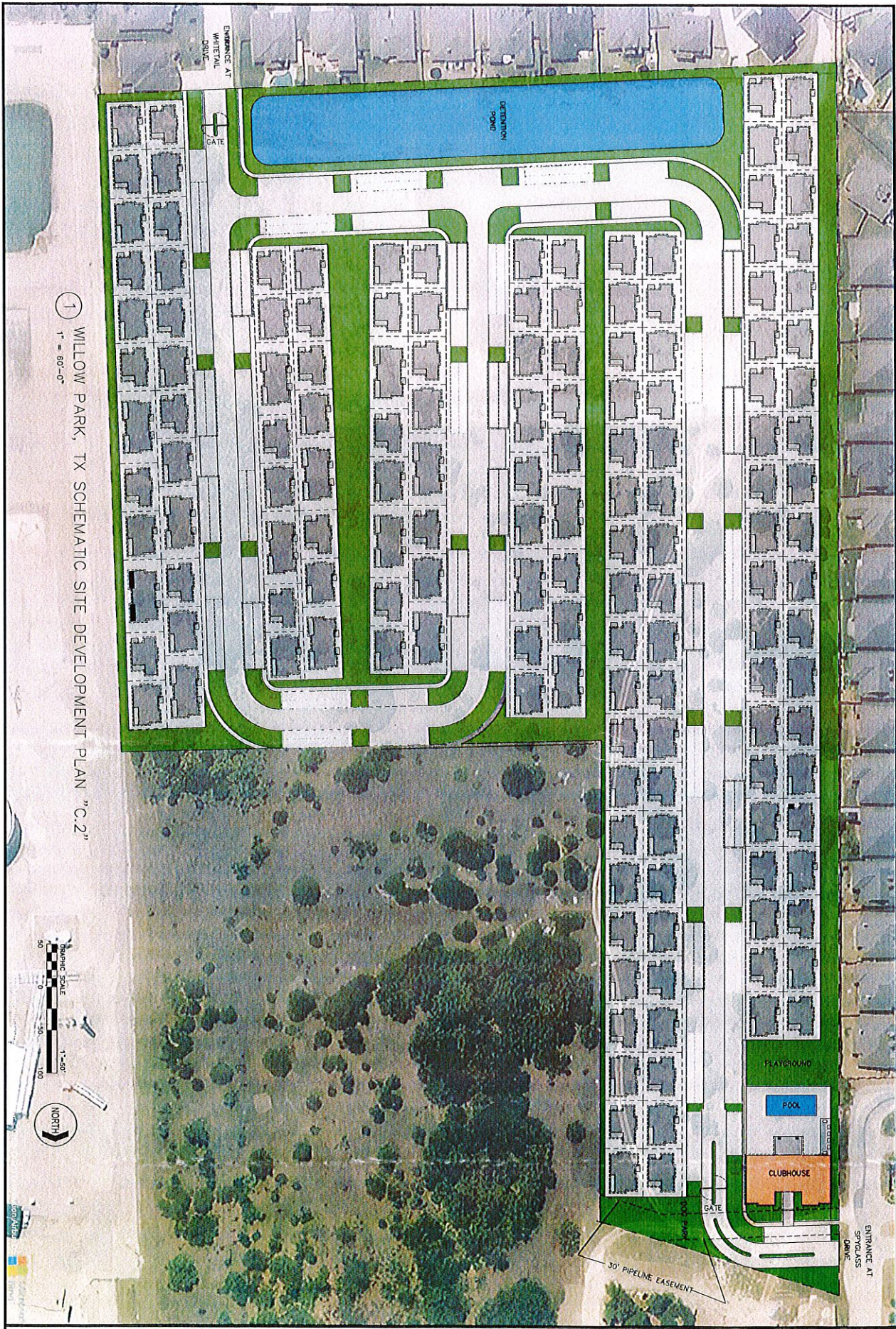
ATTEST:

City Secretary

APPROVED AS TO FORM:

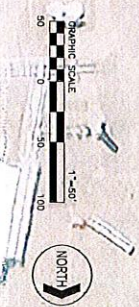
City Attorney

EXHIBIT A
PRELIMINARY PD SITE PLAN



1 WILLOW PARK, TX SCHEMATIC SITE DEVELOPMENT PLAN "C.2"

1" = 50'-0"



AS-100
 SITE PLAN
 DATE: 02/20/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

RED RIVER DEVELOPMENT
 TRULO HOMES AT WILLOW PARK
 WILLOW PARK, TEXAS
 SCHEMATIC DESIGN - SITE PLAN



CITY OF WILLOW PARK

ZONING MAP

DECEMBER 2021

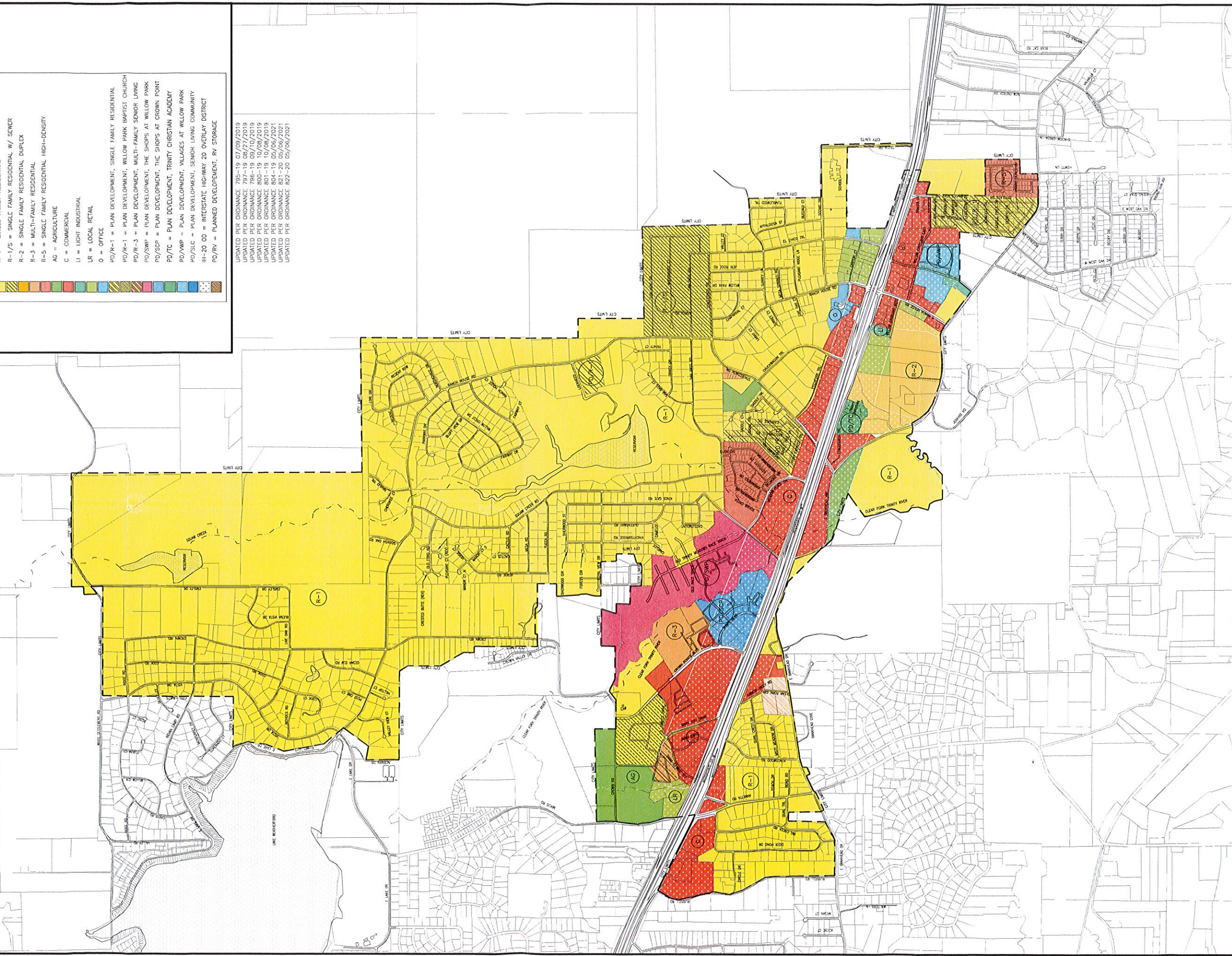


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FARMERSBURG, TX 76888
817-584-9865

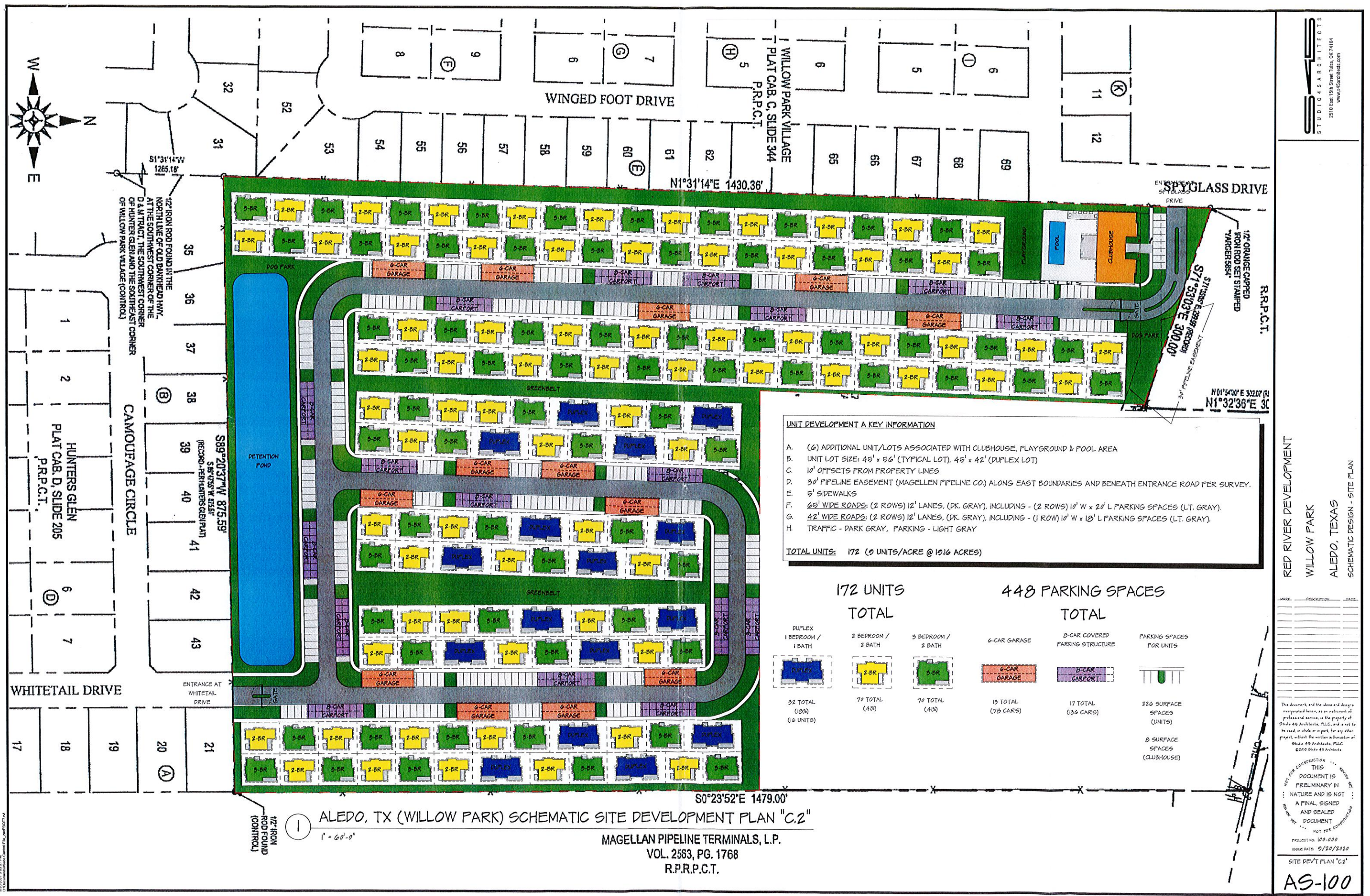
ZONING DESCRIPTION LEGEND

	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/S = SINGLE FAMILY RESIDENTIAL W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL HIGH-DENSITY
	AG = AGRICULTURE
	C = COMMERCIAL
	LI = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
	PD/R-1 = PLAN DEVELOPMENT, WILLOW PARK BAPTIST CHURCH
	PD/R-3 = PLAN DEVELOPMENT, MULTI-FAMILY SENIOR LIVING
	PD/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
	PD/SCP = PLAN DEVELOPMENT, THE SHOPS AT CROWN POINT
	PD/TC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	PD/WMP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
	PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
	IH-20 OD = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT
	PD/RV = PLANNED DEVELOPMENT, RV STORAGE

UPDATED PER ORDINANCE 796-19 02/09/2019
 UPDATED PER ORDINANCE 797-19 08/27/2019
 UPDATED PER ORDINANCE 796-19 09/10/2019
 UPDATED PER ORDINANCE 801-19 10/08/2019
 UPDATED PER ORDINANCE 804-19 05/06/2021
 UPDATED PER ORDINANCE 822-20 05/06/2021



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



UNIT DEVELOPMENT A KEY INFORMATION

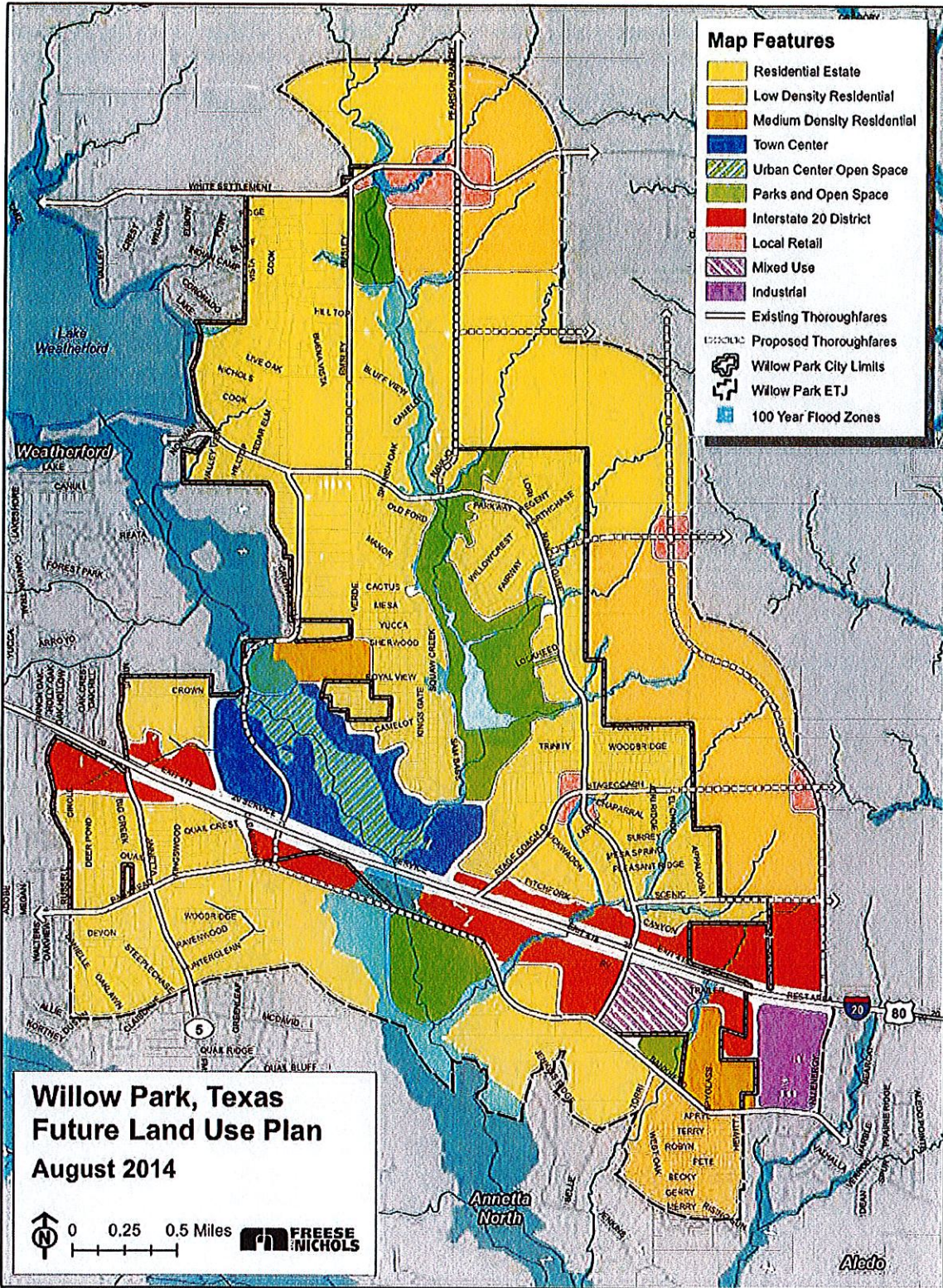
- A. (6) ADDITIONAL UNIT/LOTS ASSOCIATED WITH CLUBHOUSE, PLAYGROUND & POOL AREA
- B. UNIT LOT SIZE: 45' x 56' (TYPICAL LOT), 45' x 42' (DUPLEX LOT)
- C. 10' OFFSETS FROM PROPERTY LINES
- D. 30' PIPELINE EASEMENT (MAGELLEN PIPELINE CO.) ALONG EAST BOUNDARIES AND BENEATH ENTRANCE ROAD PER SURVEY.
- E. 5' SIDEWALKS
- F. 65' WIDE ROADS: (2 ROWS) 12' LANES, (DK. GRAY), INCLUDING - (2 ROWS) 10' W x 20' L PARKING SPACES (LT. GRAY).
- G. 42' WIDE ROADS: (2 ROWS) 12' LANES, (DK. GRAY), INCLUDING - (1 ROW) 10' W x 18' L PARKING SPACES (LT. GRAY).
- H. TRAFFIC - DARK GRAY, PARKING - LIGHT GRAY

TOTAL UNITS: 172 (0 UNITS/ACRE @ 10.16 ACRES)

172 UNITS TOTAL			448 PARKING SPACES TOTAL		
DUPLEX 1 BEDROOM / 1 BATH	2 BEDROOM / 2 BATH	3 BEDROOM / 2 BATH	6-CAR GARAGE	8-CAR COVERED PARKING STRUCTURE	PARKING SPACES FOR UNITS
32 TOTAL (18%) (16 UNITS)	70 TOTAL (40%)	70 TOTAL (40%)	13 TOTAL (70 CARS)	17 TOTAL (136 CARS)	226 SURFACE SPACES (UNITS)
					8 SURFACE SPACES (CLUBHOUSE)

1
ALEDO, TX (WILLOW PARK) SCHEMATIC SITE DEVELOPMENT PLAN "C.2"
MAGELLEN PIPELINE TERMINALS, L.P.
VOL. 2593, PG. 1768
R.P.R.P.C.T.

Future Land Use Map



P&Z Meeting – 01/18/22

Red River Development – Rezoning Request

Notice of Public Hearing mailed to:

Malik Imran
153 Camouflage Cir
Aledo TX 76008

James W Harle
157 Camouflage Cir
Willow Park TX 76008

Christopher Dale Frazier
Erin Lesley
161 Camouflage Cir
Aledo TX 76008

Joe & Tonya Matlock
219 Sam Bass Rd
Willow Park TX 76008

Gabriel & Jennifer Lopez
173 Camouflage Cir
Willow Park TX 76008

Melanie & Arriaga Ramon Sanchez
177 Camouflage Cir
Willow Park TX 76008

Corby Arthur Mayes
181 Camouflage Cir
Willow Park TX 76008

Eric Richard & Robyn Michelle Shiro
185 Camouflage Cir
Willow Park TX 76008

Tony Ross Finch & Lawanda Louise
164 Whitetail Drive
Aledo TX 76008

Kellie M Lindley
168 Whitetail Dr
Aledo TX 76008

Christopher & Rebecca Neill
172 Whitetail Dr
Aledo TX 76008

Diego & Jessica Ann Montalvo
486 Spyglass Dr
Aledo TX 76008

Jason & Karen Hennington
490 Spyglass Drive
Aledo TX 76008

Syntha J West
494 Spyglass Drive
Aledo TX 76008

Ronald H Stephanie Bohannon
171 Winged Foot Drive
Aledo TX 76008

Dakota Mason Liles
165 Winged Foot Drive
Aledo TX 76008

Man Yu
161 Winged Foot Dr
Aledo TX 76008

Jonathan Medina
Crystal Raquel Berumen
157 Winged Foot Dr
Aledo TX 76008

PK Lonestar Properties LLC
153 Winged Foot Dr
Aledo TX 76008

Deborah L Davis
149 Winged Foot Dr
Aledo TX 76008

Blane Hiatt & Peyton Allen
145 Winged Foot Dr
Aledo TX 76008

Kristi Moore
125 Winged Foot Dr
Aledo TX 76008

American Homes 4 Rent
141 Winged Foot Dr
Aledo TX 76008

Cody Sims
117 Winged Foot Dr
Aledo TX 76008

Kevin & Jenna Sykes
137 Winged Foot Dr
Aledo TX 76008

AMH 2015
113 Winged Foot Dr
Aledo TX 76008

Jameson Collins
133 Winged Foot Dr
Aledo TX 76008

2019-I IH Borrower LP
109 Winged Foot Dr
Aledo TX 76008

Shelby Artymovich
202 Bay Hill Dr
Aledo TX 76008

James Ruse
105 Winged Foot Dr
Aledo TX 76008

Gordon Ray Grace
200 Bay Hill Dr
Aledo TX 76008

American Homes 4 Rent
101 Winged Foot Dr
Aledo TX 76008

Cynthia Ross-Barr
129 Winged Foot Dr
Aledo TX 76008

Leigh Lauren Giglio
121 Windged Foot Dr
Aledo TX 76008

Date mailed: 12/22/21

By: TONI FISHER



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #5:

Consider amending the Zoning Ordinance to classify “Commercial Amusement – Indoor and Commercial Amusement – Outdoor” and to classify each as permitted uses in the C – Commercial District and LI – Light Industrial District with a Special Use Permit.

BACKGROUND:

The City of Willow Park Zoning Ordinance currently permits these uses in the C – Commercial District and LI – Light Industrial District. This amendment will require a Special Use Permit for these uses.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Commission will conduct a public hearing to consider comments regarding these Zoning Ordinance amendments.

Staff recommends these uses will be added to the Commercial and Light Industrial Districts with Special Use Permit.

EXHIBITS:

None.

ORDINANCE 2022 - _____

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 “ZONING REGULATIONS”; ARTICLE SEC. 14.06.014(a) “C” COMMERCIAL DISTRICT AND ARTICLE SEC.14.06.015(a) “LI” LIGHT INDUSTRIAL DISTRICT USE REGULATIONS COMMERCIAL AMUSEMENT – INDOOR AND COMMERCIAL AMUSEMENT – OUTDOOR OF THE CITY OF WILLOW PARK ZONING ORDINANCE; AS AMENDED PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

WHEREAS, it is intent of the City of Willow Park to protect the health, safety and welfare and well-being of its citizens; and

WHEREAS, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

WHEREAS, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

WHEREAS, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211,006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

SECTION 1. AUTHORITY

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

SECTION 2. AMENDMENT

The following sections of Chapter 14, "Zoning Regulations," Article 14.04.01 Definitions, Article 14.06.014 “C” Commercial District Use Regulations, Article 14.06.015 “LI” Light Industrial District Use Regulations of these sections of the Zoning Regulations are amended, as follows:

1. SEC. 14.06.014 “C” COMMERCIAL DISTRICT USE REGULATIONS

(a) Use Regulations. The “C” Commercial District will be limited to the following uses, residential uses are not permitted in this district.

(26) COMMERCIAL AMUSEMENT – INDOOR (SPECIAL USE PERMIT REQUIRED)

(27) COMMERCIAL AMUSEMENT – OUTDOOR (SPECIAL USE PERMIT REQUIRED)

2. SEC. 14.06.015 “LI” LIGHT INDUSTRIAL DISTRICT USE REGULATIONS

- (a) USE REGULATIONS. The “LI” Light Industrial District will be limited to the following uses residential uses not permitted in this district:
(25) COMMERCIAL AMUSEMENT – INDOOR (SPECIAL USE PERMIT REQUIRED)
(26) COMMERCIAL AMUSEMENT – OUTDOOR (SPECIAL USE PERMIT REQUIRED)

SECTION 3. SEVERANCE

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

SECTION 4. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

SECTION 5. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect from and after the date of its adoption.

PASSED AND ADOPTED this 8th day of February, 2022.

THE CITY OF WILLOW PARK, TEXAS

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier TRMC, City Secretary

William P. Chesser, City Attorney

The Willow Park City Council in acting on Ordinance 2022-_____, did on the 8th day of February, 2022.

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Tyler Van Sant, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM #6:

Consider and act on a Preliminary Plat of Blocks 2, 3, 4; Porter Addition, being 21.752 acres J.M. Froman Survey Abstract No. 471, City of Willow Park, Parker County, Texas.

BACKGROUND:

This is a preliminary plat of a proposed 3 block subdivision. The property is zoned "Commercial/IH-20 Overlay District". This plat also proposes the extension of Bankhead Highway right-of-way (60 foot) to the west. Eagle Drive and Ryser Road right-of-way (60 foot) will be dedicated and improved with the plat.

The subdivision will be served by the City of Willow Park water and sanitary sewer systems. Fire hydrants will be installed along the water mains in compliance with I.S.O. regulations. Utility extension will be in accordance with the City's Utility Extension Policy.

Stormwater flows from northeast to southwest to the Clear Fork of the Trinity River. A portion of Lot 1, Block 3 and Lot 1, Block 4 are in the 100-year flood zone and floodway. A flood study will be required by FEMA. Development of each of these acreage lots will require submittal of stormwater drainage study and drainage improvement plans. Stormwater drainage improvements will comply with the City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Blocks 2, 3, 4, Porter Addition subject to the following:

- 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, Bankhead Hwy., Ryser Road and Eagle Drive.

EXHIBITS:

- Plat Application
- Preliminary Plat



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: _____

Address (if assigned): _____

Name of Additions: Porter Addition, Blocks 2, 3, & 4

Location of Addition: Bankhead Highway & I-20 South

Number of Lots: 4 Gross Acreage: 21.752 Zoning: C-~~IH~~ 20 - OVERLAY DIST. # of New Street Intersections: 4

PROPERTY OWNER:

Name: Bullish Holdings, LLC

Contact: Grant Read

Address: 5189 E. I-20 North, Ste 106

Phone: 817-441-2255

City: Willow Park

Fax: _____

State: TX Zip: 76087

Email: grant@railheadrealty.com

Signature: *Paul Hughes - Paul Hughes Manager*

APPLICANT:

Name: Bullish Holdings, LLC

Contact: Grant Read

Address: 5189 E. I-20 North, Ste 106

Phone: 817-441-2255

City: Willow Park

Fax: _____

State: TX Zip: 76087

Email: grant@railheadrealty.com

Signature: *Paul Hughes - Paul Hughes Manager*

SURVEYOR:

Name: Jacob & Martin, LLC

Contact: Mark Brown, RPLS

Address: 3465 Curry Lane

Phone: 325-695-1070

City: Abilene

Fax: _____

State: TX Zip: 79606

Email: mtb@jacobmartin.com

Signature: *Mark J. Brown*

ENGINEER:

Name: Jacob & Martin, LLC

Contact: Clayton Farrow, P.E.

Address: 3465 Curry Lane

Phone: 325-695-1070

City: Abilene

Fax: _____

State: TX Zip: 79606

Email: cfarrow@jacobmartin.com

Signature: 

PRINCIPAL CONTACT: _____ Owner Applicant Surveyor _____ Engineer

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

UTILITY PROVIDERS

Electric Provider: _____

Water Provider: City of Willow Park

Wastewater Provider: City of Willow Park

Gas Provider (if applicable): Texas Gas Service

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

X \$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: \$ 517 - \$ _____

\$ _____ \$ _____

Receipt Number:

10763

1/10/22 AT

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: Porter Addition, Blocks 2, 3, &4

Applicant: Bullish Holdings, LLC

Property Owner(s): Bullish Holdings, LLC & T.B.C.A., Inc.

Location of Addition: _____

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

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

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

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

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 50 ft.

Rear building setback: 20.50 ft.

Side building setback: 20.50 ft.

Side building setback: 20 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? 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: 01/10/2022

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? Bankhead Highway / IH-20 SERVICE RD. SOUTH

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? _____
If no, what type and size is the septic system? N/A. Applicant is proposing to install sewer system in conjunction with the City.

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: 01/05/2022

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? 833
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? 833
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? 833

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: 01/05/2022

Plot Date: 1/11/2022 7:35 AM

Save Time: 1/11/2022 7:35 AM

Printed By: Irvin King

Saved By: King

X:\CDM_Jim_Martin\21292 - Porter Property Development\Surveying\Exhibits\Plat\21292_Porter Addition_Blocks 2-4 Preliminary Plat.dwg

② LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	262691	6.031	2043.80'

③ LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	259628	5.960	2210.39'
2	158218	3.632	1835.19'

④ LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	122367	2.809	2033.28'

LINE AND CURVE TABLE			
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C1	204.435	43° 22' 57"	270.000
C2	93.560	16° 14' 39"	330.000
C3	76.549	16° 14' 39"	270.000
C4	108.064	18° 45' 45"	330.000
C5	184.302	31° 59' 57"	330.000
C6	150.793	31° 59' 57"	270.000
L1	79.63	508° 56' 23"E	
L2	28.27	536° 05' 10"W	
L3	50.81	459° 30' 21"W	
L4	28.28	410° 30' 21"W	
L5	43.32	434° 29' 39"E	
L6	63.22	534° 29' 39"W	
L7	28.28	819° 29' 39"W	
L8	189.07	187° 30' 18"W	
L9	30.37	518° 10' 55"W	
L10	121.65	571° 51' 07"E	
L11	36.29	571° 54' 32"E	
L12	111.44	189° 42' 01"E	
L13	161.40	571° 55' 02"E	
L14	153.79	534° 29' 39"W	
L15	10.00	459° 31' 24"W	
L16	153.79	434° 29' 39"E	
L17	30.00	534° 29' 39"W	
L18	30.00	859° 30' 21"E	
L19	30.00	534° 29' 39"W	

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142485.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

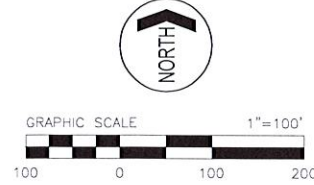
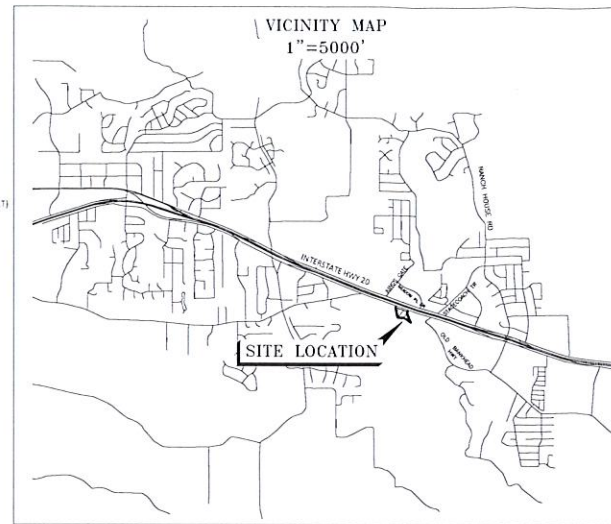
PLAT NOTES:

- AREA OF SUBDIVISION = 21,752 ACRES.
- AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 3,189 ACRES.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF WILLOW PARK ZONING REGULATIONS.
- MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO PARKER COUNTY FEMA FIRM MAP NO. 483870425P EFFECTIVE APRIL 5, 2019.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WILLOW PARK, TEXAS.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK.
- SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK.
- EXISTING DRAINAGE GENERALLY FLOWS TO THE CLEAR FORK OF THE TRINITY RIVER. DRAINAGE PLANS FOR INDIVIDUAL LOTS WILL BE PREPARED (BY OTHERS) WHEN EACH LOT IS DEVELOPED.

DATE PREPARED: 1/11/2022

LEGEND

- FOUND REBAR ROD AS NOTED (CONTROL MONUMENT)
- SET 1/2" REBAR ROD WITH J&M CAP
- () RECORD CALL
- RPCT REAL PROPERTY RECORDS, PARKER COUNTY, TX
- DR DEED RECORDS, PARKER COUNTY, TX
- PLAT RECORDS, PARKER COUNTY, TX
- POB POINT OF BEGINNING
- BCP BOUNDARY CONTROL POINT
- BCP BOUNDARY CONTROL POINT
- X EXISTING FENCE
- SITE BOUNDARY LINE (BOLD)
- EASEMENT BOUNDARY
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BURIED PETROLEUM PIPELINE
- EXISTING BURIED GAS PIPELINE
- EXISTING BURIED TELECOMMUNICATION LINE
- EXISTING BURIED COMMUNICATION CABLE
- EXISTING BURIED FIBEROPTIC



EASEMENTS REFERENCED IN SCHEDULE B, THE COMMUNITY OF NO. 2025-321050-RU, EFFECTIVE DATE: OCTOBER 09, 2020 AT 8:00 AM, ISSUED: NOVEMBER 04, 2020 AT 8:00 AM.

10(a) Easement granted by W.M. Campbell and wife, Isa Campbell to American Telephone and Telegraph Company, filed 03/02/1946, recorded in Volume 204, Page 535, Real Property Records, Parker County, Texas - AFFECTS THIS PROPERTY AS SHOWN.

10(b) Easement granted by W.M. Campbell and wife, Isa Campbell to Texas Electric Service Company, filed 08/23/1946, recorded in Volume 211, page 86, Real Property Records, Parker County, Texas. LOCATION NOT DETERMINED FROM DOCUMENTS SUPPLIED BY TITLE COMPANY.

10(c) Easement granted by Ilona C. Porter and husband, H.J. Porter to Texas Electric Service Company, filed 05/15/1974, recorded in Volume 585, Page 425, Real Property Records, Parker County, Texas. LOCATION NOT DETERMINED FROM DOCUMENTS SUPPLIED BY TITLE COMPANY.

10(d) Easement granted by Westridge Oil & Gas to City of Weatherford, filed 05/20/1990, recorded in Volume 1487, Page 908, Real Property Records, Parker County, Texas. DOES NOT AFFECT THIS PROPERTY.

10(e) Easement granted by Richard C. Porter, et al to City of Weatherford, filed 10/29/1981, recorded in Volume 1512, Page 1044, Real Property Records, Parker County, Texas. DOES AFFECT THIS PROPERTY AS SHOWN.

10(f) Any existing utilities already in place within abandoned road as set out in Affidavit filed 02/16/2018, recorded in cc#2018-3591, Real Property Records, Parker County, Texas. NO VISIBLE UTILITIES FOUND.

10(g-x) Interest in minerals, and other non-survey matters.

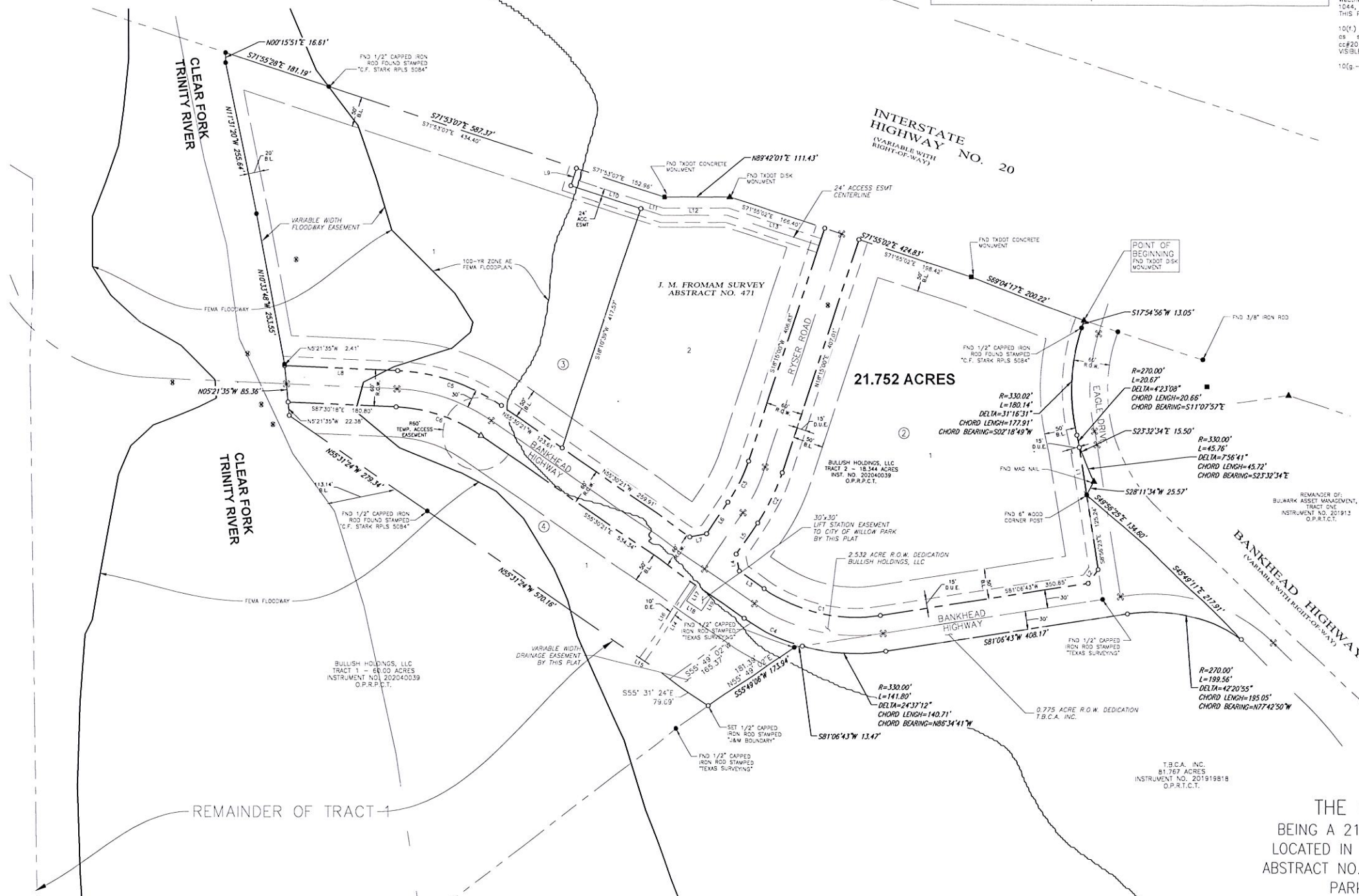
ENGINEER:
 CLAYTON FARROW, P.E.
 3465 CURRY LANE
 ABILENE, TX 79606
 325-695-1070

SURVEYOR:
 MARK BROWN, R.P.L.S.
 3465 CURRY LANE
 ABILENE, TX 79606
 325-695-1070

DEVELOPER/SUBDIVIDER:
 BULLISH HOLDINGS, LLC
 5189 E. I-20 NORTH,
 SUITE 106
 WILLOW PARK, TX 76087
 817-441-2255

OWNER:
 BULLISH HOLDINGS, LLC
 5189 E. I-20 NORTH,
 SUITE 106
 WILLOW PARK, TX 76087
 817-441-2255

OWNER:
 T.B.C.A., INC.
 4954 E. I-20 SOUTH,
 WEATHERFORD, TX 76087
 817-441-5897



THE PORTER ADDITION
 BEING A 21.752 ACRE TRACT OF LAND
 LOCATED IN THE J. M. FROMAN SURVEY,
 ABSTRACT NO. 471, CITY OF WILLOW PARK,
 PARKER COUNTY, TEXAS.

PRELIMINARY
 This document shall not be
 recorded for any purpose.

3465 CURRY LANE
 ABILENE, TX 79606
 325-695-1070

1508 SANTA FE DR, STE 204
 WILLOW PARK, TX 76086
 817-954-9660

4920 S. LOOP 289, STE 104
 LUBBOCK, TX 79414
 806-366-6375

JACOB MARTIN
 T.B.P.L.S. FIRM # 10194493

CITY OF WILLOW PARK, TEXAS
 BLOCKS 2, 3, & 4 PORTER ADDITION
 CONSTRUCTION DRAWINGS
 PRELIMINARY PLAT

NO.	REVISION	DATE	SCALE	1" = 100'	PROJECT #	DESIGNED	T.K.	DRAWN	T.K.	CHECKED	C.S.F.
					21292						

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.

SHEET 1

SEQ. 1 OF 2



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: January 18, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
--	--	--

AGENDA ITEM #7:

Consider and act on a Final Plat of a Replat, Lot 10R1, Block B, being a replat of Lots 10R and 11R1, Block B, Crown Pointe Addition, City of Willow Park, Parker County, Texas, located on Shops Blvd.

BACKGROUND:

This Final Plat represents a Replat of two lots: Lot 10R (1.48 acres) and Lot 11R1 (1.245), Block B of the Crown Point Addition. This 2.725 acre commercial lot will be developed as “The District”, restaurant and retail development. The property will be served with 8-inch water and 10-inch sanitary sewer mains which were installed by the developer. The private drives and fire lanes will be installed by the developer in the location designated on the replat.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat Lot 10R1, Block B, Crown Pointe Addition as presented.

EXHIBITS:

- Plat Application
- Final Plat



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: 12/01/2021

Address (if assigned): 460 Shops Boulevard, Willow Park, Texas

Name of Additions: Crown Pointe Addition

Location of Addition: Shops Boulevard & I-20 WB Frontage Road 32.743672°, -97.657004°

Number of Lots: 1 Gross Acreage: 2.725 Zoning: PD # of New Street Intersections: zero

PROPERTY OWNER:

Name: Wilks Development, LLC Contact: Jess Green

Address: 333 Shops Blvd., Suite 102 Phone: 817-850-3600

City: Willow Park Fax: n/a

State: Texas Zip: 76087 Email: jgreen@wilksdevelopment.com

Signature: 

APPLICANT:

Name: Wilks Development, LLC Contact: Jess Green

Address: 333 Shops Blvd., Suite 102 Phone: 817-850-3600

City: Willow Park Fax: n/a

State: Texas Zip: 76087 Email: jgreen@wilksdevelopment.com

Signature: 

SURVEYOR:

Name: Spiars Engineering & Surveying Contact: Darren Brown, RPLS

Address: 765 Custer Rd, Suite 100 Phone: 469-395-0531

City: Plano Fax: n/a

State: Texas Zip: 75075 Email: Darren.Brown@spiarsengineering.com

Signature: _____

ENGINEER:

Name: Spiars Engineering & Surveying

Contact: Tyler Barnett, PE

Address: 3575 Lone Star Circle, Suite 434

Phone: 469-395-0542

City: Fort Worth

Fax: n/a

State: TX Zip: 76177

Email: Tyler.Barnett@spiarsengineering.com

Signature: 

PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X 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: <u>Oncor</u>
Water Provider: <u>City of Willow Park</u>
Wastewater Provider: <u>City of Willow Park</u>
Gas Provider (if applicable): <u>Texas Gas</u>

APPLICATION FEES

1/10/22


\$325

_____ \$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: \$ <u>325-</u>	\$ _____	
	\$ _____	
Receipt Number:		
<u># 10766</u>	<u>1/10/22</u>	<u>BT</u>

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: Crown Pointe Addition
 Applicant: Jess Green
 Property Owner(s): Wilks Development, LLC
 Location of Addition: 460 Shops Boulevard, Willow Park, Texas

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT	N/A	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	N/A		
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)		JDH	✓
B. Replat Drawing (5 paper copies & 1 digital copy)		JDH	N/A
C. Original Plat for comparison		JDH	✓
D. Drainage Study (5 paper copies & 1 digital)		JDH	N/A
E. Submit 1 mylar copy and 1 paper copy from county filing		JDH	OK
F. Written Metes and Bounds Description		JDH	✓
G. Dimensions of All Proposed or Existing Lots		JDH	✓
H. Area in acres for each lot		JDH	✓
I. Any Existing Structures which Encroach and Setback Lines		JDH	N/A
J. Parker County Tax Certificate		JDH	OK

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

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	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)	N/A	_____
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)	N/A	_____

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft. Rear building setback: 25 ft.
Side building setback: 10 ft. Side building setback: 10 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. CHRW Date: 01/05/2022

**Willow Park
Piat
Public Works Review**

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? Community Drive / SNOPS BLVD.

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? n/a
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: 01/05/2022

Willow Park
Plat
Flood Plain Review

Applicant Questions:

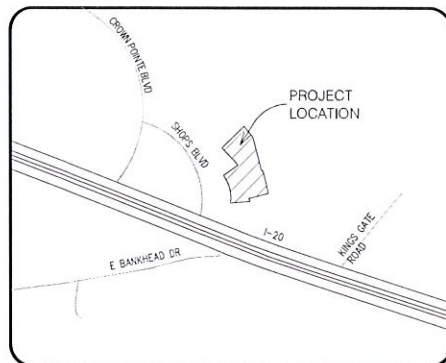
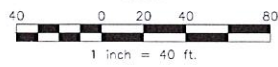
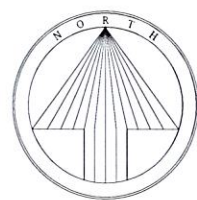
Is any part of the plat in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? 840.00
Is the footprint of any built improvement in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? n/a
Is the footprint of any habitable structure in the 100-year flood plain? Yes No
If yes, what is the base flood elevation for the area? n/a

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

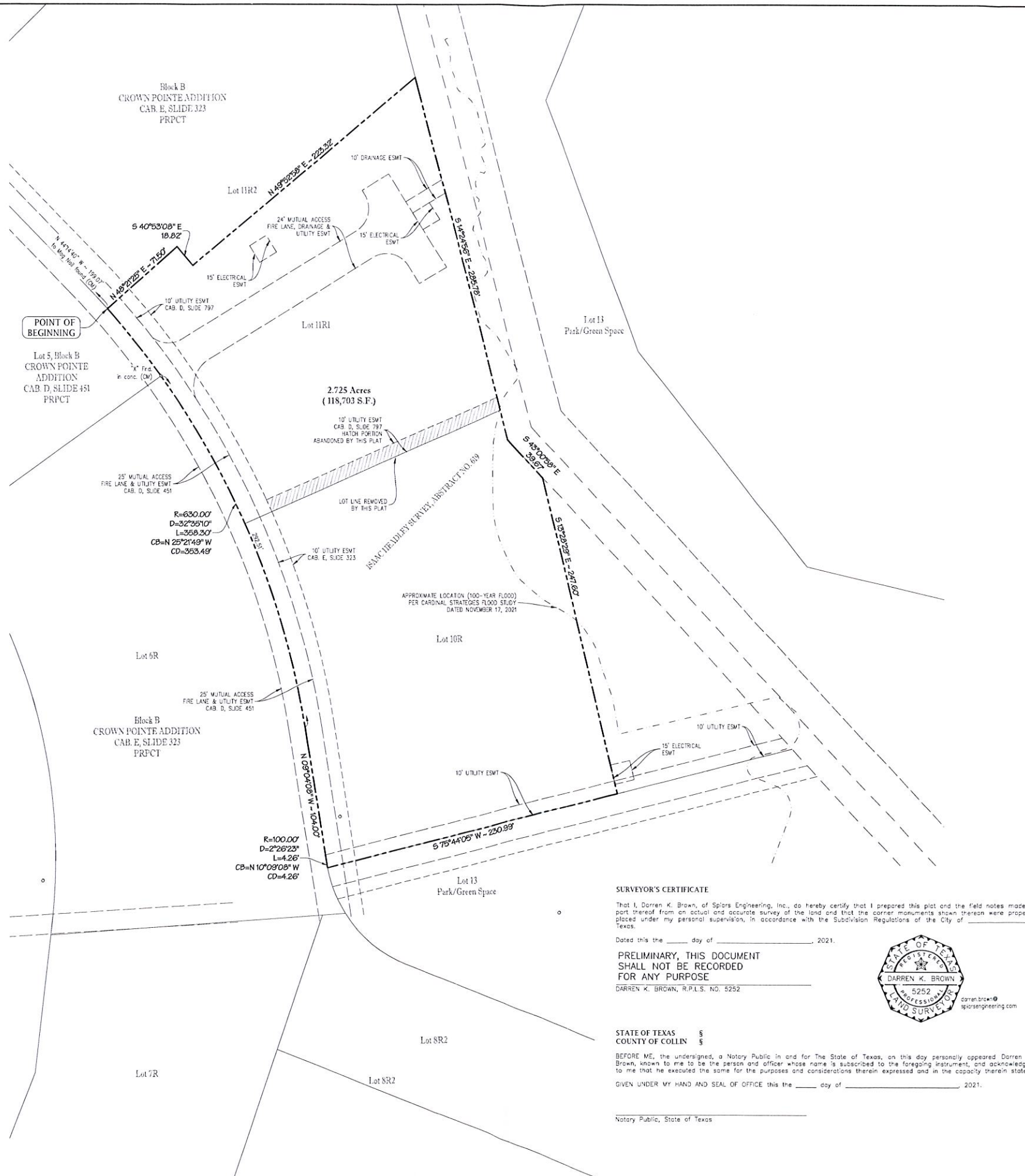
Flood Plain Manager Approval Signature: DEREK TURNER Date: 01/05/2022



LEGEND
(Not all items may be applicable)

o	1/2" IRON OR ALUMINUM NAIL
o	SPARS FOUND - MARK NOTED
RF	IRON ROD FOUND 1" = 1000'
CRF	CAPPED IRON ROD FOUND
RF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EMT	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
MVE	WALL MAINTENANCE EASEMENT
FE	TYPE & SIZE TRAIL EASEMENT
VAM	VEHICULAR ACCESS & MAINTENANCE EASEMENT
(BT)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
BC	BLOCK RESIGNATION
STF	STREET FRONTAGE
Ccb	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRDCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
VRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:**
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Base of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Re-orientation 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



STATE OF TEXAS §
COUNTY OF PARKER §

OWNER'S CERTIFICATE

WHEREAS BEING a tract of land situated in the I. Heasley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, being all of Lots 10R and 11R1, Block B, Crown Pointe Addition, according to the plat recorded in Cabinet E, Slide 323 of the Plat Records, Parker County, Texas (PRPCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the east line of Lot 5, Block B, Crown Pointe Addition, according to the plat recorded in Cabinet D, Slide 451 PRPCT, also being a southern corner of Lot 11R2, Block B, Crown Pointe Addition, and from which a mag nail found for the west corner of Lot 11R2, bears N 44°14'10" W, 159.07 feet;

THENCE along the southeast line of Lot 11R2, the following:

N 48°21'25" E, 71.50 feet;

S 40°53'08" E, 18.82 feet;

And N 49°52'58" E, 223.32 feet to the west line of Lot 13, Block B, Crown Pointe Addition;

THENCE along the west line thereof, the following:

S 14°24'56" E, 285.78 feet;

S 43°00'58" E, 39.67 feet;

S 13°28'29" E, 247.60 feet;

And S 75°44'05" W, 230.99 feet to the east line of Lot 6R, Block B, Crown Pointe Addition;

THENCE along Lot 6R, the following:

Around a non-tangent curve to the right having a central angle of 02°26'23", a radius of 100.00 feet, a chord of N 10°09'08" W - 4.26 feet, an arc length of 4.26 feet;

N 09°04'08" W, 104.00 feet;

And around a non-tangent curve to the left, passing at an arc distance of 292.51 feet on "X" found in concrete for the northeast corner of Lot 6R, also being the southeast corner of Lot 5, the curve having a total central angle of 32°35'10", a radius of 630.00 feet, a chord of N 25°21'49" W - 353.49 feet, an arc length of 358.30 feet to the POINT OF BEGINNING with the subject tract containing 118,703 square feet or 2.725 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **COMPANY NAME**, do hereby adopt this plat designating the hereinabove described property as **Lot 10R1, Block B, Crown Pointe Addition**, an Addition to the City of Willow Park, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the public use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

COMPANY NAME
By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF xxxxx §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public, State of Texas

REPLAT

CROWN POINTE ADDITION
LOTS 10R1, BLOCK B
BEING A REPLAT OF LOTS 10R & 11R1, BLOCK B
CROWN POINTE ADDITION
IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
Recorded in Cabinet E, Slide 423, Plat Records, Parker County, Texas

OWNER / APPLICANT Jess Green 333 Shoos Blvd., Suite 102 Willow Park, Texas 76087 Telephone (817) 850-3600 Contact: Jess Green	ENGINEER Spiars Engineering, Inc. 3575 Lone Star Circle, Suite 434 Fort Worth, TX 76177 Telephone (469) 395-0543 TBPE No. F-2121 Contact: Tyler Barnett, PE	SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone (972) 422-0077 TBPE No. F-2121 Contact: Darren Brown, RPLS
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