



City of Willow Park  
**Planning & Zoning Commission**  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, **March 29, 2022 @ 6:00 pm**  
**Agenda**

**Call to Order**

**Determination of Quorum**

**Election of Chairperson and Vice-Chairperson**

**Approval of Meeting Minutes for January 18, 2022**

**Items to be considered and acted upon:**

1. PUBLIC HEARING to consider a request to rezone 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to PD Single Family, and the PD Development Standards to amend the maximum number of single family detached homes to 189, part of Lot 2R, Block 11, The Reserves at Trinity, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation
  
2. PUBLIC HEARING to consider a request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots, for 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located adjacent to Bay Hill Drive.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation
  
3. PUBLIC HEARING to consider amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking And Loading Requirements".
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation

Any member of the public has the right to appear at the Public Hearing. Please contact the Planning & Development Department at 817-441-7108 or [tfisher@willowpark.org](mailto:tfisher@willowpark.org) with any questions.

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact the Planning & Development Department at 817-441-7108 or [tfisher@willowpark.org](mailto:tfisher@willowpark.org) at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The above notice was posted on the bulletin board at the Municipal Complex at the City of Willow Park City Hall, Willow Park, Texas on/before March 8, 2022 by 5:00 p.m.



City of Willow Park  
**Planning & Zoning**  
**Regular Meeting Minutes**  
**Municipal Complex**

516 Ranch House Rd Willow Park, TX 76087

**Tuesday, January 18, 2022 at 6:00 p.m.**

### **Call to Order**

Vice Chairperson Rodney Wilkins called the meeting to order at 6:08 PM

### **Determination of Quorum**

Members Present: Vice Chairperson Rodney Wilkins  
Scott Smith  
Billy Weikert

Members Absent: Sharon Bruton  
Jared Fowler

Staff Present: Betty Chew, City Planner  
Toni Fisher, Planning & Development Director

### **Approval of Meeting Minutes for November 16, 2021.**

Commissioner Billy Weikert made a motion to approve the minutes of the November 16, 2021 meeting, seconded by Commissioner Scott Smith. Motion carried 3-0.

### **I. 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.**

a. Opened Public Hearing: 6:11 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:11 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Board of Adjustments on February 8, 2022, and that these changes are housekeeping issues to clean up the Ordinance. Ms. Chew indicated that the BOA terms would be alternating, and the meetings would be quarterly.

c. Recommendation: Commissioner Billy Weikert made a motion to approve the Zoning Ordinance amendment regarding BOA, seconded by Commissioner Scott Smith. Motion carried 3-0.

**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.**

a. Opened Public Hearing: 6:15 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:15 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Planning & Zoning on February 8, 2022, and that these changes are housekeeping issues to clean up the Ordinance. Ms. Chew indicated that the P&Z terms would be alternating, and regular monthly meetings will be scheduled quarterly. Commissioner Scott Smith asked about alternate positions, confirmed by Ms. Chew that they can be appointed at any time on either Board or Commission.

c. Recommendation: Commissioner Scott Smith made a motion to approve the captioned Zoning Ordinance amendment, seconded by Commissioner Billy Weikert. Motion carried 3-0.

**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.**

a. Opened Public Hearing: 6:19 p.m. by Vice Chairperson Rodney Wilkins. No public comments.

b. Closed Public Hearing: 6:19 p.m. by Vice Chairperson Rodney Wilkins

Betty Chew advised the Commissioners that the City Council will be voting to amend the Ordinance regarding the Public Space/Parkland Dedication on February 8, 2022, and that these changes will give the City control over what is accepted as parkland and provide a fee in lieu of land which will be listed on the Fee Schedule. Commissioner Scott Smith requested clarification regarding charges, to which Ms. Chew explained the dedication is only for new residential subdivisions.

c. Recommendation: Commissioner Billy Weikert made a motion to approve the captioned Subdivision Ordinance amendment, seconded by Commissioner Scott Smith. Motion carried 3-0.



**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. Opened Public Hearing: 6:28 p.m. by Vice Chairperson Rodney Wilkins.

Applicants/Owners, Tommy Mann and Scott Moehlenbrock, presented their planned development project for 170 dwellings with common ownership of the land.

**Public Comments:**

Those Opposed to Zoning Request:

- Rebecca Neill, 172 Whitetail Dr, Willow Park – Presented a Petition which is attached to and a part of these minutes.
- Dale Lewis, 113 Camouflage Cir, Willow Park
- Charles Bennett, 116 Cold Track Dr, Willow Park

Michael Smith spoke on behalf of Magellan Midstream Partners LP (written comments attached to and a part of these minutes).

b. Closed Public Hearing: 7:03 p.m. by Vice Chairperson Rodney Wilkins

The Applicant proposed to consider alternate options and withdrew their Application.

c. Recommendation: The Commission took no action on the Zoning Change as the Application was withdrawn.

The Public Hearing for the City Council meeting on February 8, 2022 is cancelled.

**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)**

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)**

a. Opened Public Hearing: 7:22 p.m. by Chairperson Rodney Wilkins.

**Public Comments:**



- KJ Hannah, 177 Melbourne Dr, Willow Park (written comments attached to and a part of these minutes).

b. Closed Public Hearing: 7:03 p.m. by Chairperson Rodney Wilkins

Commissioner Scott Smith asked how the city would know the amusement type, to which Ms. Chew replied this would be determined by Ordinance and Application where the applicant would have to disclose the use. She explained that every Special Use Permit would be presented to the Planning & Zoning Commission, at Public Hearing, and go before the City Council for final approval.

c. Recommendation: Commissioner Scott Smith made a motion to approve the captioned Zoning Ordinance amendment, seconded by Commissioner Billy Weikert. Motion carried 3-0.

**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.**

Betty Chew explained the revised road alignments in the Porter Addition with relation to Trinity Christian Academy's sports complex and its advantages for event-related traffic. Additional clarification was made regarding traffic on Bankhead Highway.

Commissioner Scott Smith made a motion to approve the Preliminary Plat of Blocks 2, 3, 4, Porter Addition, as presented; seconded by Commissioner Billy Weikert. Motion carried 3-0.

**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.**

Betty Chew explained the proposed replat of two lots in the Crown Point Addition to one 2.725 acre commercial lot to be developed as "The District" for restaurant and retail space.

Commissioner Scott Smith made a motion to approve the Final Plat of a Replat, Lot 10R1, Block B, Crown Pointe Addition, seconded by Commissioner Billy Weikert. Motion carried 3-0.

**ADJOURN**

With no further business, the meeting adjourned at 7:54 p.m.

APPROVED:

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Rodney Wilkins, Vice Chairperson, Planning & Zoning Board



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b>  March 29, 2022	<b>Department:</b>  Planning & Development	<b>Presented By:</b>  Betty Chew Toni Fisher Bill Funderburk
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### **AGENDA ITEM:**

**Consider a request to rezone 8.768 acres from PD/TP (Treatment Plant), 13.747 acres from PD/EC (Event Center), and 5.539 acres from Green Belt to PD Single Family, and the PD Development Standards to amend the maximum number of single family detached homes to 189, part of Lot 2R, Block 11, The Reserves at Trinity, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive.**

### **BACKGROUND:**

This zoning change request is for three tracts (28.054 acres) of the 140.3 acre Planned Development approved by Council on October 25, 2016 and amended April 9, 2019 (see Exhibit A). The owner is requesting the TR “Treatment Plant”, EC “Event Center”, and a portion of the GB “Greenbelt” be zoned SF “Single Family”. The rezoning of this 28.05 acres would allow for development of up to 92 additional single-family lots. The PD currently provides for a maximum of 97 single family lots. Approval of the Zoning Change will also require amending the PD Development Standards (6, a, vii) to provide for a maximum number of 189 single family detached homes within the property. Rezoning of the Event Center and Treatment Plant properties will eliminate the public improvement zoned properties in the Planned Development.

The property is located in Planning Area 3 which is situated along Interstate 20 making the area attractive for commercial and retail uses. Medical facilities are located on the western side of the area. The former racetrack, a part of this development, is also located in this planning area as well as a large floodplain which runs north and south through the area. The floodplain is proposed to be developed as a greenbelt which will enhance the open space for the existing and proposed residential and commercial development. Due to the area’s visibility along Interstate 20, a more compact area of mixed-use retail, office and residential development as proposed will be suitable.

The Future Land Use Plan identifies this area as the Town Center. The Town Center is a mixed-use area of the community that will include a wide array of land use types. The new development in the Interstate 20 and Crown Pointe Blvd. area is establishing a common design and development theme which can carry through into this area. Shopping and dining are key components to this urban center. Residential uses, such as quality multifamily units and townhomes, are appropriate uses for the area. Design within the Town Center should focus on internal and external connectivity by providing connections to adjacent neighborhoods. A significant area of floodplain runs through the heart of this development and the Town Center District. While development within the area can be difficult, the open space will be used to

facilitate the larger urban center district. Utilizing the open space of the greenbelt area will serve as an amenity which will help to make the Town Center a place not only for the residents of the area, but the entire community and visitors. The Town Center will continue to have a residential component, essential to the area. The Future Land Use Plan provides for higher quality multifamily units in the urban core with higher densities.

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

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

The Commission will need to conduct a public hearing to consider comments regarding this zoning change and amendment to the Planning Development Standards.

**EXHIBITS:**

- Application
- Zoning Exhibit C
- Existing Zoning Exhibit C-1
- PD Ordinance 740-16





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

**ZONING CHANGE REQUIREMENTS**

Name of Applicant: Jess Green

Mailing Address: 333 Shops Blvd., Suite 102 Willow Park TX 76087  
Street City State Zip

Phone: 817-850-3600 Fax: \_\_\_\_\_ Email: jess.green@wilksdevelopment.com

Property Owner: Wilks Development

Mailing Address: 333 Shops Blvd., Suite 102 Willow Park TX 76087  
Street City State Zip

Phone: 817-850-3600 Fax: \_\_\_\_\_ Email: jess.green@wilksdevelopment.com

Location of property requesting to be re-zoned: Shops of Willow Park North, Willow Park, TX Lot 1, Block 11

Intended Use of property: Residential

Current Zoning District: (TP) Treatment Plant

Requested Zoning District: (SF) Single Family (EC) Event Center

Specific reason for zoning request: The purpose of the zoning request is to change an undeveloped portion of the current zoning in PD 740-16 & PD 791-19 from TP Treatment Plant & EC Event Center to SF Single Family.

FEES: \$150 (Residential) ✓ PD <sup>12/20</sup>/<sub>12/21</sub> Additional fees (if applicable): \_\_\_\_\_  
 \$150 (Non-Residential) CC <sup>12/21</sup>/<sub>12/21</sub> Additional fees (if applicable): \_\_\_\_\_  
 Print \$150

Any reasonable fees and/or costs which are required by the City of Willow Park for a proper review of this request are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building/property inspections and/or testing(s).

[Signature] \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE OF OWNER  
[Signature] \_\_\_\_\_ DATE 12/07/2021  
 SIGNATURE OF APPLICANT

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

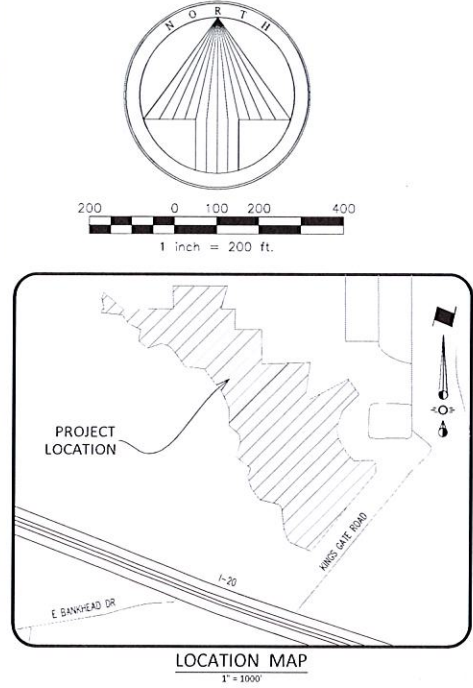
This checklist is provided to assist you in addressing the requirements for a Zoning Change request. An application is incomplete unless all applicable information noted below is submitted to the City of Willow Park Building Official. Please indicate that all information is included on the application by initialing in the box to the left of the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate with "N/A" next in the box. Return this completed form at the time of your application submittal.

Applicant: Please complete the following

For Office Use Only

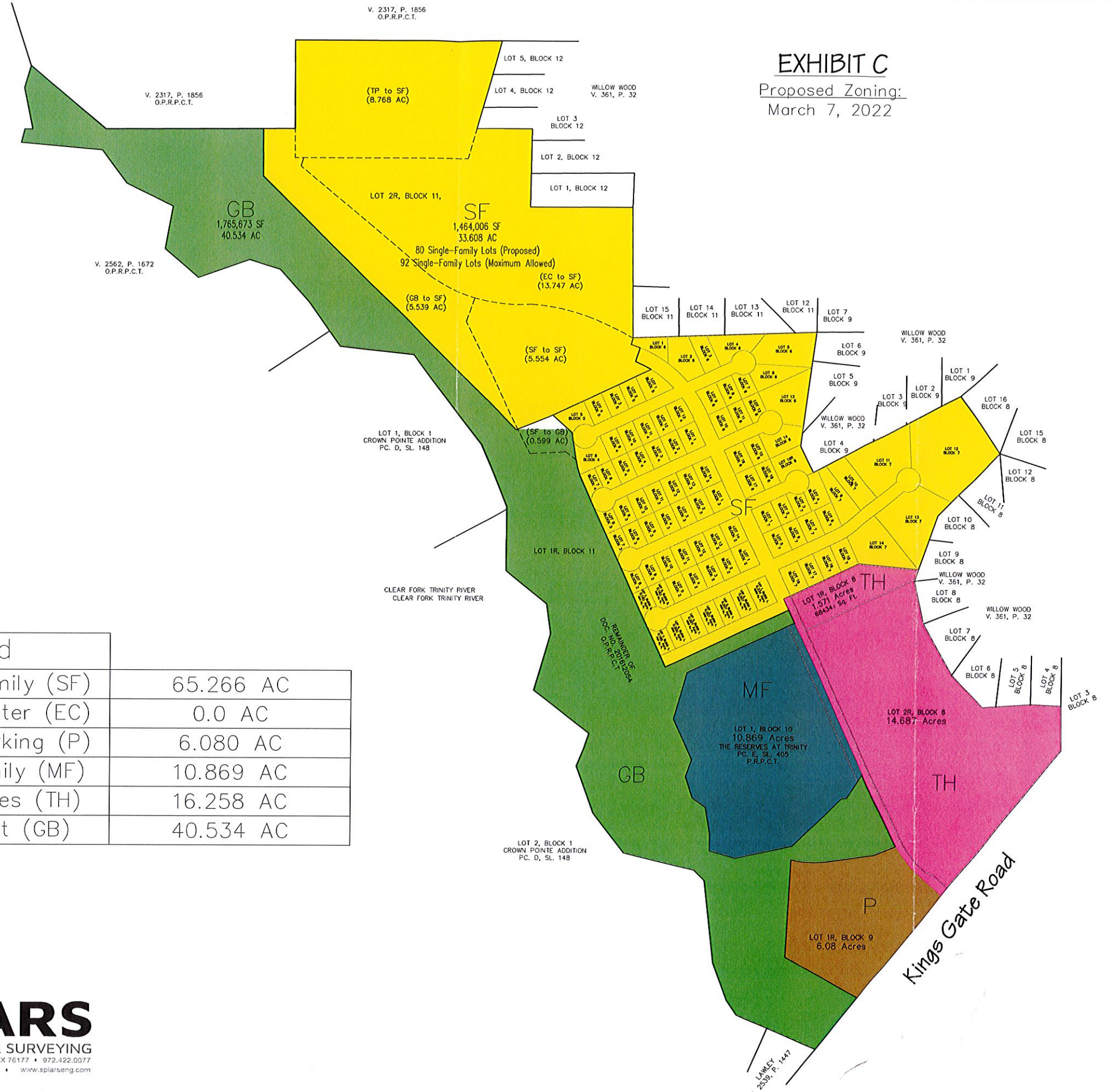
ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	For Office Use Only		
			N/A	COMPLETE	MISSING
1	JH	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.			
2	JH	Site location/vicinity map clearly showing the location of the subject			
3	JH	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.			
4	JH	A written and bar scale is provided. 1"= 200' unless previously approved by staff			
5	JH	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.			
6	JH	Adjacent property lines within 200 feet of the subject property.			
7	JH	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.			
8	JH	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.			
9	JH	Does the request conform to the proposed future land use in the city's Comprehensive Plan			





**EXHIBIT C**  
Proposed Zoning:  
March 7, 2022

Legend		
	Single Family (SF)	65.266 AC
	Event Center (EC)	0.0 AC
	Public Parking (P)	6.080 AC
	Multi Family (MF)	10.869 AC
	Townhomes (TH)	16.258 AC
	Greenbelt (GB)	40.534 AC









# CITY OF WILLOW PARK, TEXAS

## ORDINANCE NO. 740-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A CHANGE IN ZONING TO PD PLANNED DEVELOPMENT ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 140.3 ACRES OF LAND LOCATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY AND THE CITY OF WILLOW PARK, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park is a municipal corporation duly and legally formed in the State of Texas; and

WHEREAS, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and

WHEREAS, pursuant to Chapter 211 TEXAS LOCAL GOVERNMENT CODE, the City of Willow Park has the authority to adopt comprehensive zoning plans and to amend said plans for the purposes of promoting the health, safety and welfare of the City; and

WHEREAS, the owner of that certain 140.3 acre tract of land described on Exhibit "A" attached hereto has applied for a change in zoning to "PD" Planned Development District consistent with the development standards and Site Plan attached hereto as Exhibit "B" and "C" respectively; and

WHEREAS, a public hearing on the zoning change was held by the Planning and Zoning Commission of the City of Willow Park and a final report for recommendations was submitted to the governing body of the

City; and

WHEREAS, the City of Willow Park held a public hearing subsequent to that of the Planning and Zoning Commission and subsequent to receiving the final report and recommendations of the Planning and Zoning Commission with respect to the application for a zoning change; and

WHEREAS, the City Council finds that the change is consistent with surrounding zoning as shown in the Comprehensive Plan; and

WHEREAS, all requirements concerning notice to adjacent property owners, publication and other procedural requirements have been complied with in accordance with Chapter 211, TEXAS LOCAL GOVERNMENT CODE; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning classification: "PD Planned Development District" zoning district classification set forth herein; and

WHEREAS, the City of Willow Park has adopted a Comprehensive Plan for the long range development of the municipality and inclusion of the planned development district described herein is consistent with that long range plan.

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

SECTION 1. AUTHORIZATION

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

SECTION 2. LAND USE PERMITTED

The zoning district classification and use designation of the Property described in Exhibit "A" is hereby changed to "PD Planned Development District" zoning district classification and use allowing the use and development of the Property described in Exhibit "A" in accordance with the development standards on Exhibit "B" and the Site Plan on Exhibit "C". Exhibit "A", Exhibit "B", and Exhibit "C" are attached hereto and incorporated herein for all purposes.

SECTION 3. MAP AMENDMENT

The City Secretary is hereby directed to amend the official zoning map to reflect the adoption of the zoning approved herein consistent with markings as specified by Municipal Code of Ordinances of the City of Willow Park.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by any court,

such invalidity shall not affect the validity of other provisions or applications, and to this end the provisions of this Ordinance are severable.

SECTION 5. 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.

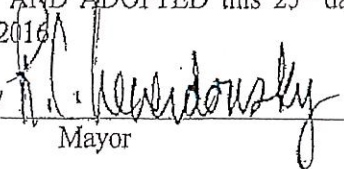
SECTION 6. PUBLICATION

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 and the effective date of this Ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

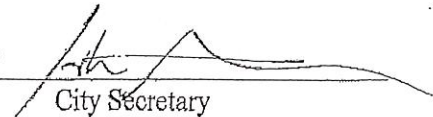
SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and after publication as required by law.

PASSED AND ADOPTED this 25<sup>th</sup> day of October, 2016

/s/   
Mayor

ATTEST:

/s/   
City Secretary

APPROVED AS TO FORM:

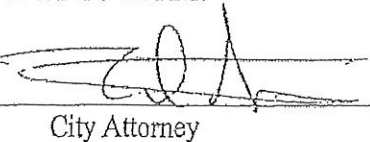
/s/   
City Attorney



Exhibit B  
PD Development Standards

1. Definitions.
  - a. Accessory use means any use that is customarily incidental to the primary use of the property on which it is located. An accessory use may include accessory buildings and structures. Amenity centers and clubhouses are accessory uses to single family detached development, and may be located on separate platted lots. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
  - b. Site Plan means the Site Plan attached as Exhibit C, as amended in accordance with Section 3.
  - c. Event center means a facility that may include some or all of the following types of uses: event space for weddings, meetings, parties, and other types of events; meeting rooms; game courts; fitness center/gym; swimming pools; athletic fields and facilities; childcare, dining; catering kitchen; spa facilities and services; and other similar uses.
  - d. Property means the property depicted and described on Exhibit A.
  - e. Public parking means parking available to the public that may be used to satisfy the parking requirement for a use located within or outside of the boundaries of this planned development district. Public parking may also provide excess parking that is not required by the Zoning Ordinance.
  - f. Townhome means a single family dwelling unit horizontally attached to another dwelling unit by a common wall. Townhomes may be located on the same platted lot or on separate platted lots. The term townhome does not include a dwelling unit located above another dwelling unit. Townhomes are not included in the definition of a multi-family dwelling.
  - g. Zoning Ordinance means the comprehensive zoning ordinance of the City of Willow Park attached as Exhibit D.
2. Applicable Regulations. Development and use of the Property shall comply with the Zoning Ordinance, as amended by Ordinance No. \_\_\_ establishing these planned development district zoning regulations. In the event of a conflict between the Zoning Ordinance or any other City ordinance, rule, or regulation and these planned development district zoning regulations, these planned development district zoning regulations shall control. With the exception of the Zoning Ordinance and these planned development district zoning regulations, no other zoning regulations shall apply to the development or use of the Property.
3. Site Plan; Future Approvals.

- a. Development and use of the Property shall comply with the Site Plan.
  - b. The Site Plan may be amended from time to time provided each planning area shown on the Site Plan maintains roadway contiguity as shown on the original Site Plan attached as Exhibit C. City approval of a plat confirms the Site Plan amendment. Once the city approves the plat, the Site Plan attached as Exhibit C is automatically amended consistent with the approved plat.
  - c. Any revision to the Site Plan that does not meet the requirements of Section 3(b) shall constitute a zoning amendment that requires compliance with the procedures for a change in zoning.
  - d. When the Site Plan is amended pursuant to Section 3(b), the developer shall file a copy of the updated Site Plan that includes the date of the amendment with the Community Development Department and the City Secretary, and a copy of the amended plan shall be included in the City's official files for this planned development district.
  - e. With the exception of amended Site Plans, which shall be governed exclusively by Sections 3(b)-(d), there shall be no requirements for approval of site plans, concept plans, or development plans referenced in the Zoning Ordinance. The Building Official shall issue a building permit if the permit application demonstrates compliance with these planned development district zoning regulations.
4. Base Zoning Districts. Each planning area shown on the Site Plan shall have a base zoning district as follows:
- a. The base zoning district for the single family (SF) planning area shall be "R-5" Single-Family High Density District.
  - b. The base zoning district for the commercial (C) planning area shall be "C" Commercial District.
  - c. The base zoning district for the event center (EC) planning area shall be "C" Commercial District.
  - d. The base zoning district for the public parking (P) planning area shall be "C" Commercial District.
  - e. The base zoning district for the multi-family (MF) planning area shall be the "R-3" Multifamily District.
  - f. The base zoning district for the townhome (TH) planning area shall be "R-5" Single Family High Density District.
  - g. The base zoning district for the treatment plant (TP) planning area shall be "C" Commercial District, until ownership is transferred to the City.

- Medical supplies
  - Movie Theater
  - Musical instrument sales and supplies
  - Optometry facility
  - Personal services
  - Pet shop and related sales
  - Photograph, portrait, camera shops and photo-finishing
  - Physical therapy facility
  - Professional offices (engineering, accounting, attorney, insurance, and other)
  - Public parking
  - Radio and television sales and servicing
  - Real estate offices
  - Restaurants, cafes, cafeterias, delicatessen (with or without drive-thru windows or drive-ins)
  - Retail stores (no limitation on type or size)
  - Services, personal (salons, spas, licensed massage providers, and similar service uses)
  - Service stations (no repair work)
  - Shoe repair
  - Small animal hospital with no outside kennels
  - Tailor, clothing or apparel shops
  - Temporary concrete or asphalt batch plant during construction on the Property
  - Temporary construction offices and trailers
  - Temporary sales or leasing offices
  - Theater
- c. In the event center (EC) planning area, the following uses are permitted by right: an event center, public parking, and accessory uses.
- d. In the public parking (P) planning area, the following use is permitted by right: public parking, food trucks, and outdoor dining areas.
- e. In the multi-family (MF) planning area, the following uses are permitted by right: multi-family, single family detached homes and accessory uses. A maximum of 208 multi-family dwelling units are permitted in the multi-family (MF) planning area.
- f. In the townhome (TH) planning area, the following uses are permitted by right: townhomes, single family detached homes, and accessory uses. A maximum of 110 townhomes are permitted in the townhome (TH) planning area.
- g. In the treatment plant (TP) planning area, the following uses are permitted by right: a public wastewater treatment plant, public parking, food trucks and outdoor dining areas, and accessory uses.



- h. The base zoning district for the greenbelt (GB) planning area shall be "FP" Flood Plain District.

5. Permitted Uses.

- a. In the single family (SF) planning area, the following uses are permitted by right: single family detached homes and accessory uses.
- b. In the commercial (C) planning area, the following uses are permitted by right:
- Accessory uses.
  - Amphitheater
  - Antique shops
  - Assisted living or skilled nursing facility
  - Athletic facility, which may include athletic fields for football, soccer, baseball, and other sports
  - Bakeries
  - Banks, financial institutions
  - Barber and beauty shops
  - Bicycle sales and service
  - Book and stationery stores, newsstands
  - Business college and private school facilities
  - Caterer or wedding service
  - Cigar or tobacco stores
  - Cleaning, pressing and laundry collection
  - Confectioner stores
  - Copy center
  - Custom dressmaking or millinery shops
  - Day care nursery or pre-school
  - Drug stores, health product stores
  - Dry good, variety, notion stores
  - Event center
  - Express offices
  - Fitness center, gym
  - Florist, jewelry, and gift shops
  - Grocery stores, vegetable and meat markets
  - Hardware store
  - Health and medical products for personal use
  - Horse stables
  - Hotel and/ or motel
  - Household and office furniture
  - Imaging or x-ray center
  - Laboratory test facilities
  - Lodge & Civic clubs
  - Medical provider offices (doctor, dentist, vision, chiropractic, and other)

- h. In the greenbelt (GB) planning area, the following uses are permitted by right: open space (passive or active), including horseback riding, hike and bike trails, parks, accessory uses, public parking, and food trucks and outdoor dining areas.
6. Development Standards. Development of the Property shall be subject to the development standards for the applicable base zoning district, as set forth in the Zoning Ordinance, except as follows:
- a. Single family detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:
    - i. Minimum lot size: 5,000 square feet
    - ii. Minimum front yard setback: 15 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
    - iii. Minimum side yard setback: 5
    - iv. Minimum rear yard setback: 20
    - v. Maximum lot coverage: 45 percent (includes the footprint of all enclosed buildings on a lot)
    - vi. Maximum building height: 35 feet and two stories
    - vii. Maximum number of single family detached homes within the Property: 97
    - viii. Minimum gross living area per dwelling unit: 2,200 square feet
    - ix. Two car front entry garages are permitted.
  - b. Townhomes may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for a townhome:
    - i. Minimum lot size: 1,600 square feet
    - ii. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
    - iii. Minimum side yard setback: none, except a minimum five foot side setback is required on a corner side yard that abuts a street
    - iv. Minimum rear yard setback: none
    - v. Minimum setback from the boundary of the townhome (TH) planning area: 20 feet



- vi. Maximum lot coverage: none
  - vii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories
  - viii. Maximum density: ten dwelling units per gross acre
  - ix. Minimum gross living area per dwelling unit: 1,200 square feet
  - x. Exterior construction and design regulations: Minimum standard masonry construction: 85% of exterior cladding of the structure. Masonry construction shall include all construction of a minimum of two different coordinated stone and/or brick materials, defined as follows: (a) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock or other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. (b) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specifications for Face Brick (Solid Masonry Unit Made of Clay or Shale) and be Severe Weather (SW) grade and type FBA or FB S or better. Unfired or underfired clay, sand or shale brick are not allowed.
- c. Single family detached homes shall have a minimum roof pitch of 3:12.
  - d. Single family detached homes shall be subject to the following:
    - i. The front elevation of each residence shall be 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. Each side and rear elevations of a residence shall be at least 50 percent masonry, exclusive of doors, windows, dormers, and other architectural elements, except that a side elevation abutting a side street shall be at least 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. For purposes of this paragraph, masonry means stucco, EIFS, brick, and stone.
  - e. Single family detached homes with the same floor plan and architectural front elevation must have at least three lots of separation between them on the same side of the street and must not be directly across the street from each other.
  - f. Front and rear yard setbacks in the commercial (C) planning area and the event center (EC) planning area shall be a minimum of 20 feet.
  - g. The front yard setback shall apply based on the zoning of the lot, regardless of whether property along a block face is split by two or more zoning districts that require different front yard setbacks.
  - h. Building lines shall not be required on plats.

7. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.
8. Overlay Districts. No overlay zoning district regulations shall apply to the Property, including, but not limited to, the I-20 overlay district regulations.
9. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot.
10. Signs. The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance.
11. Fencing. Perimeter fencing is not required.
12. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain. Required parking spaces are not required to be located on the same platted lot as the use that the parking serves but must be adjacent to or accessible from the use that the parking serves. Each townhome shall include a minimum of two parking spaces in an attached garage. For multi-family uses, a minimum of ten percent of the dwelling units shall have a garage, which shall count towards any covered parking requirements.
13. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent private lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch thick concrete and otherwise constructed in accordance with the City's standard specifications.
14. Hike and Bike Trail; Open Space.
  - a. A hike and bike trail that is a minimum of three feet in width and a maximum of 11 feet in width shall be constructed within the greenbelt (GB) planning area shown on the Site Plan. The trail shall be constructed of crushed granite, hot mix asphaltic concrete, or other material approved by the City. Construction of the trail shall be phased with the development, and shown on each final plat. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning area shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include lakes.

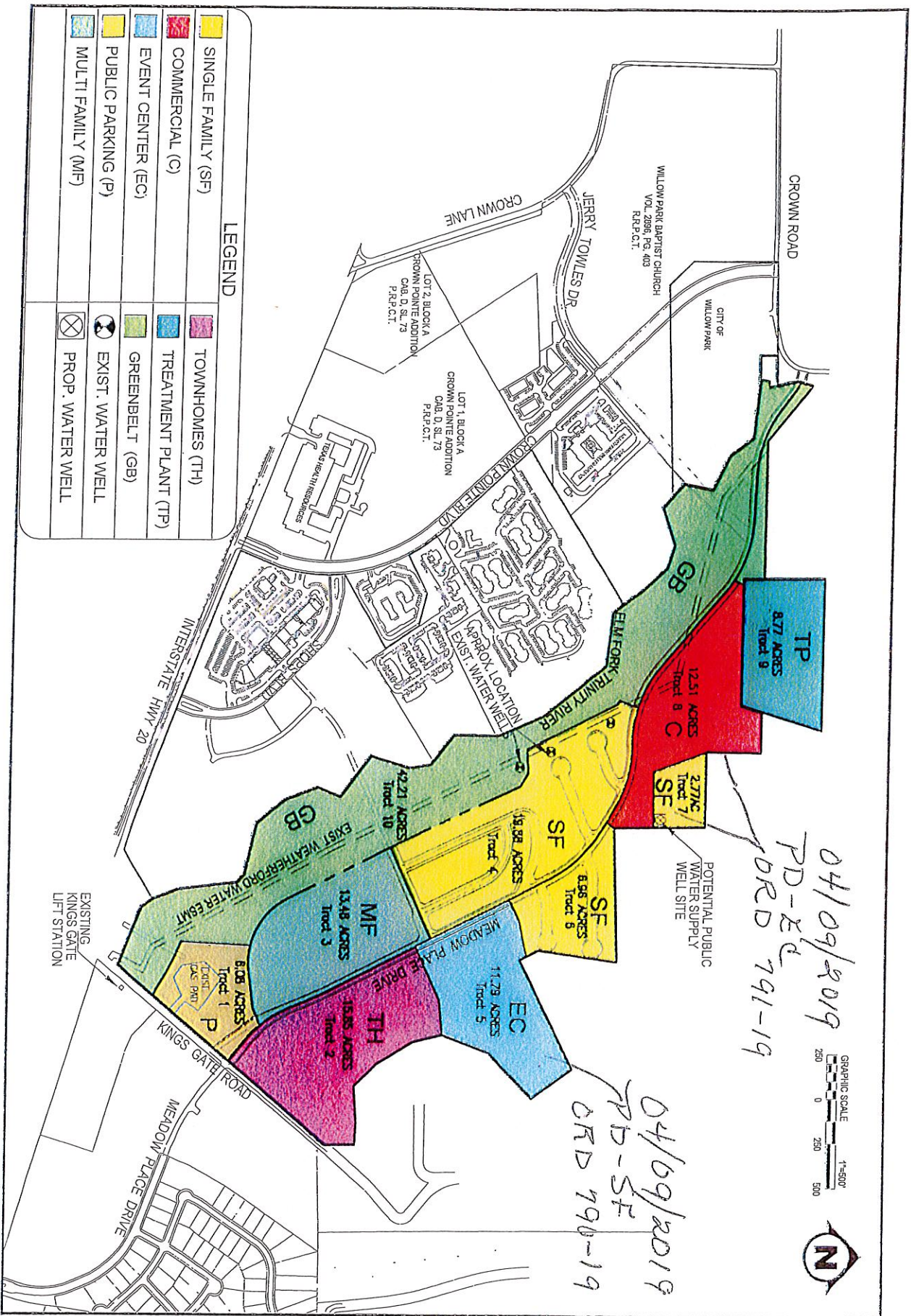


- b. With the exception of the areas referenced in Section 14(a) that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.
- c. There are no park land dedication, park fee, or open space requirements applicable to this Property.

15. Storm Water, Storm water from the Property shall be discharged directly into the Clear Fork of the Trinity River. Storm water detention and retention are not required for the development of the Property so long as the Property is in compliance with all applicable storm water regulations.

16. Streets,

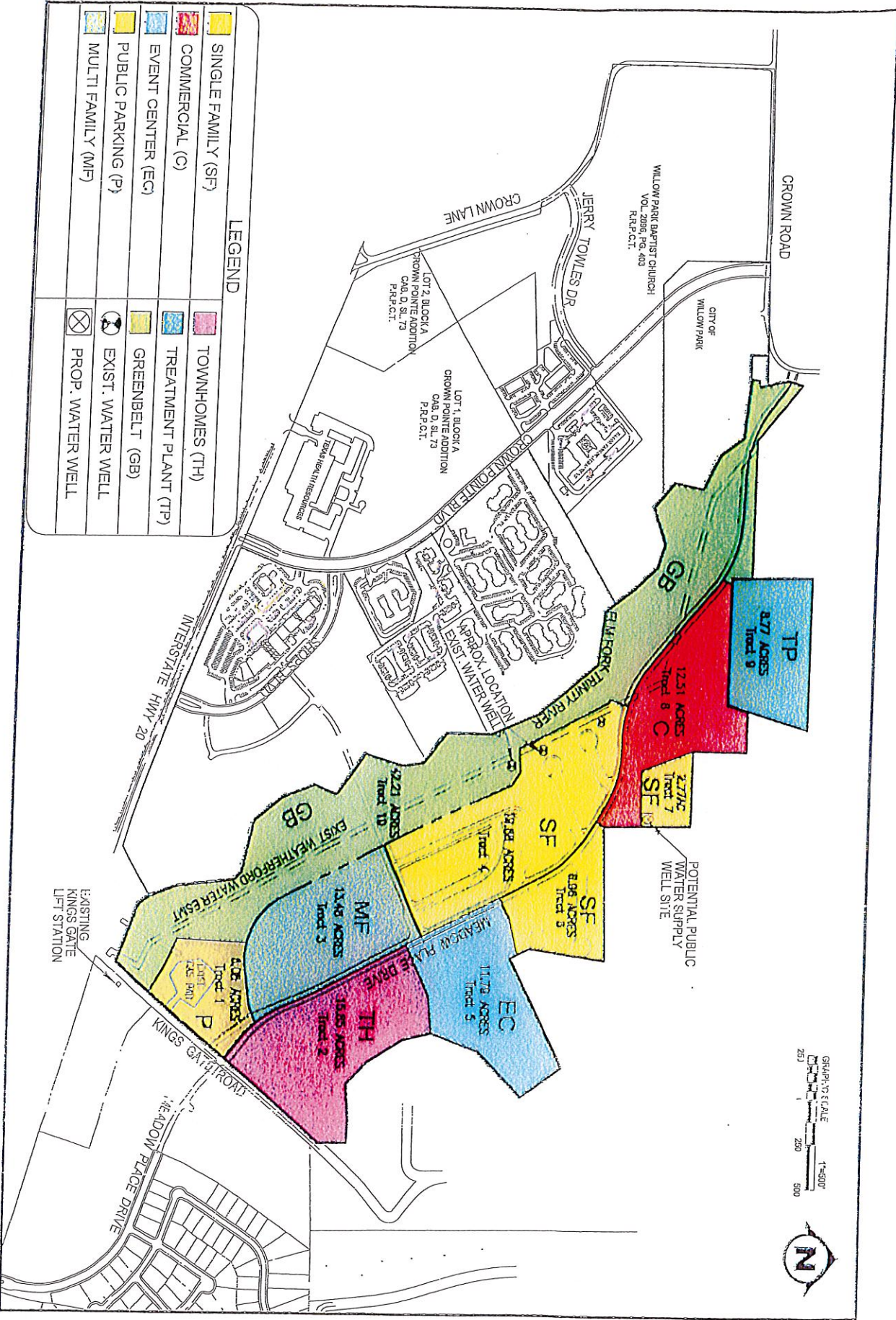
- a. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
- b. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.



<b>PD CONCEPT PLAN</b> <b>SHOPS AT WILLOW PARK - NORTH</b> CITY OF WILLOW PARK PARKER COUNTY, TEXAS		<b>Barron Stark Swift</b> Consulting Engineers	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DESCRIPTION	DATE									
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LEGEND	
	SINGLE FAMILY (SF)
	COMMERCIAL (C)
	EVENT CENTER (EG)
	PUBLIC PARKING (P)
	MULTI FAMILY (MF)
	TOWNHOMES (TH)
	TREATMENT PLANT (TP)
	GREENBELT (GB)
	EXIST. WATER WELL
	PROP. WATER WELL



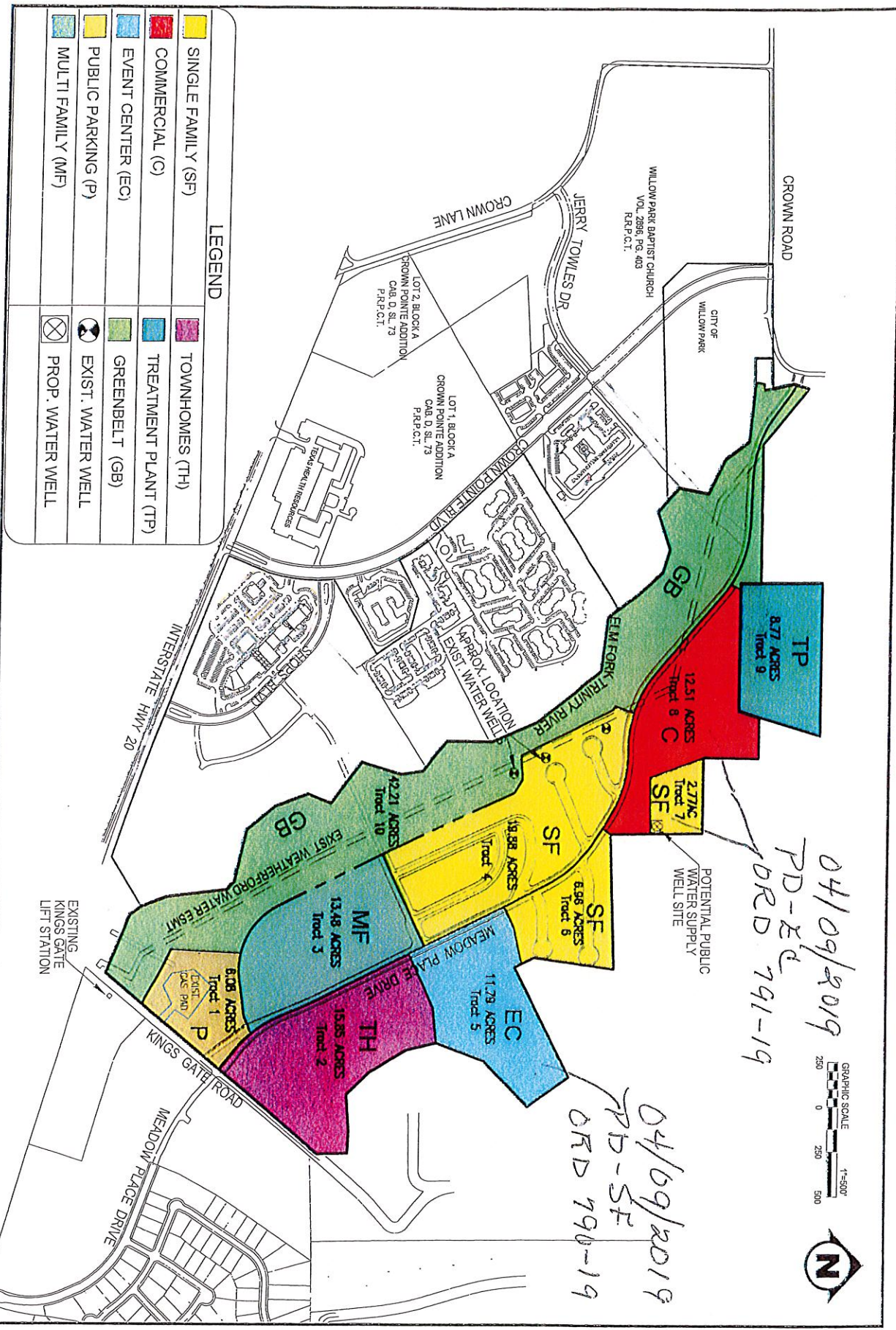
**PD CONCEPT PLAN**  
**SHOPS AT WILLOW PARK - NORTH**  
 CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS

PROJECT No. 2020  
 DESIGN: [ ]  
 DRAWING: [ ]  
 DATE: AUGUST 2016  
 SHEET: 1.0

**Barron Stark Swift**  
 Consulting Engineers

REVISIONS		
NO.	DESCRIPTION	DATE





**PD CONCEPT PLAN  
 SHOPS AT WILLOW PARK - NORTH**  
 CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS

**Barron Stark Swift**  
 Consulting Engineers  
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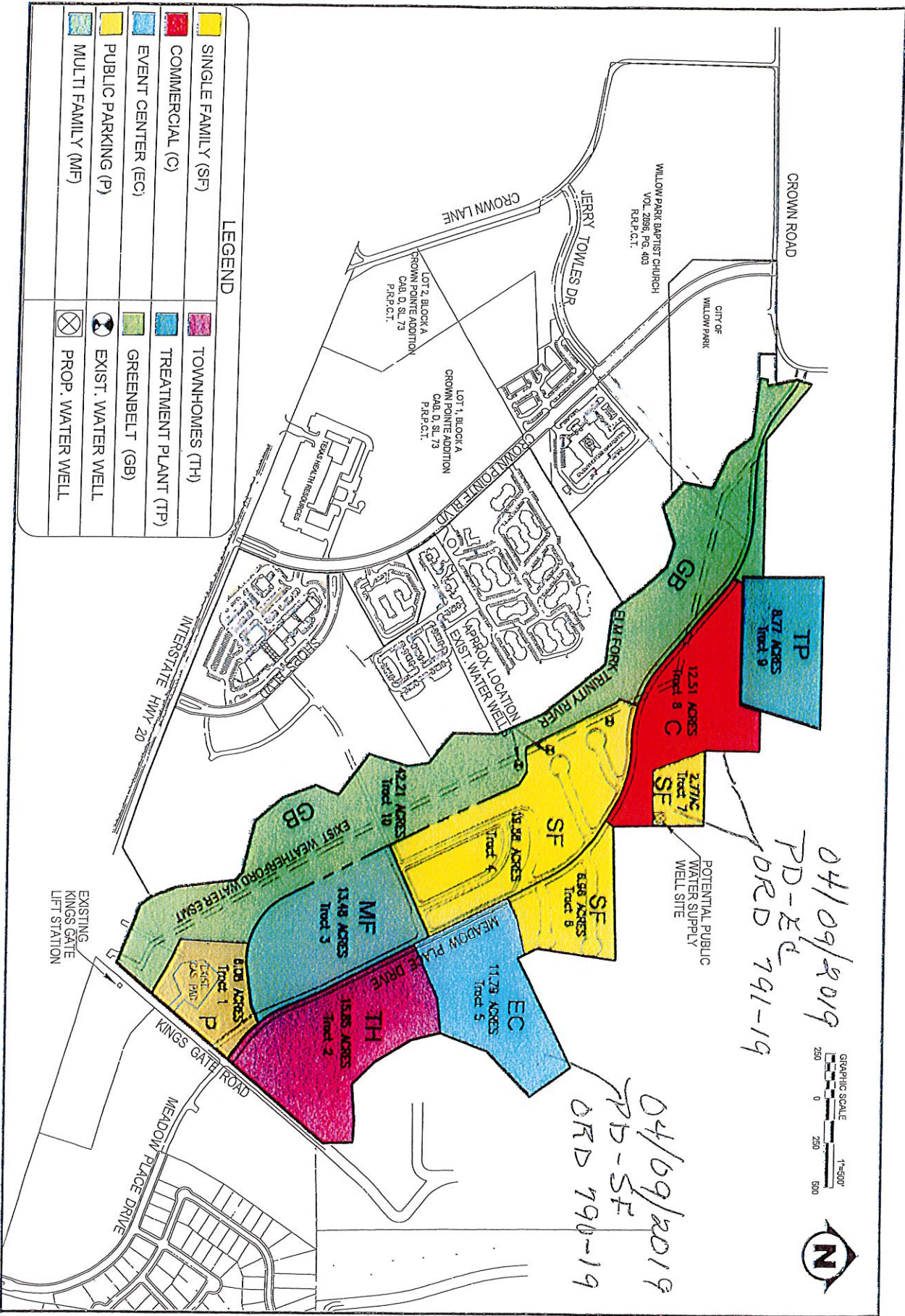
REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	3133
DATE	APRIL 2018
SCALE	1.0



**LEGEND**

	SINGLE FAMILY (SF)		TOWNHOMES (TH)
	COMMERCIAL (C)		TREATMENT PLANT (TP)
	EVENT CENTER (EC)		GREENBELT (GB)
	PUBLIC PARKING (P)		EXIST. WATER WELL
	MULTI FAMILY (MF)		PROP. WATER WELL



04/09/2019  
 PD-EC  
 BRD 791-19

04/09/2019  
 PD-SF  
 BRD 790-19



<p>PROJECT No. 2103</p> <p>DESIGNER: PWS</p> <p>DRAWN: PWS</p> <p>DATE: AUGUST 2016</p> <p>SHEET: 1.0</p>		<p><b>PD CONCEPT PLAN</b></p> <p><b>SHOPS AT WILLOW PARK - NORTH</b></p> <p>CITY OF WILLOW PARK          PARKER COUNTY, TEXAS</p>		<p><b>Barron Stark Swift</b>          Consulting Engineers</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE																	

## P&Z Meeting – 3/29/22

Notice of Public Hearing mailed to:

Rave Properties LP  
279 W Hidden Creek Pkwy, Ste 1301  
Burleson TX 76028

WPD Trinity LLC  
17018 Interstate 20  
Cisco TX 76437-6471

Bullish Holdings LLC  
5189 E-I20 Service Rd N Ste 106  
Willow Park TX 76087

Date mailed: 3/08/22

By: 





## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> March 29, 2022	<b>Department:</b> Planning & Development	<b>Presented By:</b> Betty Chew Toni Fisher Bill Funderburk
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### **AGENDA ITEM:**

**Consider a request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots, for 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, located adjacent to Meadows Place Drive**

### **BACKGROUND:**

The proposed Planned Development consists of 19.16 acres of land to be developed with single-family housing on individual lots. 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  $\pm$  98 single-family dwellings. The PD Development Standards are the R-5 Zoning requirements except for the minimum requested lot size to be 5,000 square feet.

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

### **STAFF/BOARD/COMMISSION RECOMMENDATION:**

The Commission will need to conduct a public hearing to consider comments regarding this Zoning change.

### **EXHIBITS:**

- Application
- Planned Development Standards
- Site Plan
- 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 Abilene 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 Residential Subdivision

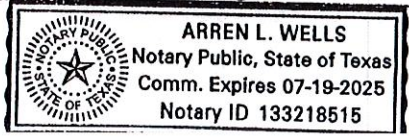
Existing Zoning: R-1 Existing Use: Ag Existing Acres: 19.16 Existing Lots: N/A

Intended Use of property:  Residential  Commercial

# Proposed Lots: 98 # Proposed Units: 98

Application Fee: Pd @ \$150.00  
*previous application*

<p><b>Signature of Owner:</b> </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>28</u> day or <u>February, 2022</u>.</p> <p>NOTARY PUBLIC: </p>	<p><b>For Office Use Only</b></p> <p>Total Fees: _____</p> <p>Payment Method: _____</p> <p>Submittal Date: _____</p> <p>Accepted By: _____</p>
--	--





**TRULO HOMES AT WILLOW PARK**  
**PD 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 PLANNED DEVELOPMENT DISTRICT PD-5, A PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZATION PULBICATION; 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 compiled 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 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 – Single Family

**2.01 Purpose:** The purpose of this Planned Development District (PD) is to allow for development of standard single family detached housing.

**2.02 Requirements:** This Planned Development District shall be subject to the requirements of the R-5 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 allowed in the "R-5" zoning are allowed in this Planned Development District.

**2.04 Zoning Standards:** Standards as defined in the "R-5" zoning are required except as modified below.

- (1) Maximum height. Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area. Five thousand (5,000) square feet.
- (3) Maximum family dwelling units. Six (6) dwelling units per acre.
- (4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.
- (5) Front yard setback. Twenty (25) feet, from the edge of the sidewalk closest to the residence.
- (6) Rear yard setback. Ten (10) feet.
- (7) Side yard setback. Five (5) feet.
- (8) Maximum lot coverage by structure. Forty-five percent (45%).
- (9) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages are permitted.
- (10) Required screening. Rear and rear-side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) foot and a maximum of eight (8) foot in height. Wooden screening shall be built with steel reinforced concrete footer which shall be four (4) inches in depth and a minimum six (6) inches wide. Footer



shall have drainage holes as necessary. Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.

(11) Minimum masonry coverage. One hundred percent (100%) below highest top plate. Fireplaces and chimneys must be 100% masonry.

(12) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have minimum of two (2) trees with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of six (6) shrubs. Said shrubs shall be a minimum of five (5) gallons at the time of planting. At time of planting, trees shall not be placed nearer than six (6) feet on center.

(13) Architectural relief required. The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet.

(14) Repetition of building form.

(A) Repetition of facade. No front building elevation or plan for a primary structure shall be repeated within any three contiguous lots along a street or streets.

(i) "Block Face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) The three hundred (300) foot distance along a street shall be measured from the centerline of the street on which the proposed structure faces at a point perpendicular to the center point of the lot to contain the structure, thence along the centerline of such street or along an intersecting street for a distance of three hundred (300) feet.

(B) Criteria for determining difference in elevation. A front building elevation or elevation plan shall be considered repeated if it is not visually different from another front building elevation or elevation plan. A front building elevation or elevation plan shall be considered visually different if any three (3) of the following five (5) criteria are met:

(i) "Block face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) There is a difference in roof pitch of two (2) inches per twelve (12) inches or greater;

(iii) Articulations in the front facade, i.e., the planes that advance or recede from the line of the main facade by three (3) or more feet, vary in height or width by a minimum of fifteen (15) percent;

(iv) The articulation of windows shall vary a minimum of two (2) of the following methods:

- a. The aggregate area of windows on the front facade varies by at least fifteen (15) percent;
- b. The distance between two (2) or more windows varies by at least ten (10) percent; or
- c. The shape of two (2) or more windows varies in width or height or radius by at least fifteen (15) percent.

(v) The size and shape, or mix, or [of] masonry units (i.e. individual bricks or blocks of stone) are noticeably different. "Noticeably different" as specified herein shall mean at least a fifteen (15) percent variance in size, shape or mix.

(C) Variations not considered. Variations in the following characteristics shall not be considered in determining whether a building elevation for a primary structure is dissimilar:

- (i) Color, or
- (ii) Roofing materials.

(D) Determination by building official.

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan:

- a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.
- b. The building official shall determine the elevation plan's compliance with this section and issue an elevation plan approval letter or disapproval letter to the applicant.
- c. The applicant shall prepare and submit construction plans to the building official, who shall process the plans in accordance with city ordinances and policies.
- d. The elevation plan approval letter, if issued, shall remain in effect until the completion of the construction plan approval process and the issuance of the building permit for the proposed structure.



e. Complete construction plans shall be submitted to the building official within thirty (30) calendar days of the date of the approval letter. If construction plans are not submitted within such period, the elevation plan approval expires.

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

(E) Minimum roof pitch required. A minimum 7:12 roof pitch is required for each primary structure.

(F) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building facade to the soffit.

(G) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.

(c) Special regulations.

(1) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision[;]

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence[;]

(C) A time limit of one (1) year[.]

(2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.

(3) Connectivity to adjacent subdivisions or commercial areas must be provided.

(4) Amenity provisions[;]

(A) Pocket parks or subdivision specific green space[;]

(B) Benches in common areas[;]

(C) Enhanced landscaping[;]

(D) Enhanced lighting, where appropriate[;]

- (E) Trees planted along streets or roadways[;]
- (F) Home owner association shall maintain all common area or common to all amenities[;]
- (G) All utilities shall be buried underground[.]

### **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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Doyle Moss, Mayor

ATTEST:

\_\_\_\_\_  
Crystal Dozier, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
W. Pat Chesser, City Attorney



**EXHIBIT A**  
**PRELIMINARY PD SITE PLAN**







# CITY OF WILLOW PARK

## ZONING MAP DECEMBER 2021



JACOBB  
MARTIN  
ENGINEERS, ARCHITECTS & PLANNERS, INC.  
1000 SHAW FLD DR, STE 200  
NORTH WILLOW PARK, TX 75088  
972.484.8800  
972.484.8800

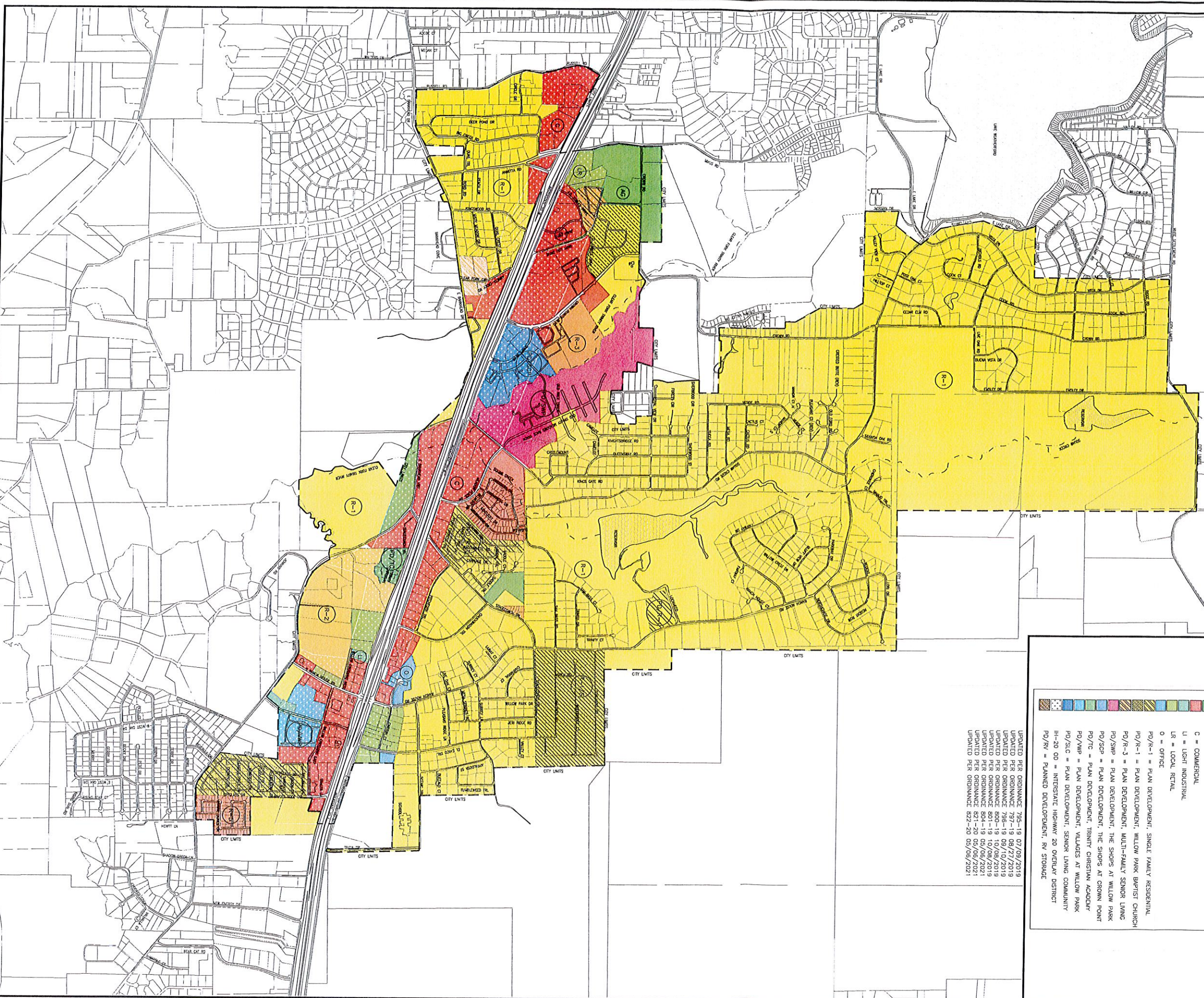


1" = 1000'

### ZONING DESCRIPTION LEGEND

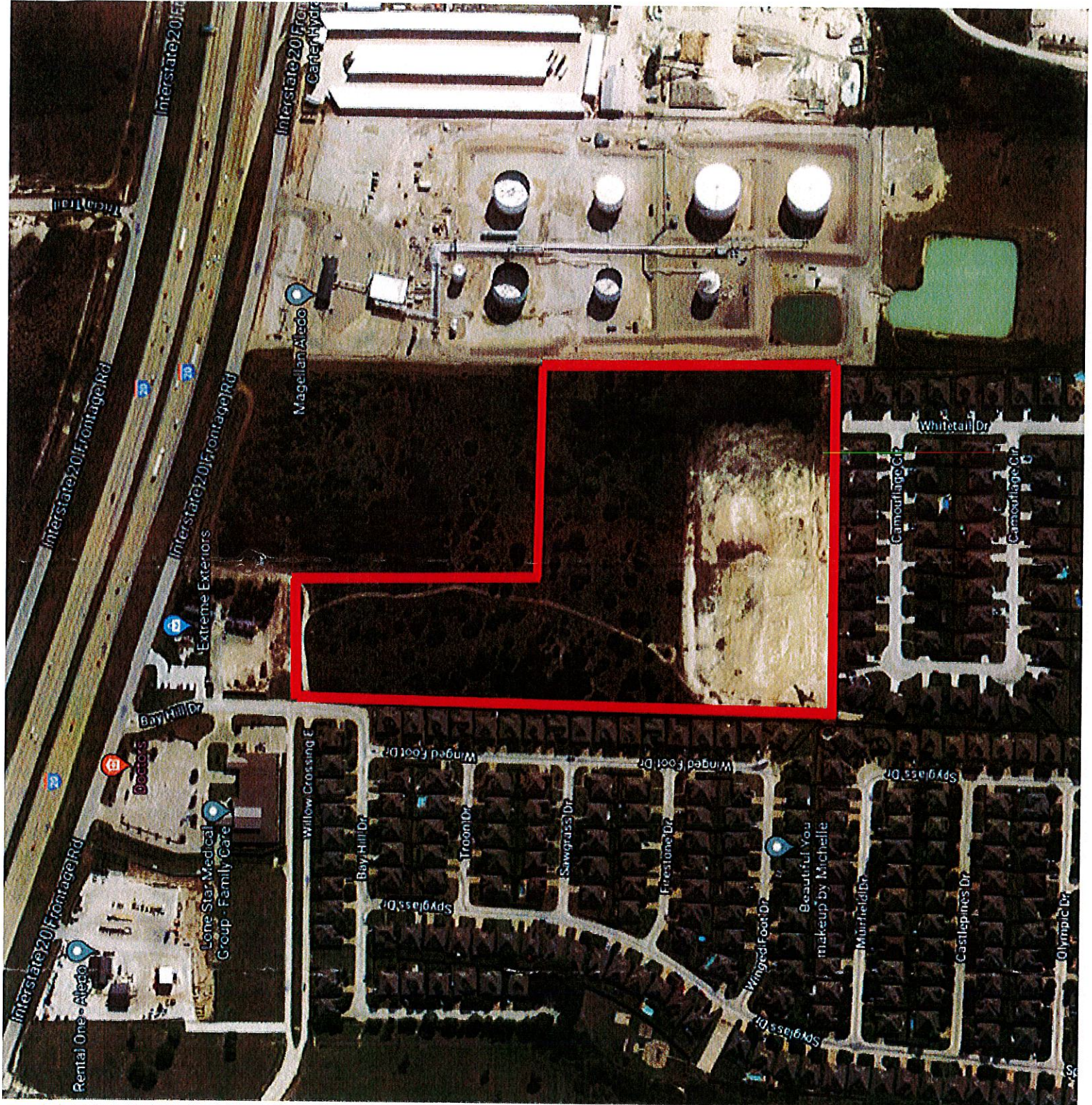
	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/S = SINGLE FAMILY RESIDENTIAL, W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
	AO = AGRICULTURE
	C = COMMERCIAL
	LI = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	P0/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
	P0/R-1 = PLAN DEVELOPMENT, WILLOW PARK BAPTIST CHURCH
	P0/R-3 = PLAN DEVELOPMENT, MULTI-FAMILY SENIOR LIVING
	P0/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
	P0/SCP = PLAN DEVELOPMENT, THE SHOPS AT GROWN POINT
	P0/TC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	P0/WMP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
	P0/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
	HI-20 CD = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT
	P0/RV = PLANNED DEVELOPMENT, RV STORAGE

UPDATED PER ORDINANCE 795-19 07/09/2019  
 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 821-20 05/06/2021  
 UPDATED PER ORDINANCE 822-20 05/06/2021



THE CITY OF WILLOW PARK MAKES EVERY EFFORT TO ENSURE THE 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.

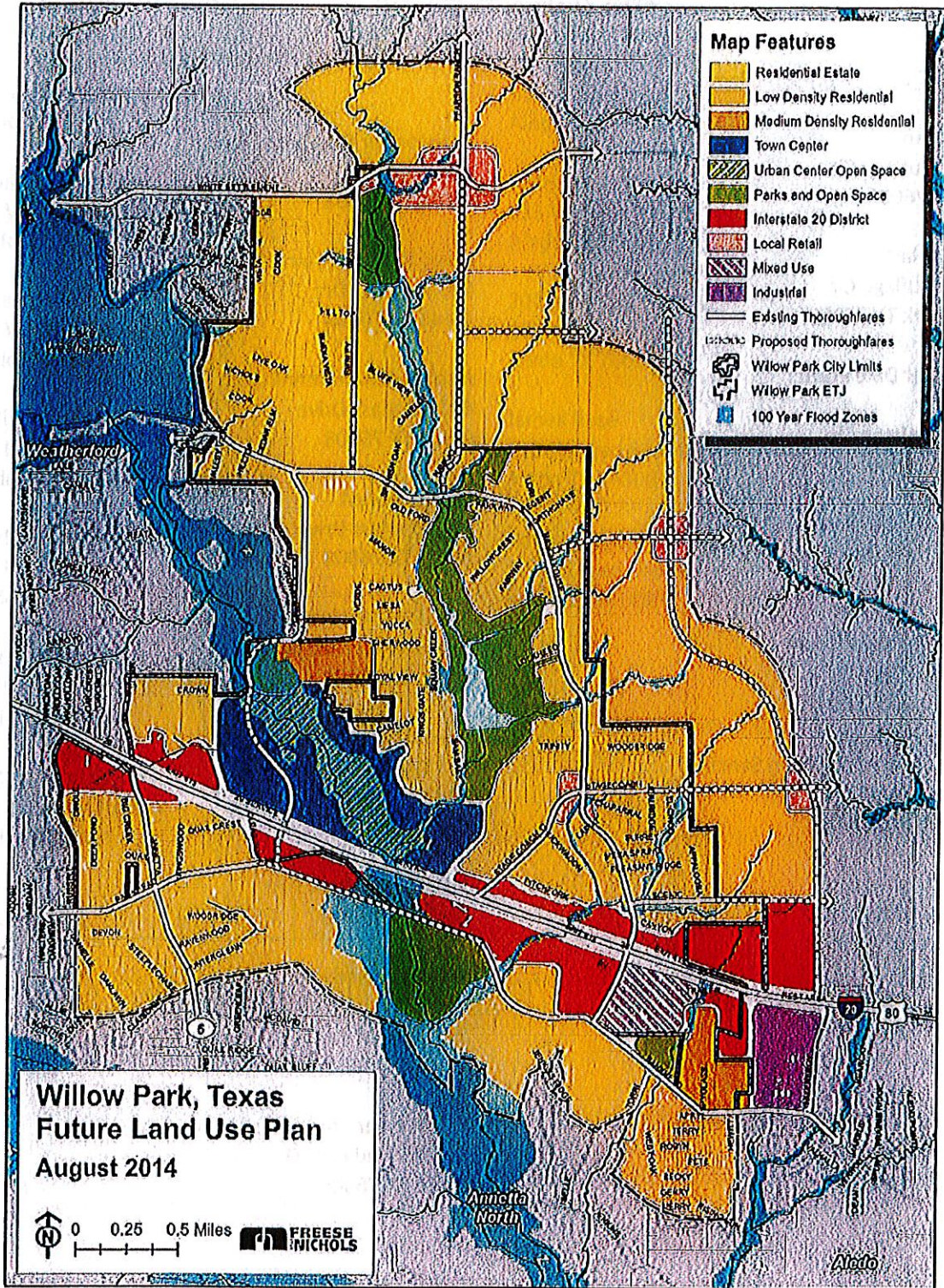






### Future Land Use Map

Future Land Use Plan





## **P&Z Meeting – 03/29/22**

### **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

Daren Curry  
165 Camouflage Cir  
Willow Park 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

Resident  
189 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

American Homes 4 Rent  
141 Winged Foot Dr  
Aledo TX 76008

Kevin & Jenna Sykes  
137 Winged Foot Dr  
Aledo TX 76008

Jameson Collins  
133 Winged Foot Dr  
Aledo TX 76008

Shelby Artymovich  
202 Bay Hill Dr  
Aledo TX 76008

Gordon Ray Grace  
200 Bay Hill Dr  
Aledo TX 76008

Cynthia Ross-Barr  
129 Winged Foot Dr  
Aledo TX 76008

Leigh Lauren Giglio  
121 Winged Foot Dr  
Aledo TX 76008

Kristi Moore  
125 Winged Foot Dr  
Aledo TX 76008

Cody Sims  
117 Winged Foot Dr  
Aledo TX 76008

AMH 2015  
113 Winged Foot Dr  
Aledo TX 76008

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

James Ruse  
105 Winged Foot Dr  
Aledo TX 76008

American Homes 4 Rent  
101 Winged Foot Dr  
Aledo TX 76008

John McClendon III & Valerie  
105 Troon Dr  
Willow Park TX 76008

Mark Wilson & Katie  
101 Troon Dr  
Aledo TX 76008

Austin Harry McCain & Chelsea  
104 Sawgrass Dr  
Willow Park TX 76008

Cole Peysen & Brittany Ann  
100 Sawgrass Dr  
Willow Park TX 76008

Shannon Brown  
105 Sawgrass Dr  
Willow Park TX 76008

Jeremy Kelso & Ashley  
101 Sawgrass Dr  
Willow Park TX 76008

Amy Michelle Ferguson & Daniel Ray  
104 Firestone Dr  
Willow Park TX 76008

Stacy Satomi & Ryan  
100 Firestone Dr  
Willow Park TX 76008

Yu Man  
2809 Oakbriar Trl  
Fort Worth TX 76109

Randy L Martin  
101 Firestone Dr  
Willow Park TX 76008

William Brown & Meredith  
174 Winged Foot Dr  
Willow Park TX 76008

Alexx Rouse & Jacob R  
168 Winged Foot Dr  
Aledo TX 76008

Jimmy Newton & Gloria  
179 Winged Foot Dr  
Willow Park TX 76008

Asia Jackson  
175 Winged Foot Dr  
Willow Park TX 76008

Justin Morgan & Kristian  
106 Muirfield Dr  
Willow Park TX 76008

Kenneth Powell & Mannin  
102 Muirfield Dr  
Aledo TX 76008

SFR Javelin Borrower LP  
A Delaware Limited Partnership  
1717 Main Street Ste 2000  
Dallas TX 75201

Guinyard Sean Konyiac  
478 Spyglass Dr  
Willow Park TX 76008

James Glenn & Patricia  
149 Camouflage Cir  
Aledo TX 76008

Ronald Smith & Candice D  
132 Camouflage Cir  
Willow Park TX 76008

Jessica Reyes & Jaime  
136 Camouflage Cir  
Aledo TX 76008

Kristopher Kiser  
140 Camouflage Cir  
Aledo TX 76008

Leonardo D Muggeo & Rebecca Marie  
144 Camouflage Cir  
Willow Park TX 76008

Roxanne M Westgate  
148 Camouflage Cir  
Aledo TX 76008

Derek Vierling & Kellye  
152 Camouflage Cir  
Willow Park TX 76008

Slaten Gough & Brenna  
156 Camouflage Cir  
Aledo TX 76008

Scott Allen Phenis & Kasey Jo  
204 Bay Hill Dr  
Aledo TX 76008

Stephanie H Reiter  
201 Bay Hill Dr  
Willow Park TX 76008

Ryan Atkins & Jessica L  
203 Bay Hill Dr  
Willow Park TX 76008

Yguyen Khoa  
56 Radburn Rd  
Glen Rock NJ 07452

Kacie Hamric  
100 Troon Dr  
Willow Park TX 76008

Date mailed:

3/03/22

By:







## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> March 29, 2022	<b>Department:</b> Planning & Development	<b>Presented By:</b> Betty Chew Toni Fisher Bill Funderburk
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### **AGENDA ITEM:**

**CONSIDER AMENDMENTS TO THE CITY OF WILLOW PARK ZONING ORDINANCE CHAPTER 14; ARTICLE 14.12 “OFF-STREET PARKING AND LOADING REQUIREMENTS”.**

### **BACKGROUND:**

The Staff reviewed the parking regulations in Chapter 14 of the Zoning Ordinance. These changes reflect updated requirements regarding parking and unloading requirements.

### **STAFF/BOARD/COMMISSION RECOMMENDATION:**

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

Staff recommends amending the Zoning Ordinance as proposed.

### **EXHIBITS:**

Zoning Ordinance Chapter 14, Article 14.12 Off-Street Parking and Loading Requirements

## ARTICLE 14.12 OFF-STREET PARKING AND LOADING REQUIREMENTS

### Sec. 14.12.001 Parking requirements based on use

In all districts there shall be provided at the time any building or structure is erected or structurally altered (except as provided in [Section 14.12.002](#)), off-street parking spaces in accordance with the following requirements:

<b>Schedule of Parking Requirements</b>		
<u>LAND USE</u>	<u>REQUIREMENTS</u>	<u>ADDITIONAL REQUIREMENTS</u>
<b>Residential Uses</b>		
Assisted Living	1 space per 3 beds	1 additional space/300 sq. ft. of office/administrative/employee areas
Bed & Breakfast	2 spaces	1 additional space for each guest unit
Condominium, Multi-Family	1.5 spaces for 1 bedroom unit 2.5 spaces for 2 bedroom unit 3.5 spaces for 3+ bedroom unit	None
Senior Multi-Family (age restricted, 55+)	1.5 spaces per unit	None
Convalescent, Rest, Nursing Home	1 space per 4 beds	None
Duplex	2 spaces per unit	One Enclosed (garage)
HUD Code Manufactured Home	2 spaces per unit	None
Mobile Home/Manufactured Housing Park, Subdivision	2 spaces per unit	None
Retirement Home	1.5 spaces per unit	None
Single-Family Detached, Patio Home, Townhome Units, Duplex	2 spaces per unit	Both spaces are to be enclosed (garage)
<b>Institutional &amp; Public Uses</b>		
Athletic Stadium or Field	1 space per 6 units	None
Church	1 space per 4 seats in the main auditorium	None
Civic Center/Auditorium	1 space per 4 seats of total capacity	1 space per each employee



Community Center, Library, Museum	Minimum 10 spaces, not including auditorium	1 additional space per 300 sq. ft. of floor area in excess of 2,000 sq. ft. plus 1 additional space per 4 seats for auditoriums that are part of the building
Day Care or Day Nursery	1 space per 10 pupils	1 per teacher
Foster Family Home	2 spaces per unit	None
Foster Group Home	2 spaces per unit	1 space per every 3 residents
General Residential Operation	1 space per every 3 residents	1 space per each employee
<b>Educational</b>		
College or University	1 space per each day student	None
Elementary School	1 space per 650 sq. ft.	1 space per each employee
Junior High or Middle School	1 space per 650 sq. ft.	1 space per each employee
Senior High School	1 space per 150 sq. ft.	1 space per each employee
<b>Amusement and Entertainment</b>		
Commercial Amusement/Indoor	1 space per 100 sq. ft. of floor area	None
Commercial Amusement/Outdoor	1 space per 4 seats plus 1 seat per 100 sq. ft. floor area used for amusement with no seating	None
Banquet Hall, Private	1 space per 150 sq. ft. of floor area	None
Bowling Alley	6 spaces per lane or alley	1 space per each employee
Golf Course	5 spaces per hole	None
Golf or Country Club	1 space per 150 sq. ft. of floor area	Or 1 space per 5 members, which results in more spaces
Lodge or Fraternal Organization	1 space per 200 sq. ft.	None
Park and Recreational Facilities	1 space per 500 sq. ft. of site area exclusive of buildings	None
Public Assembly Hall	1 space per 3 seats or bench seating spaces	None
Racetrack	1 space per 500 sq. ft. of site area exclusive of buildings	None
Theater, Sports Arena, Gymnasium, Auditorium, Athletic Fields	1 space per 3 seats or bench seating spaces	None
<b>Office and Professional</b>		
Office Center	1 space per 200 sq. ft.	None

Office or Professional Business	1 space per 200 sq. ft.	None
Real Estate Office	1 space per 200 sq. ft.	None
Personal Services Stores	1 space per 200 sq. ft.	None
Studios	1 space per 300 sq. ft.	None
<b>Retail, Services and Commercial</b>		
Antique Stores	1 space per 400 sq. ft.	None
Bank and Savings & Loan or Other Similar Institution	1 space per 300 sq. ft.	Minimum 3 stacking spaces from teller window or ATM, shall not conflict with required maneuvering
Barber/Salon	1 space per 200 sq. ft.	Minimum 3 spaces
Convenience Store	1 space per 300 sq. ft.	None
Dry Cleaning	1 space per 300 sq. ft.	None
Bakery/Confectionary	1 space per 200 sq. ft.	None
Farmers Market	1 space per vendor plus 1 space for each 400 sq. ft. of market or display area	Farmers Market parking shall be in addition to minimum parking requirements for the primary use of the property
General Market	1 space per 600 sq. ft. of site area utilized for market	None
Furniture, Appliance Sales	Minimum 2 spaces	1 additional space per 300 sq. ft. of area over 1,000 sq. ft.
Grocery Store	1 space per 300 sq. ft. of retail floor area	Minimum 3 car stack space from any pick-up window, shall not conflict with required maneuvering
Hotel or Motel	1 space per room or suite	Plus 1 space per 200 sq. ft. of public assembly area and restaurants
Kennel	1 space per 300 sq. ft.	None
Laundromat	1 space per 200 sq. ft.	None
Mortuary or Funeral Home	1 space per 50 sq. ft. of floor space in parlors or funeral service rooms	None
Restaurant, Café, Cafeteria	1 space per 200 sq. ft.	None
Restaurant - Drive-In	1 space per 150 sq. ft.	Minimum of 5 stacking spaces from voice order board or order window, shall not conflict with required maneuvering
Retail Sales (other than Antique Stores)	1 space per 200 sq. ft.	None
Service and Repair Shops	1 space or 300 sq. ft.	None



Shopping Center	1 space per 300 sq. ft.	None
Veterinary Clinic	1 space per 300 sq. ft.	None
Gym/Exercise/Aerobics	1 space per 200 sq. ft.	None
Wine Tasting Facility (Winery) or Brew-Pub (Micro-Brewery) or Micro-Distillery	1 space per 2.5 seats or 1 space per 300 sq. ft., whichever is greater	None
<b>Medical Uses</b>		
Clinic, Medical, or Dental Office	1 space per 200 sq. ft.	None
Hospital/Sanitorium	1 space per bed	1 space per employee on the largest work shift
<b>Automotive, Communication and Transportation</b>		
Auto or Machinery Sales	1 space per 500 sq. ft.	Or 1 space per 2,000 sq. ft. of lot area for outdoor uses, or whichever is greater
Auto Repair	Minimum of 5 spaces	1 space per 200 sq. ft. of floor area or repair garage
Auto Service Station	Minimum of 6 spaces	None
Auto/Trailer Leasing	1 space per 500 sq. ft.	None
Boat Sales, Repair, Rental	1 space per 500 sq. ft.	None
Car Wash (full service, self-service or automatic)	3 stacking spaces per wash bay	1 space per each employee with a minimum of 1 space
Mobile Home, Recreational Vehicle Sales	1 space per 500 sq. ft.	None
Terminal, Bus/Train/Truck	Minimum of 5 spaces	1 space per 200 sq. ft. of floor area or repair garage
<b>Industrial and Heavy Commercial</b>		
Building Materials, Lumber Storage Yards	1 space per 3 employees	Or 1 space per 1,000 sq. ft. area, whichever results in more spaces
Construction Equipment Rental and/or Sales	1 space per 500 sq. ft.	Minimum of 5 spaces provided
Feed Lot	1 space per 1,000 sq. ft. site area	1 space per each employee
Industrial/Manufacturing Activities	1 space per 3 employees	Or 1 space per 1,000 sq. ft. area, whichever results in more spaces
Heavy Commercial	1 space per 500 sq. ft.	1 space per each employee
Mini-Warehouse	Minimum 4 spaces per complex	1 additional space per 5,000 sq. ft. of storage space
Warehouse, Wholesale	1 space per 3 employees	Or 1 space per 1,000 sq. ft. area, whichever results in more spaces

Portable Building Sales	1 space per 500 sq. ft.	None
Showroom/Warehouse with Office	1 space per 750 sq. ft.	1 space per each employee
Wrecking, Salvage, Reclamation Yard	1 space per 3 employees	Or 1 space per 1,000 sq. ft. area, whichever results in more spaces

### Sec. 14.12.003 Location of parking spaces

(a) All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

(1) Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located **a distance** not to exceed three hundred (300) feet from an institutional building served and not to exceed five hundred (500) feet from any other nonresidential building served.

(2) Not more than fifty (50) percent of the parking spaces required for, (a) theaters, bowling alleys, dance halls, nightclubs, cafes or similar uses, and not more than eight (80) percent of the parking spaces required for a church or school auditorium or similar uses may be provided and used jointly by (b) similar uses not normally on, used or operated during the same hours as those listed in (a); provided, however, that written agreement thereto is properly executed and filed as specified below.

(3) Accessible parking will be in accordance with the **State of Texas – Elimination of Barriers and the American Disability Act (ADA)**. ~~The requirements to be followed for accessible parking are defined in chapter 31, Accessibility, and the associated appendix chapter 31, Site Accessibility, of the Uniform Building Code.~~

(b) In any case where the required parking spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney and shall be filed with the application for a building permit.

### Sec. 14.12.004 Minimum dimensions for off-street parking

(a) Ninety (90) degree angle parking. Each parking space shall be not less than nine (9) feet wide nor less than eighteen (18) feet in length. Maneuvering space shall be in addition to parking space and shall be not less than twenty-four (24) feet perpendicular to the building or parking line.

(b) Sixty (60) degree angle parking. Each parking space shall be not less than ~~eight (8)~~ **nine (9)** feet wide perpendicular to the parking angle nor less than ~~seventeen (17)~~ **eighteen (18)** feet in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than ~~twenty-four (24)~~ **twenty-four (24)** feet perpendicular to the building or parking line.

(c) Forty-five (45) degree angle parking. Each parking space shall be not less than ~~eight (8)~~ **nine (9)** feet wide perpendicular to the parking angle nor less than ~~sixteen (16)~~ **eighteen (18)** feet in length when measured at right angles to the building or parking line. Maneuvering space shall be in addition to parking space and shall be not less than ~~eighteen (18)~~ **twenty-four (24)** feet perpendicular to the building or parking line.

(d) When off-street parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement.

(e) When off-street parking facilities are provided in excess of the minimum amounts herein specified, or when off-street parking facilities are provided but not required by this chapter, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.



**Sec. 14.12.005 Off-street loading space**

(a) All retail, commercial and industrial structures shall provide and maintain an off-street area for the loading and unloading of merchandise and goods at ratios according to the following table.

<u>Square Feet of Gross Floor Area in Structure</u>	<u>Maximum Required Spaces or Berths</u>
0 - 4,999 sq. ft.	None
5,000 - 20,000 sq. ft.	1 Space
Each additional 20,000 sq. ft.	1 Additional Space

(b) A loading space shall consist of an area of a minimum of twelve feet (12') by thirty feet (30').

(c) All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks on-site. Each site shall provide a designated maneuvering area for trucks.

(d) No portion of a loading facility may extend into a public right-of-way or into an off-street parking facility elsewhere herein required.

(e) Areas designated for off-street loading shall be used only for the loading and unloading of passengers, equipment, supplies or merchandise.

(f) In all districts when screening of loading areas facing a street is required, screening shall be provided not less than six (6) feet in height adjacent to the loading area at the property line. Said screening shall be required along all streets except where such use was in existence at the date of adoption of this ordinance.