



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, **April 19, 2022 @ 6:00 pm**
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for March 29, 2022

Item to be considered and acted upon:

PUBLIC HEARING to consider a request to rezone 1.859 acres from LR "Local Retail"/IH-20 Overlay "Interstate Highway 20 Overlay District" to C "Commercial"/IH-20 Overlay "Interstate Highway 20 Overlay District", Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd.

- 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 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 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

I certify that 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 April 15, 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, March 29, 2022 at 6:00 p.m.

Call to Order

Vice Chairperson Rodney Wilkins called the meeting to order at 6:02 PM

Determination of Quorum

Members Present: Vice Chairperson Rodney Wilkins
Scott Smith
Billy Weikert
Sharon Bruton
Alternate Zac Walker

Members Absent: Jared Fowler

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

Election of Chairperson and Vice-Chairperson

Commissioner Jared Fowler was nominated for Chairperson and Rodney Wilkins was nominated for Vice-Chairperson. Commissioner Scott Smith made a motion to approve the nomination of Chair and Vice-Chairperson, seconded by Billy Weikert. Motion carried 5-0.

Approval of Meeting Minutes for January 18, 2022

Commissioner Billy Weikert made a motion to approve the minutes of the January 18, 2022 meeting, seconded by Commissioner Scott Smith. Motion carried 5-0.

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, 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

Betty Chew, City Planner, presented and explained the request for rezoning of 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, part of Lot 2R, Block 11, The Reserves at Trinity.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Scott Smith questioned the moving of the Event Center with regard to the tiered zoning of the location. Betty Chew stated that the Water Treatment Plant was relocated so that use could be released. In explaining the rezoning request, Jeff Davis of Spiar Engineering stated that there is a floodway area within the Greenbelt area that, although requested to be rezoned as residential, would be unusable for building. Commissioner Scott Smith stated that if it was unusable, then it should not indicate residential in the zoning change request change but stay greenbelt space. To that point, Betty Chew stated that if the 3.18 acres of the Greenbelt requested could be reclaimed for greenbelt/trail development it would increase the acreage close to what was for the Event Center, and the Greenbelt/Trail would be a community amenity. Commissioner Scott Smith questioned if the Event Center was to be moved to another location or if it was gone, as it was still shown to be listed on the Wilks' website. Chad Long of Wilks Development stated that he was not aware of it being on the website and confirmed that the Event Center would be, in fact, gone with this rezoning.

Commissioner Scott Smith made a motion recommending approval of the subject zoning change with the amendment to change the original 3.18 acres zoned Greenbelt area presented as Single Family back to Greenbelt within the floodway area, in addition to the approximate 0.6 acre area within the 6.154 acre parcel that is also shown to be FEMA floodway to the south. It was also recommended to approve the PD amendment to increase the number of homes as presented. The motion was seconded by Commissioner Billy Weikert. Motion carried 5-0.

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

Betty Chew, City Planner, presented and explained the request for rezoning from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on 19.16 acres as individual lots.

Vice-Chairperson Rodney Wilkins opened the public hearing.

During Public Hearing, Cole Pyson of 100 Saw Grass spoke to his concern about traffic and if a traffic study would be done. Betty Chew responded that the City Engineer would be looking at the street layouts. Eddie Glam at 116 Camouflage asked which builders were going to be used, if there would be an HOA, if there would be a cap on rental properties, and a concern for the silt dirt runoff. Red River Development replied that it would get the zoning change done first before determining who would be building; there is a proposed HOA for common areas and city streets; it is expected that these homes will be for sold to homeowners, with the expectation of very few investors; and, the top of the development is fill dirt which will be cut down for grading and reduce the amount of runoff. Commissioner Rodney Wilkins also stated that the new streets would align with existing city streets and add more right-of-way.

Representatives from Red River Development presented the request for zoning change from R-1 to PD R-5.

Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Scott Smith made a motion recommending approval of the subject zoning change for the 19.16 acres from R-1 to PD R-5 Planned Development District to allow for development of single-family dwellings on individual lots.

The motion was seconded by Commissioner Sharon Bruton. Motion carried 5-0.

Vice-Chairperson Rodney Wilkins commended Red River Development for listening to the community.

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

Betty Chew, City Planner, presented and explained the amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking And Loading Requirements". The changes were to "clean up" and update the existing ordinance with some additional uses. This ordinance is now presented in a chart form instead of paragraph form for easier viewing and understanding.

Vice-Chairperson Rodney Wilkins opened the public hearing. There were no public comments. Vice-Chairperson Rodney Wilkins closed the public hearing.

Commissioner Scott Smith commented that the ordinance needed improvements, and Commissioner Billy Weikert stated that it was now much easier to read.

Commissioner Billy Weikert made a motion to recommend approval of the amendments to the City of Willow Park Zoning Ordinance Chapter 14; Article 14.12 "Off-Street Parking And Loading Requirements". The motion was seconded by Commissioner Scott Smith. Motion carried 5-0.

ADJOURN

With no further business, the meeting adjourned by Vice-Chairperson Rodney Wilkins at 6:59 p.m.

APPROVED:

Rodney Wilkins, Vice-Chairperson, Planning & Zoning Commission



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 19, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM:

Consider a request to rezone 1.859 acres from LR “Local Retail”/IH-20 Overlay “Interstate Highway 20 Overlay District” to C “Commercial”/IH-20 Overlay “Interstate Highway 20 Overlay District”, Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd.

BACKGROUND:

The 1.859 acre lot is developed with a 17,800 square foot building. The other property along South Ranch House Road are zoned “C” Commercial. To make the property more versatile and broaden its uses, the owner is requesting a Zoning change from LR “Local Retail” to C “Commercial” zoning.

The property is located in Planning Area 4 is 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.

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
- Site Plan
- Land Survey
- 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

ZONING CHANGE REQUIREMENTS

Name of Applicant: Reillybrothers Property Company

Mailing Address: 1017 S FM RD 5 Aledo TX 76008
Street City State Zip

Phone: 817-441-1106 Fax: _____ Email: areilly@landadvisors.com

Property Owner: MDR 108 S RANCH HOUSE ROAD, LLC

Mailing Address: 1017 S FM RD 5 Aledo TX 76008
Street City State Zip

Phone: 817-441-1106 Fax: _____ Email: dryinvestments@outlook.com

Location of property requesting to be re-zoned: 108 S Ranch House Road

Intended Use of property: Commercial/Retail

Current Zoning District: LR - "Local Retail" with IH-20 OD - "Interstate Highway 20 Overlay District"

Requested Zoning District: C - "Commercial" with IH-20 OD - "Interstate Highway 20 Overlay District"

Specific reason for zoning request: To be consistent with existing adjacent commercial zoning.

FEES: \$150 (Residential)
 \$150 (Non-Residential)

Additional fees (if applicable): _____
 Additional fees (if applicable): \$150 CK# 130B 3/09/22

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).

Dalton Dry

 SIGNATURE OF OWNER

3/7/22

DATE

MDR 108 S RANCH HOUSE ROAD, LLC % Dalton Dry

Austin T. Reilly

 SIGNATURE OF APPLICANT

3/7/22

DATE

Reillybrothers Property Company % Austin T. Reilly

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	AR	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.			
2	AR	Site location/vicinity map clearly showing the location of the subject			
3	AR	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.			
4	AR	A written and bar scale is provided. 1"= 200' unless previously approved by staff <small>The Exhibit provided shows 1" = 161'</small>			
5	AR	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line. *Refer to survey			
6	AR	Adjacent property lines within 200 feet of the subject property.			
7	AR	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	AR	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown. *Refer to survey			
9	AR	Does the request conform to the proposed future land use in the city's Comprehensive Plan			



1 in = 200 ft
 0 50 100
 Feet



R-2=Single Family Residential Duplex
 (Undeveloped)

LR-Local Retail
 (Rest. w/ drive-thru)

G-Commercial
 (retail strip center)

G-Commercial
 (retail strip center)

G-Commercial
 (Grocery w/ fuel)

G-Commercial
 (Fuel)

G-Commercial
 (Retail Use)

G-Commercial
 (Post. w/ drive-thru)

G-Commercial
 (Motel)

~208 ft

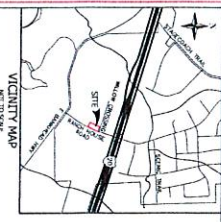
~493 ft

~201 ft

~455 ft

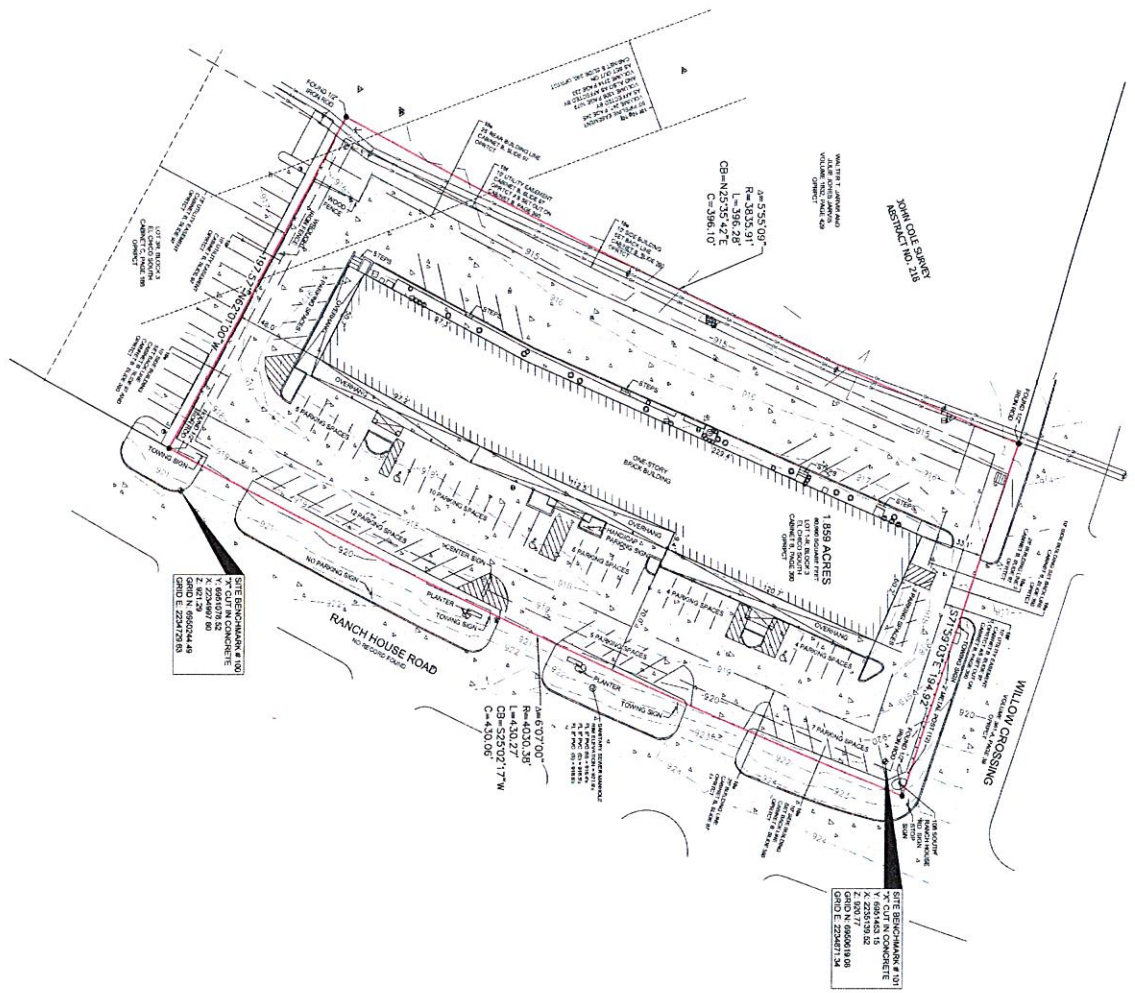
34ft to nearest intersection
 (Willow Crossing West)

20



- NOTES**
1. Containing land and the Texas Coordinate System of the State of Texas.
 2. According to official records of the Public Survey System of the State of Texas, the survey of the land shown on this plat was made by the Surveyors of the State of Texas, and the same is shown on the official records of the State of Texas.
 3. The surveyor has not indicated the exact location of the center of the earth, and the same is shown on the official records of the State of Texas.
 4. The surveyor has not indicated the exact location of the center of the earth, and the same is shown on the official records of the State of Texas.

- SCIENTIFIC NOTES**
1. The following measurements of land: corner markers in Section 4 of said Township and Range, and the center of the section in Section 4 of said Township and Range, are as follows:
 2. The following measurements of land: corner markers in Section 4 of said Township and Range, and the center of the section in Section 4 of said Township and Range, are as follows:
 3. The following measurements of land: corner markers in Section 4 of said Township and Range, and the center of the section in Section 4 of said Township and Range, are as follows:
 4. The following measurements of land: corner markers in Section 4 of said Township and Range, and the center of the section in Section 4 of said Township and Range, are as follows:
 5. The following measurements of land: corner markers in Section 4 of said Township and Range, and the center of the section in Section 4 of said Township and Range, are as follows:



STATE OF TEXAS
SURVEYORS' COMMISSION
1111 N. GARDNER STREET, SUITE 100, DALLAS, TEXAS 75202
COMMERCIAL DISTRICT, DALLAS, TEXAS 75201
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 12345

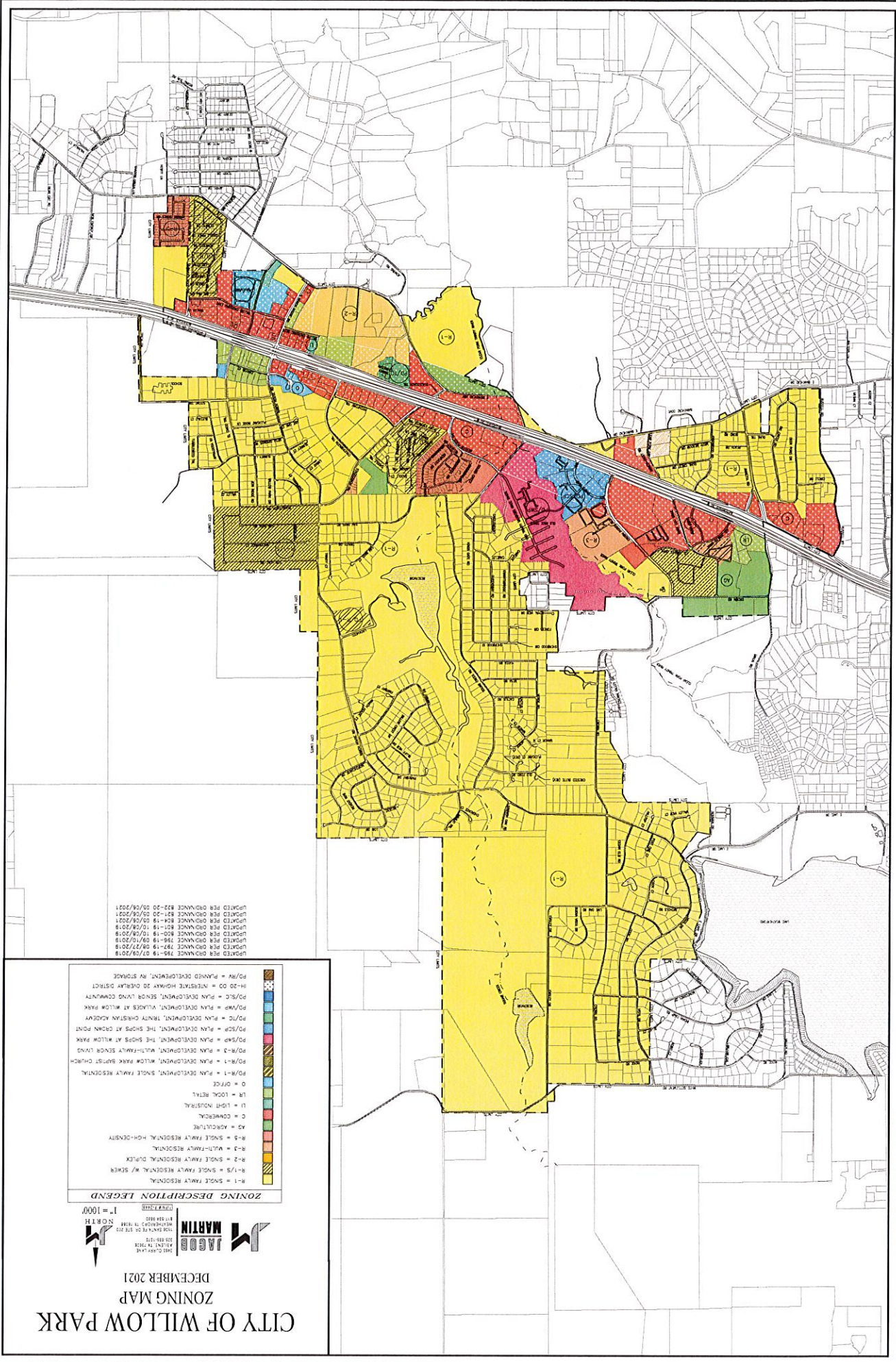
LEGEND

1	EXISTING BUILDING
2	EXISTING DRIVE
3	EXISTING FENCE
4	EXISTING UTILITY
5	EXISTING WALKWAY
6	EXISTING WALL
7	EXISTING WINDOW
8	EXISTING DOOR
9	EXISTING PORCH
10	EXISTING STAIR
11	EXISTING ROOF
12	EXISTING FLOOR
13	EXISTING CEILING
14	EXISTING WALL
15	EXISTING WINDOW
16	EXISTING DOOR
17	EXISTING PORCH
18	EXISTING STAIR
19	EXISTING ROOF
20	EXISTING FLOOR
21	EXISTING CEILING
22	EXISTING WALL
23	EXISTING WINDOW
24	EXISTING DOOR
25	EXISTING PORCH
26	EXISTING STAIR
27	EXISTING ROOF
28	EXISTING FLOOR
29	EXISTING CEILING
30	EXISTING WALL
31	EXISTING WINDOW
32	EXISTING DOOR
33	EXISTING PORCH
34	EXISTING STAIR
35	EXISTING ROOF
36	EXISTING FLOOR
37	EXISTING CEILING
38	EXISTING WALL
39	EXISTING WINDOW
40	EXISTING DOOR
41	EXISTING PORCH
42	EXISTING STAIR
43	EXISTING ROOF
44	EXISTING FLOOR
45	EXISTING CEILING
46	EXISTING WALL
47	EXISTING WINDOW
48	EXISTING DOOR
49	EXISTING PORCH
50	EXISTING STAIR
51	EXISTING ROOF
52	EXISTING FLOOR
53	EXISTING CEILING
54	EXISTING WALL
55	EXISTING WINDOW
56	EXISTING DOOR
57	EXISTING PORCH
58	EXISTING STAIR
59	EXISTING ROOF
60	EXISTING FLOOR
61	EXISTING CEILING
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64	EXISTING DOOR
65	EXISTING PORCH
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67	EXISTING ROOF
68	EXISTING FLOOR
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70	EXISTING WALL
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72	EXISTING DOOR
73	EXISTING PORCH
74	EXISTING STAIR
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76	EXISTING FLOOR
77	EXISTING CEILING
78	EXISTING WALL
79	EXISTING WINDOW
80	EXISTING DOOR
81	EXISTING PORCH
82	EXISTING STAIR
83	EXISTING ROOF
84	EXISTING FLOOR
85	EXISTING CEILING
86	EXISTING WALL
87	EXISTING WINDOW
88	EXISTING DOOR
89	EXISTING PORCH
90	EXISTING STAIR
91	EXISTING ROOF
92	EXISTING FLOOR
93	EXISTING CEILING
94	EXISTING WALL
95	EXISTING WINDOW
96	EXISTING DOOR
97	EXISTING PORCH
98	EXISTING STAIR
99	EXISTING ROOF
100	EXISTING FLOOR

LAND TITLE SURVEY
OF
1.859 ACRES
BEING LOT 14, BLOCK 3, EL CHICO SOUTH
SITUATED IN THE JOHN COLE SURVEY
ABSTRACT NUMBER 218
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES, L.L.C.
1111 N. GARDNER STREET, SUITE 100, DALLAS, TEXAS 75202
COMMERCIAL DISTRICT, DALLAS, TEXAS 75201
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 12345

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Texas, at Dallas, Texas, this 1st day of January, 2024.



R-1 = SINGLE FAMILY RESIDENTIAL
 R-2 = SINGLE FAMILY RESIDENTIAL, DUPLEX
 R-3 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
 R-4 = MULTI-FAMILY RESIDENTIAL
 R-5 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
 R-6 = AGRICULTURE
 C = COMMERCIAL
 U = LIGHT INDUSTRIAL
 LR = LOCAL RETAIL
 O = OFFICE
 PD/A-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
 PD/A-2 = PLAN DEVELOPMENT, MULTI-FAMILY SENIOR LIVING
 PD/SFP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
 PD/SCA = PLAN DEVELOPMENT, THE SHOPS AT OAKMOUNT
 PD/C = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
 PD/WSP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
 PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
 PD/IOH = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT
 PD/WP = PLANNED DEVELOPMENT, NO STORAGE
 PD/19 RZONANCE 785-19 07/27/2018
 PD/19 RZONANCE 786-19 09/12/2018
 PD/19 RZONANCE 800-19 02/02/2019
 PD/19 RZONANCE 801-19 05/02/2019
 PD/19 RZONANCE 804-19 02/02/2021
 PD/19 RZONANCE 822-20 02/02/2021

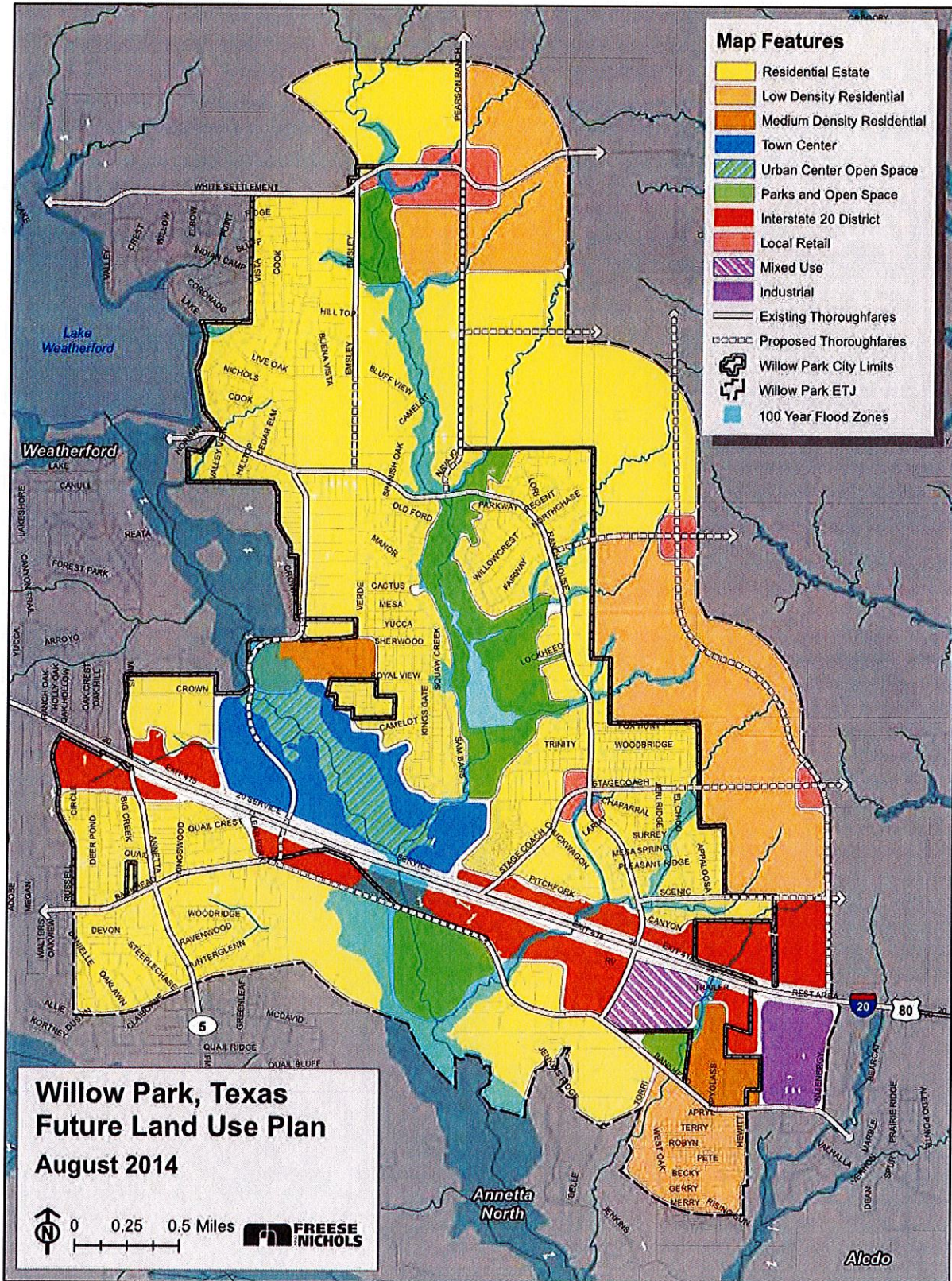
ZONING DESCRIPTION LEGEND

■	R-1 = SINGLE FAMILY RESIDENTIAL
■	R-2 = SINGLE FAMILY RESIDENTIAL, DUPLEX
■	R-3 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
■	R-4 = MULTI-FAMILY RESIDENTIAL
■	R-5 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
■	R-6 = AGRICULTURE
■	C = COMMERCIAL
■	U = LIGHT INDUSTRIAL
■	LR = LOCAL RETAIL
■	O = OFFICE
■	PD/A-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
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■	PD/SFP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
■	PD/SCA = PLAN DEVELOPMENT, THE SHOPS AT OAKMOUNT
■	PD/C = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
■	PD/WSP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
■	PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
■	PD/IOH = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT
■	PD/WP = PLANNED DEVELOPMENT, NO STORAGE

CITY OF WILLOW PARK
 ZONING MAP
 DECEMBER 2021

 JACOB MARTIN
 ENGINEERS & ARCHITECTS
 NORTH
 1" = 1000'
 SHEET SCALE

Future Land Use Map



P&Z Meeting – 4/19/22

PUBLIC HEARING to request to rezone PUBLIC HEARING to consider a request to rezone 1.859 acres from LR “Local Retail”/IH-20 OD “Interstate Highway 20 Overlay District” to C “Commercial”/IH-20 OD “Interstate Highway 20 Overlay District”, Lot 1R, Block 3, El Chico South, City of Willow Park, Parker County, Texas, located at 108 S. Ranch House Rd.

Notice of Public Hearing mailed to:

Silverleaf Holdings LLC
A Texas Limited Liability Co
561 Heritage Oak Ct
Coppell TX 75019

104 Ranch House LLC
203 Doublas Ave
Woodway TX 76712-6714

Walter T & Julie J Jarvis
8591 E Bankhead Hwy
Willow Park TX 76008-2882

Charles N Jr, Geoffrey D & Jennifer M Williams
1740 Caramay Way
Sacramento CA 95818-3037

DBT Porcupine WDI
PO Box 1411
Tyler TX 75710-1411

Date mailed: 4/05/22

By: AT