



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider Ordinance No. 743-17 providing authorization to amend Chapter 12 “*ZONING REGULATIONS*” Article 12.500 “*USE RESTRICTIONS AND ZONING REGULATIONS, ‘CLASS II – RESIDENTIAL ‘R-1/S’ SINGLE FAMILY DISTRICT WITH SEWER*” to provide for a minimum lot area of 20,000 square feet.

BACKGROUND:

The City has had requests for a one-half acre single-family residential lot. This will provide a medium density zoning classification which will provide a buffer between the R-1 (40,000) square foot lot and the R-5 (9,000) square foot lots.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff would support a recommendation for either an amendment to the lot size for the R-1/S zoning classification (30,000 to 20,000) square feet or a separate zoning classification as submitted and discussed in October 2016.

The Planning and Zoning Commission recommends an amendment to the lot size for the R-1/S zoning classification (30,000 to 20,000) square feet. The commission voted 3-0 in favor of the amendment. An ordinance is included to implement this zoning amendment.

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|--------------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |

CITY OF WILLOW PARK

ORDINANCE 743-17

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 12 "ZONING REGULATIONS," ARTICLE 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS," "CLASS II - RESIDENTIAL 'R-1/S' SINGLE-FAMILY DISTRICT WITH SEWER," CONCERNING MINIMUM LOT AREA; PROVIDING FOR PUBLICATION, A PENALTY; AND AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211.006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT

Chapter 12 "Zoning Regulations," Article 12.500 "Use Restrictions and Zoning Regulations," Section 12.506 "Class II - Residential 'R-1/S' Single-Family District with Sewer," Subsection (b) is amended, as follows:

“ ...

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet

(2) Minimum lot area: Twenty thousand (20,000) square feet

(3) Minimum gross living area: Eighteen hundred (1,800) square feet...”

SECTION 3. SEVERANCE

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

SECTION 4. RECITALS

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

SECTION 5. PUBLICATION

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

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 14th day of March, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Candice Scott, Interim City Secretary

Richard Neverdousky, Mayor

The Willow Park City Council in acting on Ordinance No. 743-17, did on the 14th day of March, 2017 vote as follows:

| | <u>FOR</u> | <u>AGAINST</u> | <u>ABSTAIN</u> |
|----------------------------|------------|----------------|----------------|
| Richard Neverdousky, Mayor | _____ | _____ | _____ |
| Norman Hogue, Place 1 | _____ | _____ | _____ |
| Gene Martin, Place 2 | _____ | _____ | _____ |
| Greg Runnebaum, Place 3 | _____ | _____ | _____ |
| John Gholson, Place 4 | _____ | _____ | _____ |
| Marcy Galle, Place 5 | _____ | _____ | _____ |



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider Ordinance No. 744-17 repealing ARTICLE 3.1200 “*GARAGE OPENINGS FACING FRONTAL STREETS*” in CHAPTER 3, “*BUILDING AND CONSTRUCTION*” Municipal; Code of Ordinances.

BACKGROUND:

STAFF/BOARD/COMMISSION RECOMMENDATION:

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|--------------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |

CITY OF WILLOW PARK

ORDINANCE 744-17

AN ORDINANCE, PROVIDING AUTHORIZATION TO AMEND CHAPTER 3, "BUILDING AND CONSTRUCTION," BY REPEALING ARTICLE 3.1200 "GARAGE OPENINGS FACING FRONTAL STREETS" MUNICIPAL CODE OF ORDINANCES; AND PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.

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

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

WHEREAS, municipalities may, under their police powers, enact reasonable regulations to promote the health, safety and welfare of citizens; and

WHEREAS, pursuant to §22.038 TEX. LOCAL GOVERNMENT CODE it is incumbent upon the municipal governing body to select a time and place to meet.

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

SECTION 1. AUTHORIZATION

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

SECTION 2. REPEALER

Article 3.1200 "GARAGE OPENINGS FACING FRONTAL STREETS" is repealed in its entirety, as follows:

~~§3.1201 For Residence with a Garage~~

~~No plans for new construction of a residence with a garage shall be approved in which garage type openings face the frontal streets except as specifically waived by the housing board of adjustments and appeals in cases of obvious hardship.~~

~~§3.1202 For Accessory Buildings~~

~~Plans for accessory buildings with garage type openings facing the frontal street may be approved if the building is situated behind a line with the front of the residence and provided that a screening fence of wood or masonry construction of not less than 6 feet in height is erected between the accessory building and the frontal street to shield the entire garage type opening.~~

SECTION 3. 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 4. SAVINGS/REPEALING CLAUSE

All provisions of any Ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said Ordinances shall remain in full force and effect.

SECTION 5. SEVERABILITY

If any section, paragraph, subsection, sentence, clause, phrase or provision of this Ordinance is for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this or any other Ordinance of the City to which these rules and regulations relate, The City of Willow Park hereby declares that it would have passed this Ordinance, and each section, paragraph, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, paragraph, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

SECTION 6. PUBLICATION

The City Secretary is hereby directed to publish the caption of this Ordinance in the municipality's official newspaper.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect from and after the publication in a newspaper of general circulation.

PASSED AND ADOPTED this 14th day of March, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Candice Scott, Interim City Secretary

Richard Neverdousky, Mayor

The Willow Park City Council in acting on Ordinance No. 744-17, did on the 14th day of March, 2017 vote as follows:

| | <u>FOR</u> | <u>AGAINST</u> | <u>ABSTAIN</u> |
|----------------------------|------------|----------------|----------------|
| Richard Neverdousky, Mayor | _____ | _____ | _____ |
| Norman Hogue, Place 1 | _____ | _____ | _____ |
| Gene Martin, Place 2 | _____ | _____ | _____ |
| Greg Runnebaum, Place 3 | _____ | _____ | _____ |
| John Gholson, Place 4 | _____ | _____ | _____ |
| Marcy Galle, Place 5 | _____ | _____ | _____ |

AGENDA ITEM #2

Meeting: February 7, 2017

GARAGE OPENINGS:

SECTION 12 "ZONING ORDINANCE"

R-1 "Single Family District"

R-1/S "Single Family District with Sewer"

R-2 "Single Family/Duplex District"

Required Parking: Two (2) car attached. Garage type openings shall not be less than 45 degrees to the frontal street.

ACCESSORY BUILDINGS:

SECTION 12 "ZONING ORDINANCE"

R-1 "Single Family District"

R-1/S "Single Family District with Sewer"

R-2 "Single Family/Duplex District"

Accessory Building Setback: Ten (10) feet minimum from rear and side property lines. Accessory buildings shall be located behind the front building setback line. Accessory buildings with garage type openings facing the frontal street may be approved provided a screening fence of wood or masonry construction, of not less than six (6) feet in height, is erected between the accessory building and the frontal street.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider Ordinance No. 745-17 and Ordinance No. 746-17 amending the Zoning Ordinance to add the “Garage Openings Facing Frontal Streets” regulations adopted by ORDINANCE No. 364-94, Code of Ordinances, City of Willow Park, Texas August 16, 1994.

BACKGROUND:

The requirement for side entry garages in the residential zoning districts as well as the requirement for accessory buildings with garage type openings to have a screening fence of not less than 6 feet in height is in the Code of Ordinances, not the Zoning Ordinance. All building setback, location, accessory building, and fencing requirements are commonly included in the Zoning Ordinance where property owners, builders, and staff look when preparing and reviewing building and site plans. There have been numerous times over the years where homes have been built and occupied before anyone discovered these requirements. Staff would also recommend consideration, in the R-1 “Single Family District” permitting garage openings at a 45 degree angle to the frontal street. This would allow for ease of access, preservation of trees, less concrete and give property owners flexibility in placement of their residence.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the Zoning Ordinance be amended to include the “Garage Opening” and “Fencing Requirements for Accessory Buildings” be incorporated in the R-1 and R-1/S sections of the Zoning Ordinance.

The Planning and Zoning Commission recommended to repeal Ordinance No. 364-94. The commission voted 5-0 in favor of the repeal.

The Planning and Zoning Commission recommends an amendment to the Zoning Ordinance for R-1, R-1/S, R-2 (Single Family).

Required parking: Two (2) car attached garage. Garage type opening shall not be less than 45 degrees to the frontal street. Vote: 5 – 0

The Planning and Zoning Commission recommends an amendment to the Zoning Ordinance for R-1, R-1/S, R-2, R-3, R-4 and R-5 Accessory Building or Use setbacks.

Accessory Building or Use Setback: Accessory Buildings shall be located no closer to the front property line than the main use building and be located a minimum of 10 feet from all side and rear property lines. Vote: 5-0

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|--------------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |

CITY OF WILLOW PARK

ORDINANCE 745-17

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 12 "ZONING REGULATIONS," ARTICLES 12.501-12.511, VARIOUS "ZONING STANDARDS" OR "USE REGULATIONS" ARE AMENDED RELATING TO ACCESSORY BUILDINGS; PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211.006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

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

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT

The following sections of Chapter 12, "Zoning Regulations," Articles 12.501-12.511 various "Zoning Standards" or "Use Regulations" of these sections Zoning Regulations" are amended, as follows:

A. "12.504 Class II - Residential 'R-1' Single Family District...

B. Zoning Standards...

12. Accessory Building or use setback: shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot set back from all side and rear property lines.

B. "12.[500] Class II - Residential: 'R-1/S' Single Family Residential Sewer...

13. Zoning Standards...

13. Accessory Building or use setback: shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot set back from all side and rear property lines.

C. "12.505 Class II - Residential: 'R-2' Single Family/Duplex District...

A. Zoning Standards...

14. Accessory Building or use setback: shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot set back from all side and rear property lines.

D. "12.507 Class II - Residential: 'R-4' Manufactured Housing District...

B. Zoning Standards...

13. Accessory Building or use setback: shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot set back from all side and rear property lines.

SECTION 3. SEVERANCE

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

SECTION 4. RECITALS

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

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 Resolution.

SECTION 5. PUBLICATION

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

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 14th day of March, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Candice Scott, Interim City Secretary

Richard Neverdousky, Mayor

The Willow Park City Council in acting on Ordinance No. 745-17, did on the 14th day of March, 2017 vote as follows:

| | <u>FOR</u> | <u>AGAINST</u> | <u>ABSTAIN</u> |
|----------------------------|------------|----------------|----------------|
| Richard Neverdousky, Mayor | _____ | _____ | _____ |
| Norman Hogue, Place 1 | _____ | _____ | _____ |
| Gene Martin, Place 2 | _____ | _____ | _____ |
| Greg Runnebaum, Place 3 | _____ | _____ | _____ |
| John Gholson, Place 4 | _____ | _____ | _____ |
| Marcy Galle, Place 5 | _____ | _____ | _____ |



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider Ordinance No. 747-17 providing authorization to amend Chapter 12 “ZONING,” Article 12.500 “*USE RESTRICTIONS AND ZONING REGULATIONS*,” by adding a new Section: “*CLASS II – RESIDENTIAL ‘TH’ Townhome District*” zoning classification.

BACKGROUND:

There have been requests in the past for townhome developments. The zoning ordinance does not currently have a definition or classification for these attached single-family dwellings. There has been concern and reservation by the Commission and City Council in handling this type development without specific guidelines.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff has drafted guidelines for Commission review.

Planning and Zoning Commission recommends for approval of the Townhome Zoning Regulations.

Vote: 5 – 0

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|--------------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |

CITY OF WILLOW PARK

ORDINANCE 747-17

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 12 "ZONING REGULATIONS," ARTICLES 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS" IS AMENDED BY ADDING A NEW SECTION 12.[500]"CLASS II - RESIDENTIAL: 'TH' TOWNHOME DISTRICT"; PROVIDING A CONFORMING DEFINITION; AND FOR PUBLICATION; AND AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT

Chapter 12, "Zoning Regulations," Article 12.300 "Definitions" is amended, by adding a new Section 12.377 "Town Home" and renumbering as follows:

"Section 12.377 Town Home. A Single-family dwelling which is attached to one or more similar dwellings by a common fire wall or fire walls, and which in combination with the attached dwellings constitute an architectural whole, located on a separate lot, and having its principal frontage on a street. Such dwelling units when so constructed may be under separate ownership."

SECTION 3. AMENDMENT

Chapter 12 "ZONING," Article 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS, by adding a new Section 12.[500] "CLASS II - RESIDENTIAL 'TH' Townhome District," as follows:

A. USE REGULATIONS:

- (1) Townhome
- (2) Churches
- (3) Libraries, museums, parks and playgrounds, community centers and governmental facilities.
- (4) Golf Courses
- (5) Customary home occupations
- (6) Public elementary and secondary schools

B. ZONING STANDARDS:

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area: Three thousand five hundred (3,500) square feet.
- (3) Minimum living area: One thousand two hundred (1,200) square feet.
- (4) Minimum lot width: Thirty-five (35) feet.
- (5) Minimum lot depth: One hundred (100) feet.
- (6) Front yard setback: Twenty (20) feet.
- (7) Rear yard setback: Twenty (20) foot minimum. If more than one story and adjacent to Single Family District forty (40) foot minimum.
- (8) Side yard setback: Interior Lot fifteen (15) feet. Street lot twenty (20) feet.
- (9) Maximum lot coverage by structure: Fifty-five (55) percent of lot area.
- (10) Required parking: Two (2) car attached garage.
- (11) Required screening: Six (6) foot wood or masonry fence side and rear yard.
- (12) Minimum masonry coverage: Seventy-five percent (75%) of the total exterior walls above grade level and below the first floor plate line excluding doors and windows.
- (13) Accessory building: Eighty (80) square foot maximum located in rear yard. Maximum height may not exceed the height of the fence.

C. Site Plan Requirement:

An application for a change in zoning to the 'TH' Townhouse District shall be accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. Any property zoned 'TH' that has not had a site plan approved at the time of zoning shall have a site plan approved by the City Council upon recommendation of the Planning and Zoning Commission, prior to issuing any building permit for construction.

SECTION 3. SEVERANCE

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

SECTION 4. RECITALS

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

SECTION 5. PUBLICATION

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

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 14th day of March, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Candice Scott, Interim City Secretary

Richard Neverdousky, Mayor

The Willow Park City Council in acting on Ordinance No. 747-17, did on the 14th day of March, 2017 vote as follows:

| | <u>FOR</u> | <u>AGAINST</u> | <u>ABSTAIN</u> |
|----------------------------|------------|----------------|----------------|
| Richard Neverdousky, Mayor | _____ | _____ | _____ |
| Norman Hogue, Place 1 | _____ | _____ | _____ |
| Gene Martin, Place 2 | _____ | _____ | _____ |
| Greg Runnebaum, Place 3 | _____ | _____ | _____ |
| John Gholson, Place 4 | _____ | _____ | _____ |
| Marcy Galle, Place 5 | _____ | _____ | _____ |

TOWNHOME ZONING DISTRICT REGULATIONS

DEFINITION: A single-family dwelling which is attached to one or more similar dwellings by a common fire wall or fire walls, and which in combination with the attached dwellings constitutes an architectural whole, located on a separate lot, and having its principal frontage on a street. Such dwelling units when so constructed may be under separate ownership.

USE REGULATIONS:

- (1) Townhome
- (2) Churches
- (3) Libraries, museums, parks and playgrounds, community centers and governmental facilities.
- (4) Golf Courses
- (5) Customary home occupations
- (6) Public elementary and secondary schools

ZONING STANDARDS:

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area: Three thousand five hundred (3,500) square feet.
- (3) Minimum living area: One thousand two hundred (1,200) square feet.
- (4) Minimum lot width: Thirty-five (35) feet.
- (5) Minimum lot depth: One hundred (100) feet.
- (6) Front yard setback: Twenty (20) feet.
- (7) Rear yard setback: Twenty (20) foot minimum.
If more than one story & adjacent to SF District forty (40) foot minimum.
- (8) Side yard setback: Interior Lot fifteen (15) feet.
Street twenty (20) feet.
- (9) Maximum lot coverage by structure: Fifty-five (55) percent of lot area.
- (10) Required parking: Two (2) car attached garage.
- (11) Required screening: Six (6) foot wood or masonry fence side and rear yard.
- (12) Minimum masonry coverage: Seventy-five percent (75%) of the total exterior walls above grade
Level & below the first floor plate line excluding doors & windows.
- (13) Accessory building: Eighty (80) square foot maximum located in rear yard. Maximum height may not exceed the height of the fence.

Site Plan Requirement: An application for a change in zoning to the TH Townhouse district shall be accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. Any property zoned TH that has not had a site plan approved at the time of zoning shall have a site plan approved by the City Council upon recommendation of the Planning and Zoning Commission, prior to issuing any building permit for construction.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider a Site Plan for “Crown Pointe Dental Clinic, Lot 5, Block B, Crown Pointe Addition located at 221 Shops Blvd.

BACKGROUND:

The property is zoned “PD-IH 20 Overlay District.” This property is located in Planning Area 3, as identified in the City’s Comprehensive Plan. Planning Area 3 is situated along and adjacent to Interstate 20. This area includes medical facilities as well as commercial and retail uses. This dental office (4,800 sq. ft.) is the first commercial lot in Block B of the Crown Pointe development. The 1.14 acre lot has frontage on Shops Blvd., a sixty (60’) foot collector street. The lot is adjacent to Checkout Lane and Community Drive, both 25 foot access and fire lane easements. All infrastructure water, sanitary sewer, fire hydrants, streets, access and fire lanes have been installed by the subdivision developer.

The building, parking, landscaping, storm water drainage, and fire plans have been reviewed and meet the requirements of the Zoning and Subdivision Ordinances.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 5, Block B, Crown Pointe Addition.

Planning and Zoning – Recommends for approval Site Plan for Lot 5, Block B, Crown Pointe Addition. Vote: 3 – YES / 2 – NO

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|--------------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |



City of Willow Park Development Services
Universal Application

RECEIVED
BY: [Signature]

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

| | | | |
|---|--|---|--|
| Project Information | | Project Name: DENTAL OFFICE | |
| <input type="checkbox"/> Residential | | <input checked="" type="checkbox"/> Commercial | |
| Valuation: \$ (round up to nearest whole dollar) | | Project Address (or description): 420 CHECKOUT LANE | |
| Brief Description of the Project: DENTAL OFFICE | | | |
| Existing zoning: PD | | # of Existing Lots (plats only): | |
| Proposed zoning: SAF | | # of Proposed Lots (plats only): | |
| Applicant/Contact Information (this will be the primary contact) | | | |
| Name: CHUCK STARK | | Mailing Address: 4221 SOUTHWEST BLVD. F.W. 76132 | |
| Company: BARRON, STARK & SWIFT CONSULTING ENGINEERS | | | |
| Primary Phone: 817-231-8141 | | E-mail: chuck@barronstark.com | |
| Property Owner Information (if different than above) | | | |
| Name: ALLG, INC. | | Mailing Address: 2524 SANDACE AVE. F.W., TX 76109 | |
| Company: MARK DRENNAN, DDS | | | |
| Primary Phone: | | E-mail: mdrennan@yahoo.com | |
| Other Phone: | | Fax: | |
| <input type="checkbox"/> Developer / <input checked="" type="checkbox"/> Engineer / <input type="checkbox"/> Surveyor Information (if applicable) | | | |
| Name: SAME AS APPLICANT | | Mailing Address: | |
| Company: | | | |
| Primary Phone: | | E-mail: | |
| Other Phone: | | Fax: | |
| For City Use Only | | | |
| Project Number: | | Permit Fee: | |
| Submittal Date: | | Plan Review Fee: | |
| Accepted By: | | Total Fee: | |
| Receipt #: | | Method of Payment: | |

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



City of Willow Park Development Services Department

SITE PLAN REQUIREMENTS

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

Site Plan applications must contain:

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

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

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

Applicant Signature

Date:

1/27/17



City of Willow Park Development Services Department

**LOT 5, BLOCK B
CROWN POINTE**

Applicant: Please complete the following

For Office Use Only

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



City of Willow Park Development Services Department

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



City of Willow Park Development Services Department

| | | | | | |
|----|-----|--|----|----|--|
| | | details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slp-panel/pre-cast walls are prohibited. | | | |
| 32 | NIA | The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan Indicating plant species/name, height at planting, and spacing. | Te | | |
| 33 | NIA | A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street. | Te | | |
| 34 | ✓ | Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled. | | Te | |
| 35 | NIA | Boundaries of detention areas are located. Indicate above and/or below ground detention. | Te | | |
| 36 | ✓ | Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements. | | | |
| 37 | NIA | Communication towers are shown and a fall distance/collapse zone is indicated. | Te | | |
| 38 | ✓ | Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable | | Te | |
| 39 | ✓ | Explain in detail the proposed use(s) for each structure DENTAL OFFICE | | Te | |
| 40 | | Total lot area less building footprint (by square feet): 49,658 Square footage of building: 4805 Building height (stories and feet) 1 STORY Number of Units per Acre (apartments only): NIA | | Te | |
| 41 | | Parking required by use with applicable parking ratios indicated for each use: 1/200 → 24 SPACES Parking Provided Indicated: 24 SPACES Handicap parking as required per COWP ordinance and TAS/ADA requirements: | | Te | |
| 42 | | Provide service verification from all utility providers | | | |
| 43 | NIA | List any variance requested for this property, dates, and approving authority | Te | | |
| 44 | NIA | Provide storm water and drainage study and design | Te | | |
| 45 | NA | Proposed domestic water usage (gallons per day, month, and year) | Te | | |
| 46 | | Are any irrigation wells proposed? NO | | Te | |
| 47 | | Applicant has received Landscaping Ordinance and requirements YES | | Te | |
| 48 | | Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review | | | |
| 49 | | Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plants and/or other Site Plans for Board review | | | |



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 40 ft.

Rear building setback: N/A ft.

Side building setback: N/A ft.

Side building setback: N/A ft.

Does the site include any utility/electric/gas/water/sewer easements?

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

PRIVATE ACCESS

Staff Review: (for official use only)

Does the site plan include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

Patty L. Chen

Date:

02/27/2017



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

| | | |
|--|-----|-------------------------------------|
| Will the building have a fire alarm? | Yes | <input checked="" type="radio"/> No |
| Will the building have a fire sprinkler/suppression system? | Yes | <input checked="" type="radio"/> No |
| Is the building taller than two-stories? | Yes | <input checked="" type="radio"/> No |
| If yes, how many stories? _____ | | |
| Will the project require installation of a new fire hydrant? | Yes | <input checked="" type="radio"/> No |
| If yes, how many fire hydrants? _____ | | |
| What is the size of the proposed fire connections? _____ | | |

Staff Review: (for official use only)

| | | |
|--|--------------------------------------|-------------------------------------|
| Does the proposed project include the sufficient fire connections? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Is the proposed project an adequate distance to a fire hydrant? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Does the project have the minimum 24' hard surface? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Is the fire lane appropriate? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Does the site have the proper turning radius? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Does the proposed project pose any safety concerns? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

| | | |
|---|-----|-------------------------------------|
| Does the proposed project require any additional fire services? | Yes | <input checked="" type="radio"/> No |
|---|-----|-------------------------------------|

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature: _____

Date: 02/09/17

516 Ranch House Rd. Willow Park, TX 76087 (817) 441-7108 phone - (817) 441-6900 fax
www.willowpark.org



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 1.14 Ac sq. ft.

Area of lot covered with structures and impervious surfaces: 19,490 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 39.25 %

Area of green space/landscaped areas: 30,168 sq. ft.

Percentage of green space/landscaped areas: 60.75 %

Total number of parking spaces: 29

Does the site include any vegetative erosion or storm water control?

Yes

No

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

Date:

02/28/2017



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 1.14 ACRES sq. ft.

Area of lot covered with structures and impervious surfaces: 39.25 % sq. ft.

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

Square footage of each building: 4805 sq. ft. _____ sq. ft. _____ sq. ft.

Proposed use for each structure:

DENTAL OFFICE

Building stories: 1

Building height: _____ ft.

Total number of parking spaces: 29

Number of handicap spaces: 2

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

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

Staff Review: (for official use only)

Does the proposed project pose any engineering concerns? Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: D. TURNER Date: 02/27/2017



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

Is any part of the site plan in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

Is any built improvement in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

Is any habitable structure in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? _____

If yes, what is the finished floor elevation for the habitable structure? _____

If yes, please list any wet or dry flood proofing measures being used?

Staff Review: (for official use only)

Base flood elevations confirmed? Yes No

Will the project require a "post-grade" elevation certificate? Yes No

Flood proofing measures approved? N/A Yes No

Does the proposed project pose any safety concerns? Yes No

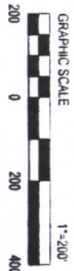
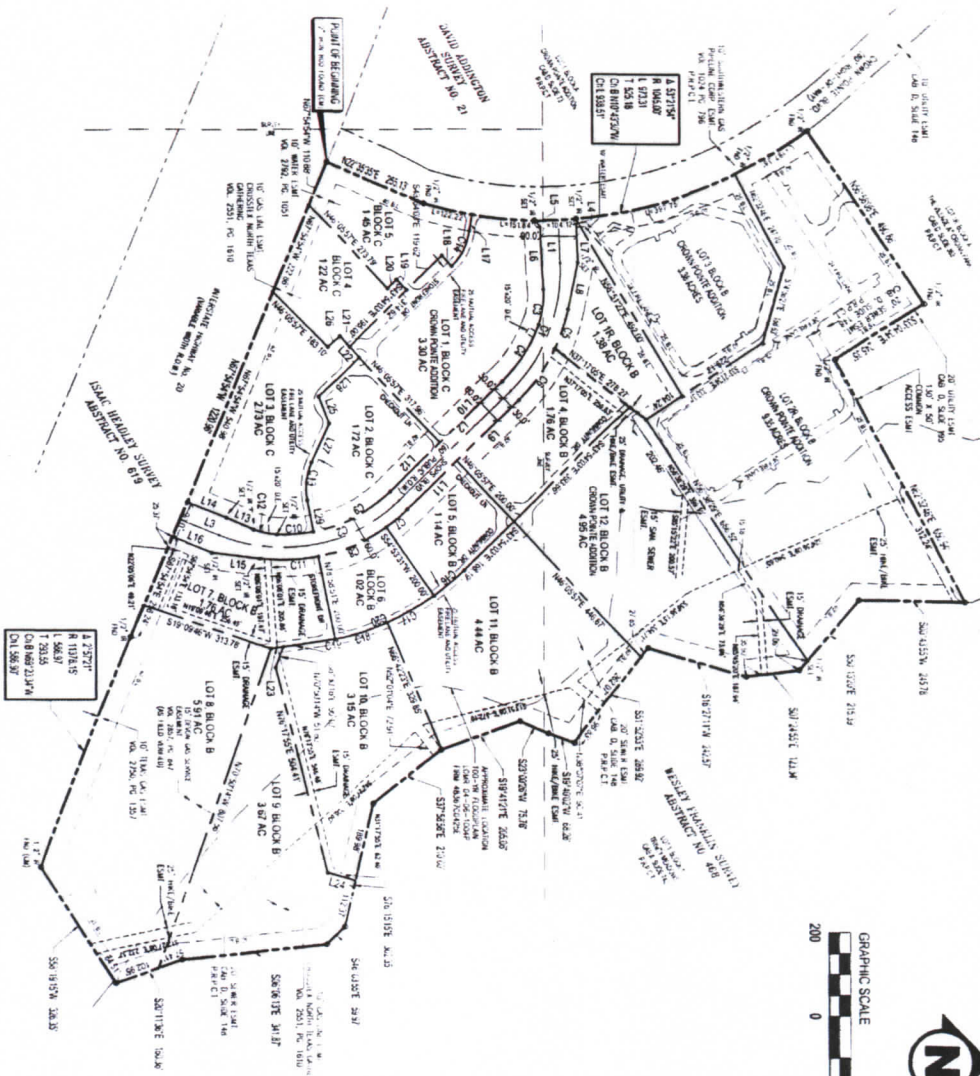
Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: D. TURNER Date: 02/27/2017

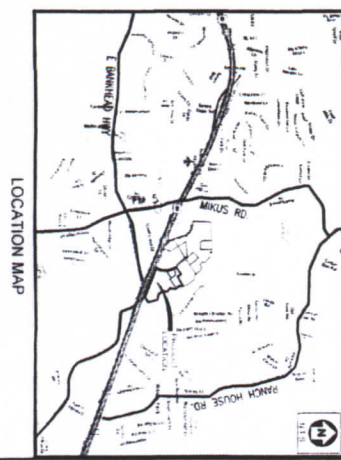
CRONSON PLAT TOTAL PAGES: 1
PARKER COUNTY TEXAS PLAT 1001



| Line # | Length | Bearing |
|--------|--------|---------------|
| L1 | 102.43 | S87° 41' 17\" |
| L2 | 379.08 | N45° 54' 03\" |
| L3 | 98.93 | N02° 05' 06\" |
| L4 | 7.19 | S48° 56' 08\" |
| L5 | 20.50 | N44° 18' 51\" |
| L6 | 89.21 | S87° 41' 17\" |
| L7 | 89.20 | S87° 41' 17\" |
| L8 | 114.56 | S77° 23' 55\" |
| L9 | 210.90 | S45° 54' 03\" |
| L10 | 210.90 | S45° 54' 03\" |
| L11 | 168.19 | S45° 54' 03\" |
| L12 | 168.19 | S45° 54' 03\" |
| L13 | 70.75 | N25° 36' 19\" |
| L14 | 98.93 | S22° 05' 06\" |
| L15 | 114.56 | N07° 09' 59\" |
| L16 | 98.93 | N22° 05' 06\" |
| L17 | 38.59 | N80° 44' 36\" |
| L18 | 35.00 | S46° 05' 57\" |
| L19 | 35.00 | N46° 05' 57\" |
| L20 | 30.00 | N45° 54' 03\" |

| Line # | Length | Bearing |
|--------|--------|---------------|
| L21 | 35.00 | S46° 05' 57\" |
| L22 | 70.00 | S46° 05' 57\" |
| L23 | 28.23 | S08° 50' 16\" |
| L24 | 69.44 | N16° 17' 55\" |
| L25 | 68.08 | N88° 58' 20\" |
| L26 | 38.57 | S45° 54' 03\" |
| L27 | 103.03 | S66° 01' 40\" |
| L28 | 155.91 | S45° 54' 03\" |
| L29 | 76.96 | N18° 58' 51\" |

| Section # | Area (Ac.) | Area (Sq. Ft.) |
|-----------|------------|----------------|
| 1 | 21.9 | 1,514,517 |
| 2 | 21.9 | 1,514,517 |
| 3 | 21.9 | 1,514,517 |
| 4 | 21.9 | 1,514,517 |
| 5 | 21.9 | 1,514,517 |
| 6 | 21.9 | 1,514,517 |
| 7 | 21.9 | 1,514,517 |
| 8 | 21.9 | 1,514,517 |
| 9 | 21.9 | 1,514,517 |
| 10 | 21.9 | 1,514,517 |
| 11 | 21.9 | 1,514,517 |
| 12 | 21.9 | 1,514,517 |
| 13 | 21.9 | 1,514,517 |
| 14 | 21.9 | 1,514,517 |
| 15 | 21.9 | 1,514,517 |
| 16 | 21.9 | 1,514,517 |
| 17 | 21.9 | 1,514,517 |
| 18 | 21.9 | 1,514,517 |
| 19 | 21.9 | 1,514,517 |
| 20 | 21.9 | 1,514,517 |



NOTE:
1. 1/2\"/>

FILED FOR RECORD
PARKER COUNTY TEXAS PLAT 1001
DATE: 10/10/2010

Barron-Stark-Swift
Consulting Engineers
P.C.

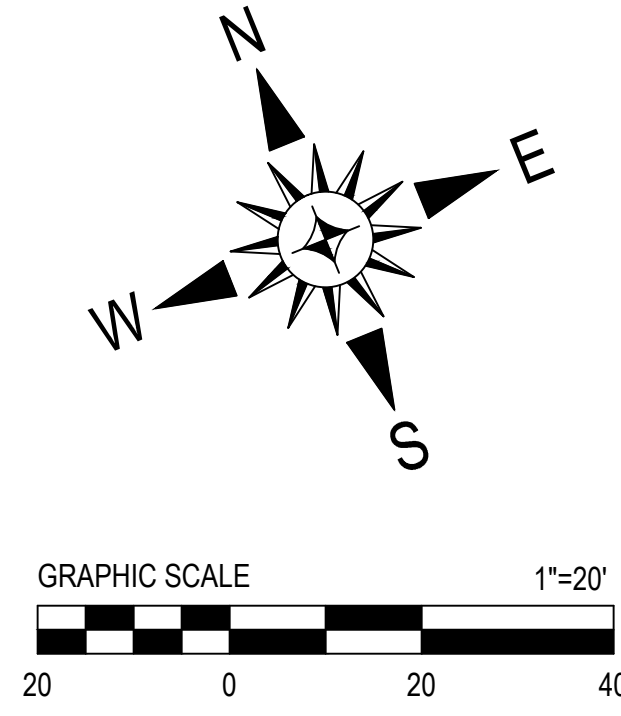
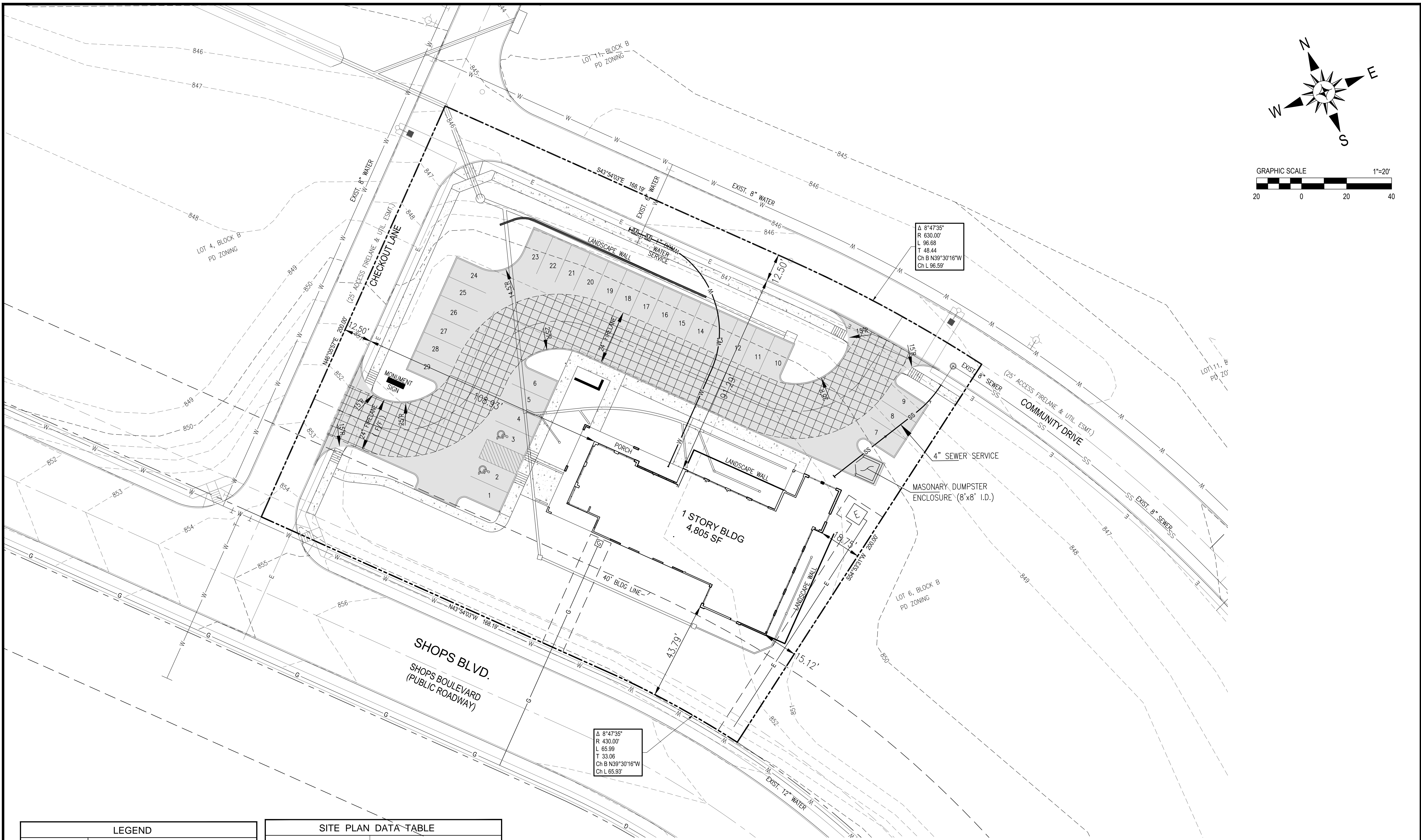
6221 Southwestern Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 (F) (817) 231-8101
Texas Registered Survey Firm F-10158800
www.barronstarkswift.com

OWNER:
THE SHOPS AT CROWN PARK, LLC
1010 N. 20
CROOK TEXAS 76034
PH (817) 897-2014

APPROVED BY:
City of Willow Park, Texas
SIGNED: [Signature]
DATE: 10/10/2010

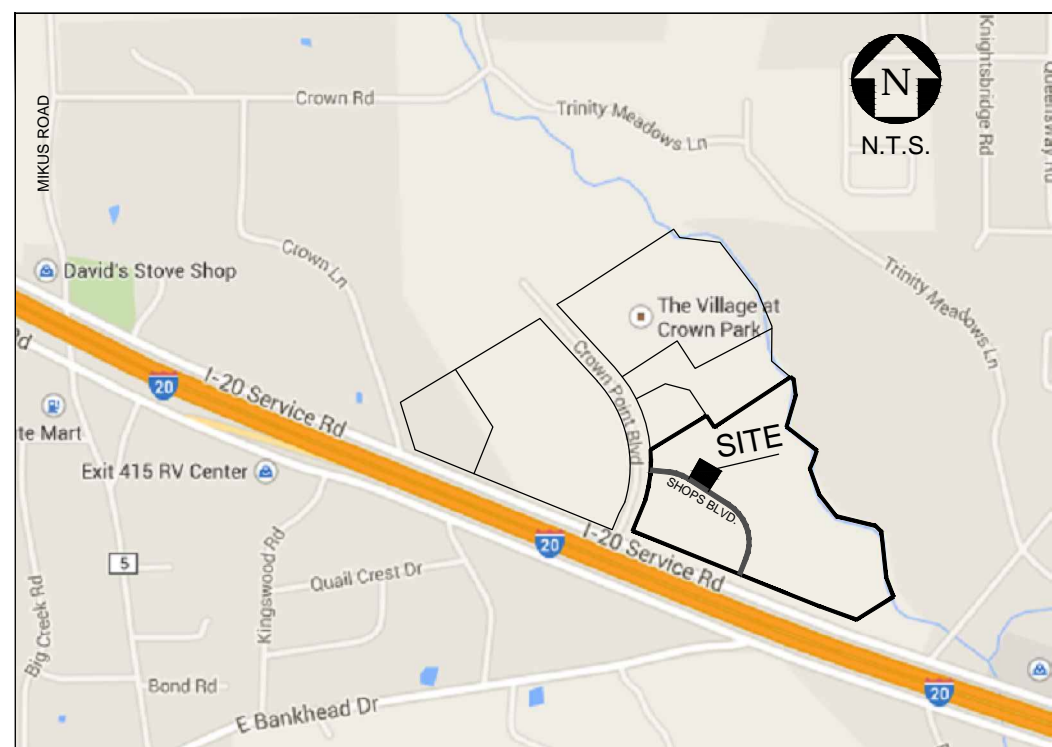
OWNER:
THE SHOPS AT CROWN PARK, LLC
1010 N. 20
CROOK TEXAS 76034
PH (817) 897-2014

ACCT. NO.: 11712
CITY: WP
MAP NO.: K-16
FINAL PLAT
LOT 1R - 2R LOT 3-12, BLOCK B
LOT 1-5, BLOCK C
CROWN POINTE ADDITION
BEING A PART OF LOT 2, BLOCK A
THE VILLAGE AT CROWN PARK
AS RECORDED IN CROWNED SIDE 661
PLAT RECORDS PARKER COUNTY TEXAS AND
LOT 1, BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CROWNED SIDE 128
PLAT RECORDS PARKER COUNTY TEXAS
BEING 54.50 ACRES SITUATED IN THE
WILSON TRACT, PARKER COUNTY TEXAS AND
BEING THE ADJACENT SURVEY AND BEING 100.00
CITY OF WILLOW PARK
PARKER COUNTY TEXAS
AUG 2015

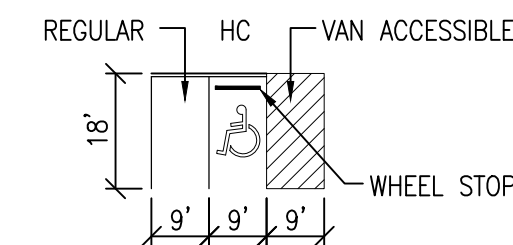


| LEGEND | |
|--------|-----------------------------|
| SYMBOL | DESCRIPTION |
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | EXISTING SAN. SEWER MANHOLE |
| | EXISTING POWER POLE |
| | CONCRETE PAVING |
| | FIRE LANE |
| | SIDEWALK |
| | PROPOSED WATER VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED LIGHT POLE |

| SITE PLAN DATA TABLE | |
|----------------------|------------------------------------|
| ACREAGE | 1.14 ACRES |
| EXISTING ZONING | COMMERCIAL |
| PROPOSED USE | MEDICAL OFFICE |
| PROPOSED STRUCTURES | ONE (1) STORY - COMMERCIAL |
| F.A.R. | 9.70% |
| PERCENT IMPERVIOUS | 39.25% |
| PARKING REQUIRED | 1 PARKING/200sf = 24 PARKING SPACE |
| PARKING PROVIDED | 29 (INCLUDES 2 HC) |
| OPEN SPACE | 60.75% |



LOCATION MAP



TYPICAL PARKING LAYOUT

GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
 - ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
 - ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
 - DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,600 PSI.
 - ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
 - ALL PARKING PAVING SHALL BE 6" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
 - EXISTING ZONING = PD
- APPLICANT
ALLG, LLC
2524 SANDAGE AVENUE
FORT WORTH, TX 76109

| | |
|-------------|------|
| REVISIONS | DATE |
| DESCRIPTION | |
| NO. | |

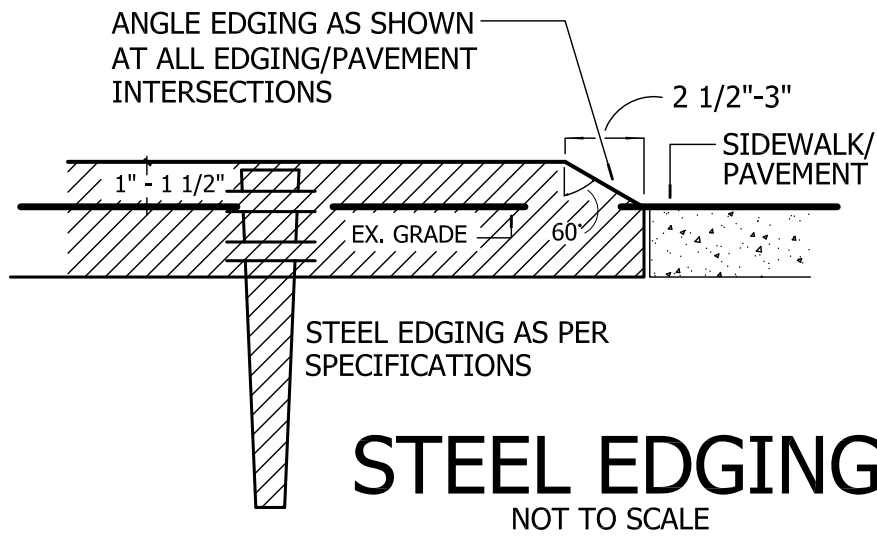
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8141
Texas Registered Engineering Firm E-10984
Texas Registered Survey Firm F-1015880
www.barronstark.com

Barron-Stark-Swift
Consulting Engineers
Together.

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

SITE PLAN
Lot 5, Block B
CROWN POINTE ADDITION
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No. 316
PROJECT No. 9375
DESIGN: PWD
DRAWN: PWD
CHECKED: CFS
DATE: NOVEMBER 2016
SHEET
C2.0



LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. INSTALL STEEL EDGING TO SEPERATE ALL BED AREAS FROM TURF AREAS, DG/COBBLE AREAS FROM TURF AREAS, AND DG/COBBLE AREAS FROM BED AREAS.
4. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
5. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
6. ALL MISCANTHUS AND ELAEAGNUS SHALL BE PIT-PLANTED WITH 1/3 ORGANIC MATERIAL AND 2/3 EXISTING SOIL.
7. TOPDRESS ALL PLANTING AREAS WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL TREES SHALL BE PLANTED AS PER DETAILS THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER- SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

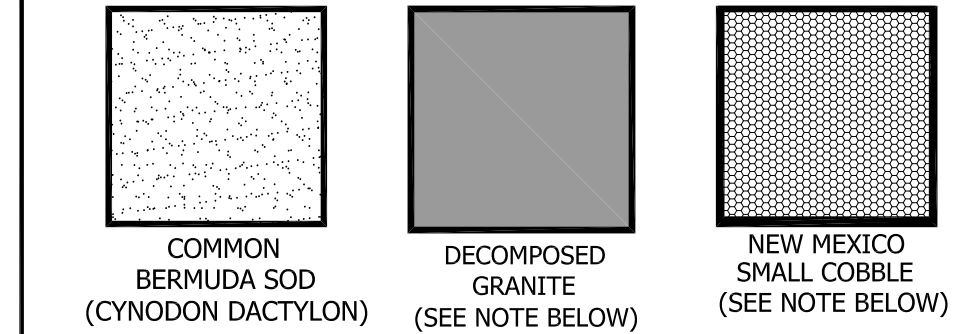
PLANTLIST

| SYM | MATERIAL | QNTY | SIZE | HT | SP | NOTES | SPACING |
|-----|------------------------------------|------|---------|--------|------|-----------------|---------|
| CO | CHINKAPIN OAK | 5 | 3" CAL. | 10-12' | 5-6' | NURSERY GROWN | |
| LB | LACEBARK ELM | 4 | 3" CAL. | 10-12' | 6-7' | NURSERY GROWN | |
| RM | RED MAPLE | 10 | 3" CAL. | 10-12' | 5-6' | NURSERY GROWN | |
| CM | ACER RUBRUM 'OCTOBER GLORY' | 6 | 30 GAL. | 8-10' | 4-5' | CONTAINER GROWN | |
| NR | LAGERSTROEMIA INDICA 'BASHAM PINK' | 7 | 15 GAL. | 4-5' | 2-3' | FULL | 48"oc |
| WBJ | NR STEVENS HOLLY | 7 | 15 GAL. | 4-5' | 2-3' | FULL | 48"oc |
| SKY | WICHITA BLUE JUNIPER | 22 | 7 GAL. | 3-4' | 2-3' | FULL | 48"oc |
| DP | SKY ROCKET JUNIPER | 22 | 7 GAL. | 42" | 12" | FULL | 36"oc |
| IG | JUNIPERUS VIRGINIANA 'SKYROCKET' | 7 | 5 GAL. | 24" | 24" | FULL | 48"oc |
| NP | DWARF PALMETTO | 31 | 5 GAL. | 30" | 24" | FULL | 42"oc |
| IH | SABAL MINOR | 7 | 5 GAL. | 30" | 24" | FULL | 36"oc |
| RM | INDIAN GRASS | 64 | 5 GAL. | 26" | 18" | FULL | 36"oc |
| PLY | NEEDLEPOINT HOLLY | 8 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| GSN | ILEX CORNUTA 'NEEDLEPOINT' | 12 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| DY | INDIAN HAWTHORN | 8 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| MFG | RAPHIOLEPIS INDICA 'CALISTO' | 12 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| GIA | ROSEMARY | 20 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| DMP | PALE LEAF YUCCA | 20 | 5 GAL. | 15" | 15" | FULL | 30"oc |
| PW | YUCCA PALLIDA | 53 | 3 GAL. | 12" | 12" | FULL | 24"oc |
| | GULFSTREAM NANDINA | 46 | 3 GAL. | 12" | 12" | FULL | 24"oc |
| | ILEX VOMITORIA 'NANA' | 79 | 1 GAL. | 12" | 12" | FULL | 18"oc |
| | DWF YALPON HOLLY | 25 | 1 GAL. | 12" | 12" | FULL | 18"oc |
| | MEX FEATHERGRASS | 53 | 1 GAL. | 3" | 8" | FULL | 18"oc |
| | NASSELLA TENUISSIMA | 435 | 1 GAL. | 5" | 10" | FULL | 18"oc |
| | GIANT LIRIOPE | | | | | | |
| | LIRIOPE GIGANTEA | | | | | | |
| | DWF MEX PETUNIA | | | | | | |
| | RUELLIA BRITTONIANA 'DWARF' | | | | | | |
| | WINTERCREEPER | | | | | | |
| | EUONYMUS FORTUNEI 'COLORATUS' | | | | | | |

CITY REQUIREMENTS

- H.1. INTERIOR LANDSCAPING
- GROSS PARKING 14,153 SF
- INTERIOR LANDSCAPE AREA
- REQUIRED 1,453 SF (10%)
- PROVIDED 1,547 SF (10.93%)
- 1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE
- 1415 = 3.54= 4 TREES REQUIRED
- 400 4 TREES PROPOSED
- ALL PARKING TO BE SCREENED FOR R.O.W.'S AND ADJACENT PROPERTY PROVIDED AS REQUIRED
- H.2. PERIMETER LANDSCAPING
- 1 TREE PER 50 LF
- SHOPS BLVD.
- 234.18 = 4.68= 5 TREES REQUIRED
- 50 5 TREE PROPOSED
- CHECKOUT LANE
- 200.00 = 4 TREES REQUIRED
- 50 4 TREES PROPOSED
- COMMUNITY DRIVE
- 264.87 = 5.29= 6 TREES REQUIRED
- 50 6 TREES PROPOSED
- I. NONVEHICULAR OPEN SPACE
- MINIMUM 15% SITE TO BE LANDSCAPE
- TOTAL SITE AREA 49,904 SF
- REQUIRED 49,904 x 15% = 7,486 SF
- PROVIDED 12,735 SF (25.94%)
- 1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE
- NONVEHICULAR (areas not in interior or buffers) 12,735 SF
- 12,735 SF = 5.09 = 6 TREES REQUIRED
- 2500 SF 6 TREES PROPOSED

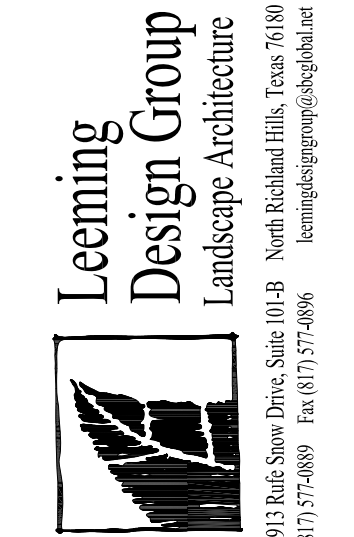
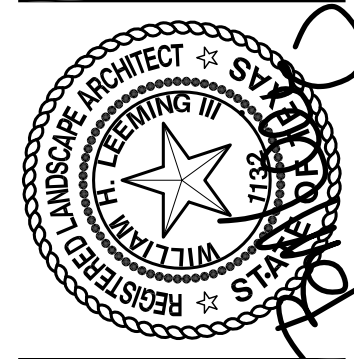
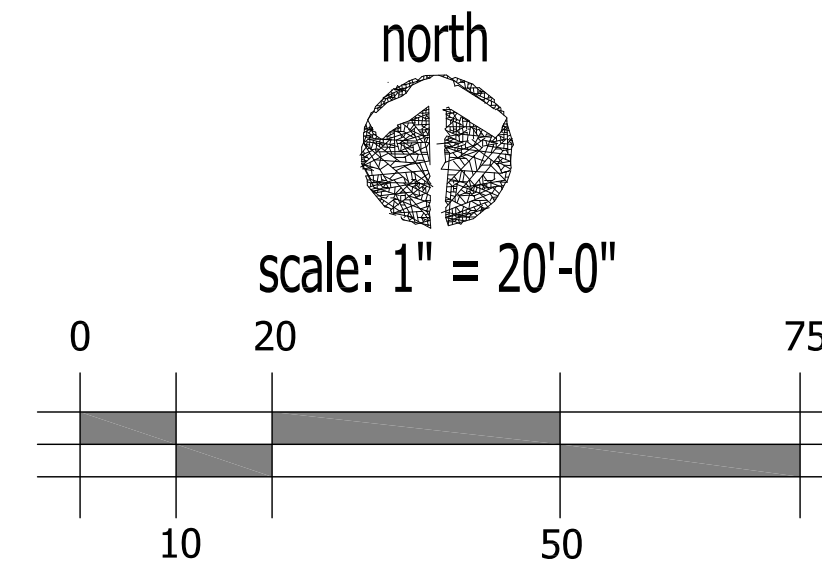
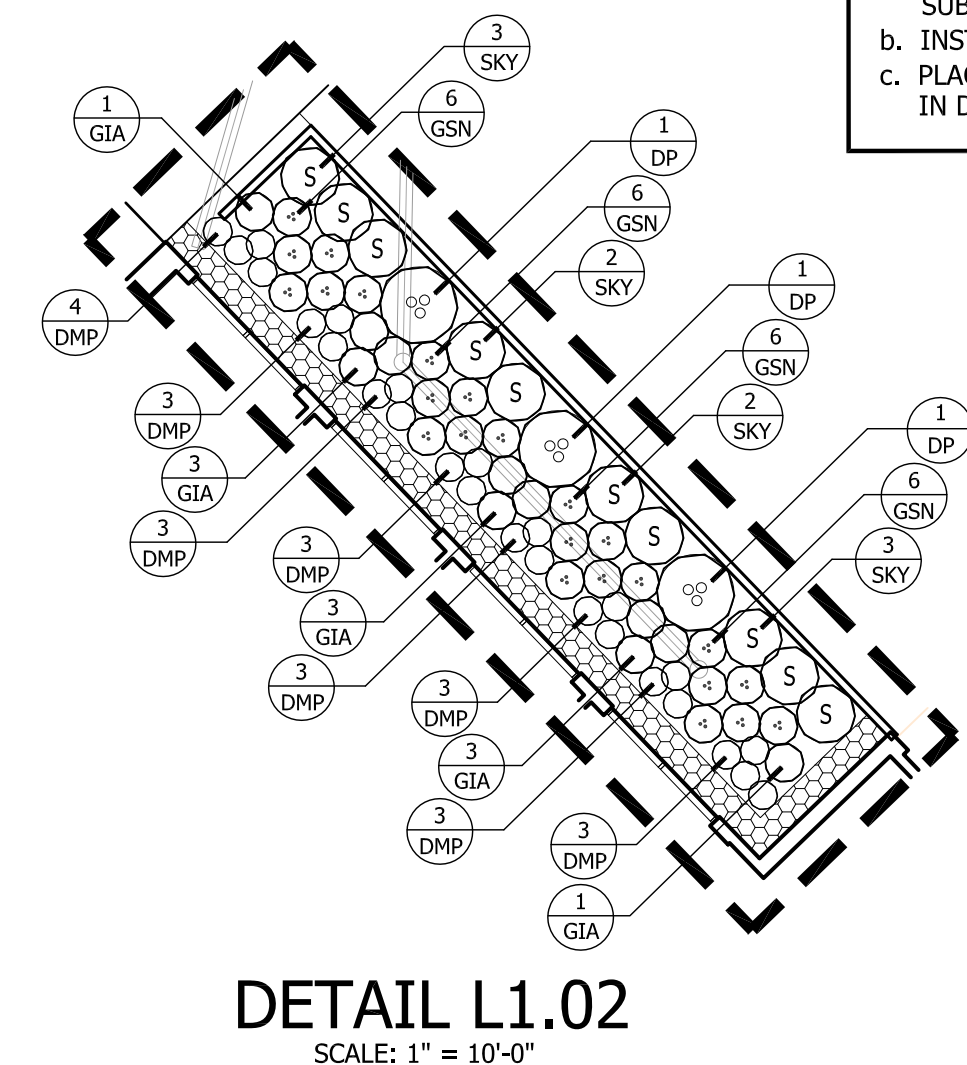
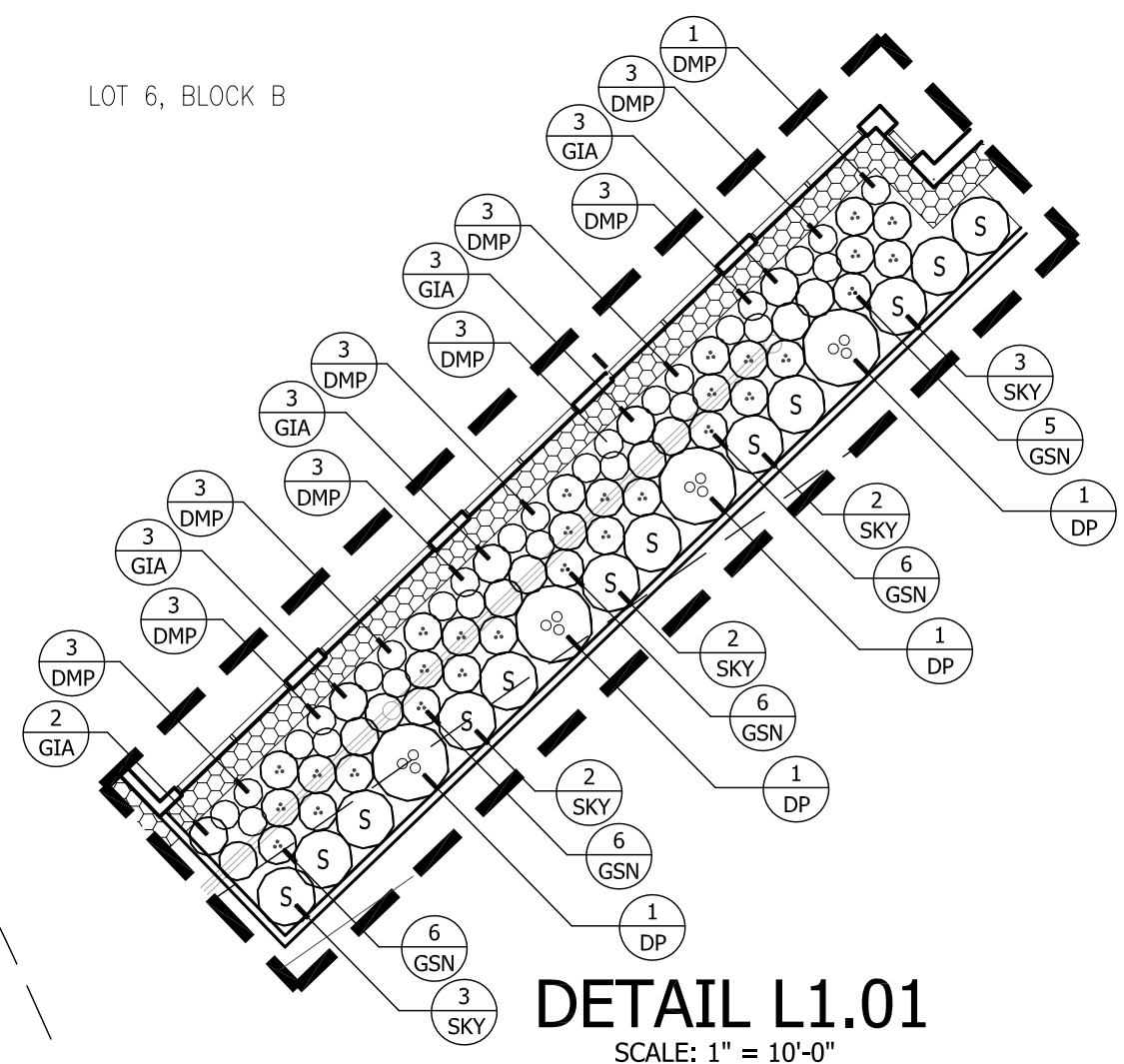
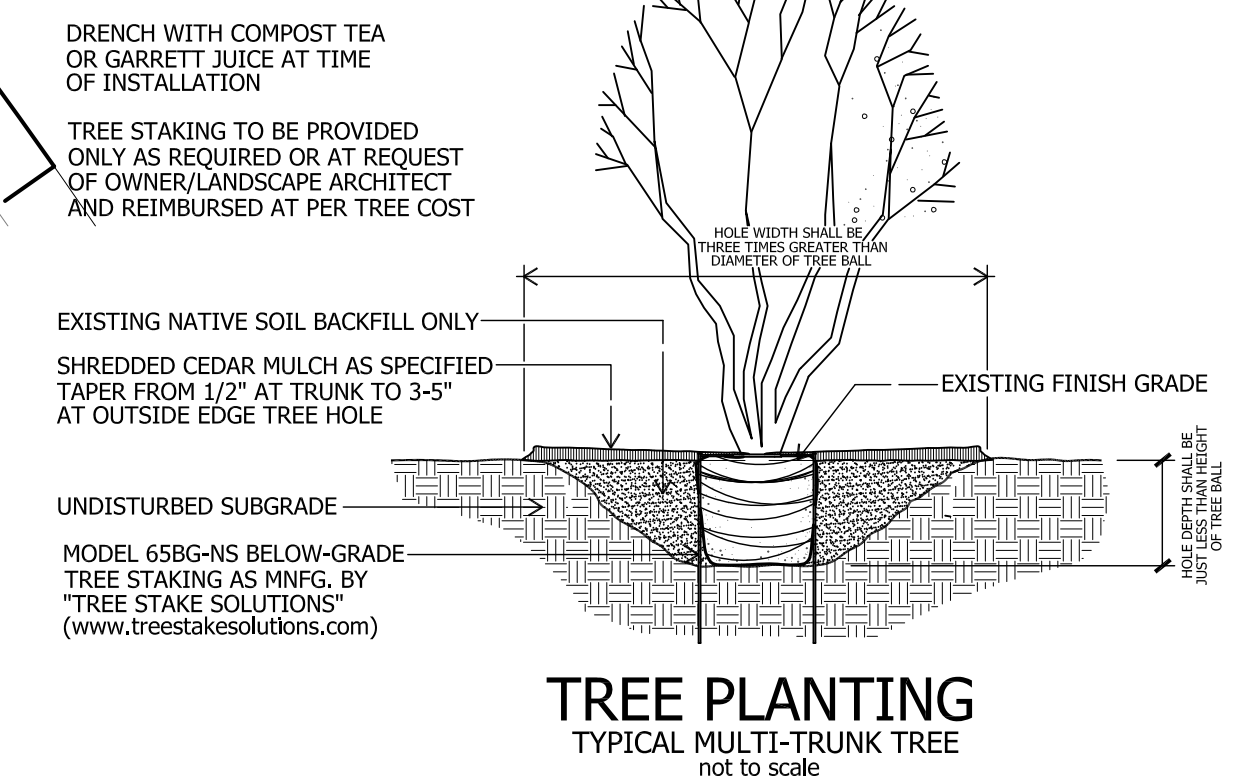
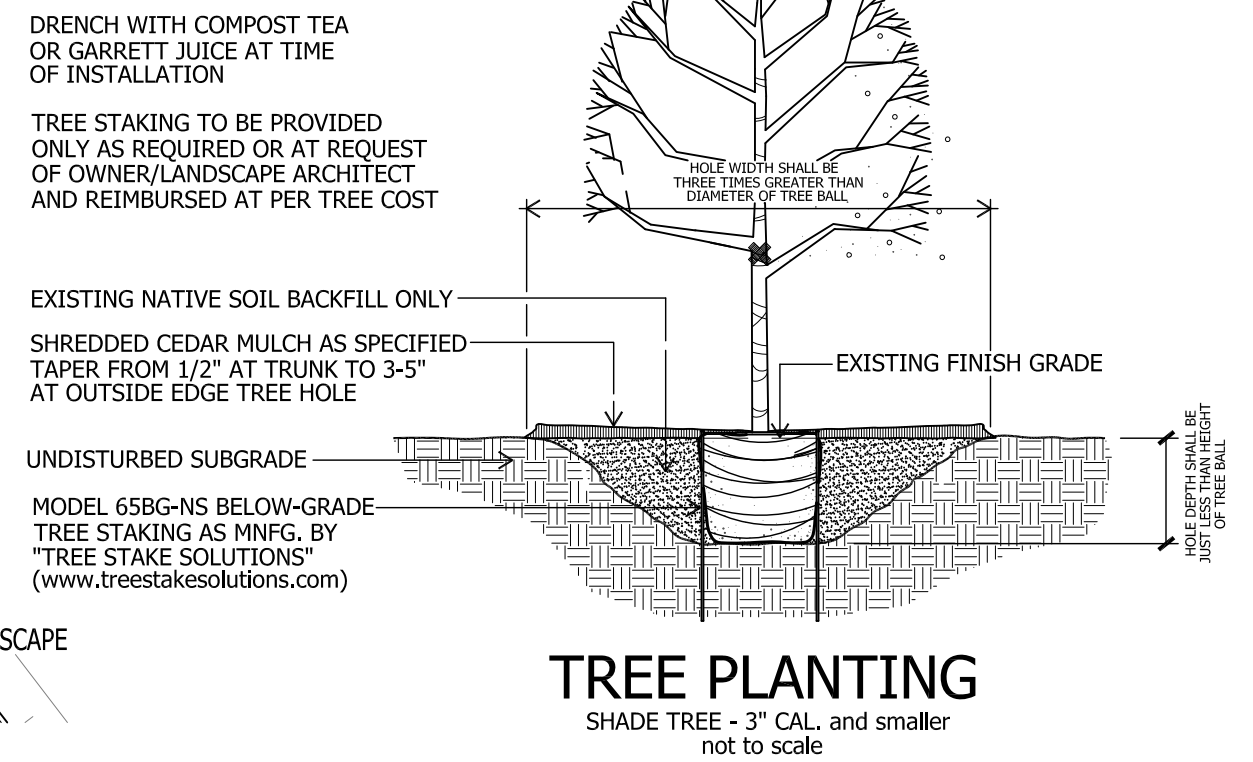
LANDSCAPE LEGEND



- SOD INSTALLATION NOTES:
- a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
 - c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
 - d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
 - e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

- DECOMPOSED GRANITE INSTALLATION NOTES:
- a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 - c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
 - d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE GRANITE.
 - e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
 - f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

- COBBLESTONE INSTALLATION NOTES:
- a. LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 - c. PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.



LANDSCAPE PLAN

ALEDO DENTAL
CROWN POINTE ADDITION
WILLOW PARK, TEXAS

file name:
c:\Willow Park-Aledo Dental\
ldg-base_AledoDental.dwg

sheet
L-1

apr. by:
drawn by:
date: 01-20-17

revisions

| OWNER | |
|---|---|
| CHAD & MIKE DRENNAN ALED0 DENTAL ASSOCIATES PA 619 N FM 1187 ALED0, TX 76008 | 817.441.7654 |
| ARCHITECT | |
| GREG HAYSLETT FAZIO ARCHITECTS 308-B CONGRESS AVE AUSTIN, TX 78701 | 512.494.0643, ext. 5# |
| GENERAL CONTRACTOR | |
| JEFF JONES IMPERIAL CONSTRUCTION, INC. 400 I-20 WEST, SUITE 200 WEATHERFORD, TX 76086 | 817.341.8886 |
| STRUCTURAL ENGINEER | |
| JOHN STEINMAN STEINMAN LUEVANO STRUCTURES, LLP 5901 OLD FREDRICKSBURG RD, SUITE #B101 AUSTIN, TX 78749 | 512.891.6766 |
| MEP ENGINEER | |
| KENDY GUILLAUME JORDAN & SKALA ENGINEERS 10375 RICHMOND AVE, SUITE 300 HOUSTON, TX 77042 | 281.617.3200, ext. 1601 |
| CIVIL ENGINEER | |
| CHUCK STARK BARRON STARK SWIFT CONSULTING ENGINEERS 6221 SOUTHWEST BLVD, SUITE 100 FORT WORTH, TX 76132 | 817.231.8141 |
| INTERIOR DESIGNER | |
| GERI TRUE GERI TRUE DESIGN 800 P STREET, SUITE 200 LINCOLN, NE 68508 | 402.499.0520 |
| PLANNING/BUILDING DEPT. | |
| CITY OF WILLOW PARK 516 RANCH HOUSE ROAD WILLOW PARK, TX 76087 817.441.7108 | |
| BUILDING CODES | |
| 2012 INTERNATIONAL BUILDING CODES 2012 INTERNATIONAL PLUMBING, MECHANICAL AND GAS CODES - IPC: IMC 2012 INTERNATIONAL FIRE CODE - IFC 2012 INTERNATIONAL ENERGY CONSERVATION CODE - IECC 2012 INTERNATIONAL EXISTING BUILDING CODE 2011 NATIONAL ELECTRICAL CODE | |
| PROJECT DATA | |
| PROJECT: | CROWN POINTE DENTISTRY |
| LOCATION: | THE SHOPS AT WILLOW PARK CROWN POINTE ADDITION |
| ZONING: | COMMERCIAL |
| OCCUPANCY: | BUSINESS |
| CONSTRUCTION: | V |
| SQUARE FOOTAGE: | 4,710 SQFT [GROSS] |
| OCCUPANT LOAD: | 48 |

FAZIO
architects

308-B CONGRESS AVENUE - AUSTIN, TEXAS 78701
512.494.0643 PH - 512-494.9041 FAX

CROWN POINTE DENTISTRY

306 COMMUNITY DRIVE
WILLOW PARK, TX 76087



CONTRACT DOCUMENTS SUPERCEDE RENDERINGS. NO PERFORMANCE EXPECTATIONS WHATSOEVER SHALL BE IMPLIED BY THESE ARTISTIC INTERPRETATIONS OF A SCHEMATIC SKETCH. SOME ELEMENTS/COMPONENTS NECESSARY FOR CONSTRUCTION MAY BE OMITTED FROM RENDERINGS SIMPLY FOR VISUAL EMBELLISHMENT.

LIST OF DRAWINGS

A0.0
A0.1
AS1.0
A1.0
A1.2
A1.4
A1.5
A2.0
A2.1
A4.0
A4.1
A4.2
A4.3
A4.4
A4.5
A4.6
A6.0
A6.1
AE1.1
AE1.2
AE1.3

COVER SHEET
ACCESSABILITY STANDARDS
SITE PLAN
FLOOR PLAN
EQUIPMENT PLAN
REFLECTED CEILING PLAN
ROOF PLAN
ELEVATIONS
3-D VIEWS
INTERIOR ELEVATIONS
INTERIOR ELEVATIONS
INTERIOR ELEVATIONS
INTERIOR ELEVATIONS
INTERIOR ELEVATIONS
INTERIOR ELEVATIONS
MILLWORK DETAILS
MILLWORK DETAILS
POWER PLAN
PLUMBING PLAN
LIGHTING PLAN

LOCATION MAP

COVER SHEET

ISSUE

DATE

BASE SHEETS02.8.2017

SHEET

A0.0

FAZIO
architects

512.494.0643 TEL 512.494.9041 FAX
308-B CONGRESS AVE. AUSTIN TX 78701
www.fazioarchitects.com

02.8.2017

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

CROWN POINTE DENTISTRY

306 COMMUNITY DRIVE
WILLOW PARK, TX 76087

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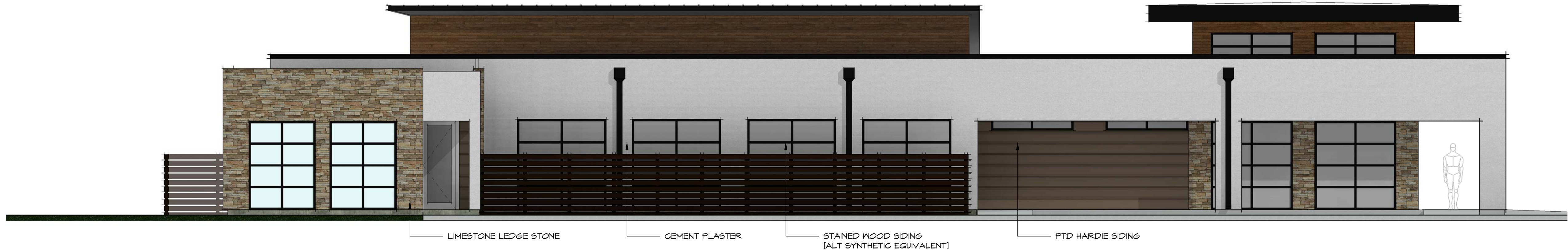
ISSUE

DATE

BASE SHEETS02.8.2017

SHEET

A0.0



1 | NORTH
SCALE: 3/16" = 1'-0"



2 | EAST
SCALE: 3/16" = 1'-0"



3 | SOUTH
SCALE: 3/16" = 1'-0"



4 | WEST
SCALE: 3/16" = 1'-0"

| ISSUE | DATE |
|-------------|-----------|
| BASE SHEETS | 02.8.2017 |
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| | |
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CITY COUNCIL AGENDA ITEM BRIEFING SHEET

| | | |
|---------------------------------|--|------------------------------------|
| Council Date: 3/14/17 | Department: Development Services | Presented By: Betty Chew |
|---------------------------------|--|------------------------------------|

AGENDA ITEM:

To consider Ordinance No. 748-17 providing authorization to amend Chapter 9 “Subdivisions” by adding a new Article 9.1500 “Administrative Approval” delegating to a City Officer the ability to approve certain minor plats.

BACKGROUND:

The Local Government Code Chapter 212 provides for Municipal Regulation of Subdivisions and Property Development. Section 212.0065 of the LGC allows the governing body to delegate to an officer or employee of the city to administratively approve amended plats, minor plats and replats.

This allows a city to promote efficiency and allows property owners a timely means for platting property. This allows the designated official (City Administrator) to review and approve these plats which correct minor errors in distance or relocate lot lines, replats and minor plats involving four or fewer lots. All of these properties have been previously approved by the Commission and Council through the standard platting process.

These properties are served by existing streets and city facilities.

The City Official always has the option, if he feels it necessary, to submit the application to the Planning and Zoning Commission and City Council.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the Subdivision Ordinance be amended to provide for administrative approval of amending plats, minor plats, and replats in accordance with Chapter 212.0065 of the Local Government Code.

The Planning and Zoning Commission recommends the Subdivision Ordinance not be amended to provide for administrative plat approval.

Vote: 3-2

EXHIBITS:

| ADDITIONAL INFO: | FINANCIAL INFO: | |
|------------------|-------------------|-----|
| | Cost | N/A |
| | Source of Funding | N/A |
| | | |
| | | |
| | | |

CITY OF WILLOW PARK

ORDINANCE 748-17

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING AUTHORIZATION FOR AN AMENDMENT OF CHAPTER 9, "SUBDIVISIONS" BY ADDING A NEW ARTICLE 9.1500 "ADMINISTRATIVE APPROVAL" DELEGATING TO A CITY OFFICER THE ABILITY TO APPROVE CERTAIN MINOR PLATS, REPLATS, OR PLAT AMENDMENTS AS PERMITTED BY LAW; AND 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 §212.0065 TEXAS LOCAL GOVERNMENT CODE, the governing body of city may delegate to an officer of the city the ability to approve certain minor plats, or replats or certain amending plats; and,

WHEREAS, the governing body of the City has determined that the delegation of authority pursuant to §212.0065, id. would be beneficial to the efficient and orderly administration of the City.

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

SECTION 1. AUTHORIZATION

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

SECTION 2. AMENDMENT

Chapter 9 "SUBDIVISIONS" is amended to add a new Article 9.1500 "Administrative Approval", as follows:

"Section 9.1500 "Administrative Approval"

- (a) Minor plats. A minor plat may be administratively approved without the approval of the Planning and Zoning Commission and the City Council, subject to the following conditions:
 - (1) A minor plat shall meet all of the informational and procedural requirements set forth for a final plat, including the required number of copies of the plat, a completed application form, and the required application fee.

- (2) A minor plat or replat involves four or fewer lots fronting on an existing street, not requiring any new street or the extension of any municipal facilities, except sidewalks, as determined by the City Engineer to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be adequately served by all required city utilities, and all lots will have frontage on a public roadway.
 - (3) To amend an approved plat the person shall file with the City Administrator the minor plat, together with a copy of the plat being amended and a statement detailing the amendments being proposed for their consideration and conforming with §212.016 LOCAL GOVERNMENT CODE. A minor plat shall meet all of the informational and procedural requirements set forth for a final plat, and shall be accompanied by all items required by the City Administrator, including the required number of copies of the plat, and a completed application form.
 - (4) Upon receipt of a favorable recommendation for approval by the City Engineer, the City Administrator may approve, or approve with conditions, a minor plat or may for any reason elect to present the minor plat to the Planning and Zoning Commission and the City Council for consideration. Should the City Manager refuse to approve the minor plat, then the plat shall be referred to the Planning and Zoning Commission and City Council for review and approval within the time period required by state law.
- (b) The minor plat shall be entitled and clearly state that it is a "Minor Plat."
 - (c) The minor plat shall be filed at the county in the same manner as prescribed for a final plat.
 - (d) A filing fee as established by the City Council from time to time shall be paid to the City at the time the minor plat is filed with the City Administrator."

SECTION 3. 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 4. RECITALS

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

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 14th day of March, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Candice Scott, Interim City Secretary

Richard Neverdousky, Mayor

The Willow Park City Council in acting on Ordinance No. 748-17, did on the 14th day of March, 2017 vote as follows:

| | <u>FOR</u> | <u>AGAINST</u> | <u>ABSTAIN</u> |
|----------------------------|------------|----------------|----------------|
| Richard Neverdousky, Mayor | _____ | _____ | _____ |
| Norman Hogue, Place 1 | _____ | _____ | _____ |
| Gene Martin, Place 2 | _____ | _____ | _____ |
| Greg Runnebaum, Place 3 | _____ | _____ | _____ |
| John Gholson, Place 4 | _____ | _____ | _____ |
| Marcy Galle, Place 5 | _____ | _____ | _____ |