



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, May 28th, 2019 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of minutes for April 30, 2019 and May 16, 2019

Items to be considered and acted upon

1. Consider and Act on a Final Plat of a Replat of Lot 6R, 7R, 8R1, 8R2, 9R1, 10R, 11R1, 11R2, 13, Block B, Crown Pointe Addition, being 22.75 acres, Wesley Franklin Survey, Abstract No. 468 and Isaac Headley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, located on Shops Blvd.
2. Consider and Act on a Preliminary Plat of Block E, F, G, Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey Abstract No. 954, City of Willow Park, Parker County, Texas, located in 4200 Block of I-20 Service Road N.
3. Consider and Act to approve the revised Zoning Map.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Tuesday, May 21st, 2019 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
May 28, 2019	Development Services	Betty Chew

AGENDA ITEM: 1

Consider and Act on a Final Plat of a Replat of Lot 6R, 7R, 8R1, 8R2, 9R1, 10R, 11R1, 11R2, 13, Block B, Crown Pointe Addition, being 22.75 acres, Wesley Franklin Survey, Abstract No. 468 and Isaac Headley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, located on Shops Blvd.

BACKGROUND:

This Final Plat represents a Replat of Lots 6 through 11, Block B, Crown Pointe Addition. This is 22.75 acres of commercial and park property located northeast of Shops Blvd.

Lot 6R – 1.77 acres (private drive abandoned)
Lot 7R – 1.02 acres (realign Store Front Drive)
Lot 8R1 – 1.29 acres (realign Fire Lanes)
Lot 8R2 - .68 acres (realign Fire Lanes)
Lot 9R1 – 3.83 acres (remove park and green space)
Lot 10 R – 1.48 acres (remove park, green space and circle)
Lot 11R1 – 1.25 acres (split and reconfigure)
Lot 11 R2 – 1.73 acres (split and reconfigure)
Lot 13 – 9.70 acres (park and green space and traffic circle)

The properties will be served with 8 inch water and 10 sanitary sewer mains, installed by the developer. These were established and approved with the Final Plat in August 2015.

The private drives and fire lanes will be installed by the developer in the approved locations per the replat.

Checkout Lane is renamed per this plat to Bridge Street to provide street name continuity.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat as presented.

EXHIBITS:

Plat Application
Final Plat
Final Plat (MARKED)

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



City of Willow Park Development Services

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

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

Type of Plat: ☐ Preliminary ☐ Final ☒ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: APRIL 30, 2019

Address (if assigned): MULTIPLE

Name of Additions: CROWN POINTE

Location of Addition: IH NO. 20 WEST OF TRINITY MEADOWS LANE & EAST OF SHOPS BLVD

Number of Lots: 9 Gross Acreage: 22.75 Zoning: R-1 & R-2 # of New Street Intersections: 0

IH-20 OVERLAY

PROPERTY OWNER:

Name: WILLOW PARK NORTH, LLC Contact: KYLE WILKS

Address: 17010 IH-20 Phone: 817-819-2574

City: CISCO Fax: _____

State: TX Zip: 76437 Email: kyle@wilkshg.com

Signature: *[Signature]*

AUTHORIZED AGENT

APPLICANT:

Name: BARRON-STARK ENGINEERS Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100 Phone: 817-296-9550

City: FORT WORTH Fax: 817-231-8144

State: TX Zip: 76132 Email: chucks@barronstark.com

Signature: *[Signature]*

SURVEYOR:

Name: BARRON-STARK ENGINEERS Contact: CHARLES F. STARK, RPLS

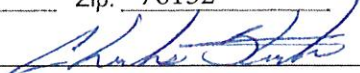
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State: TX Zip: 76132 Email: chucks@barronstark.com

Signature: *[Signature]*

ENGINEER:


Name: BARRON-STARK ENGINEERS Contact: CHARLELS F. STARK, PE
Address: 6221 SOUTHWEST BLVD, #100 Phone: 817-296-9550
City: FORT WORTH Fax: 817-231-8144
State: TX Zip: 76132 Email: chucks@barronstark.com
Signature: 

PRINCIPAL CONTACT: Owner X Applicant Surveyor Engineer
• Staff comment letters and mark-ups will be distributed only to the designated principle contact
• Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

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

APPLICATION FEES

 \$525⁰⁰ \$25⁰⁰
\$300.00 PLUS ~~\$40~~ PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE
Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ \$
\$ \$
Receipt Number:

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION

Applicant: BARRON-STARK ENGINEERS

Property Owner(s): WILLOW PARK NORTH, LLC

Location of Addition: IH-20 WEST OF TRINITY MEADOWS LN & EAST OF SHOPS BLVD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
_____	_____
_____	_____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
_____	_____
_____	_____
_____	_____
_____	_____

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 40 ~~40~~ 25 ft.

Rear building setback: _____ ft.

Side building setback: 25 ft.

Side building setback: _____ ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Do the proposed easements align with neighboring easements?

Yes

No

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

NOTE 25' BLDG. SETBACK. LOT 6R, 7R

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 05/20/2019

Willow Park

Plat _____

Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

Yes

No

If yes, which road? IH-20 & SHOPS BLVD

Is the project serviced by an existing water line?

Yes

No

If yes, what size line? 8"

Will the project require the extension of a water line?

Yes

No

Does the project use well water?

No

Drinking

Irrigation

If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line?

Yes

No

If yes, what size line? 10"

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

Staff Review:

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

Yes

No

Any additional concerns: _____

WATER & SEWER MAINS INSTALLED BY DEVELOPER
APPROVED WITH PREVIOUS PLAT

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: RAYMON JOHNSON

Date: 05/20/2019

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed? Yes No
Does the proposed project pose any safety concerns? Yes No
APPROVED WITH PREVIOUS PLAT

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 05/16/2019

FINAL PLAT
LOT 6R, LOT 7R, LOT 8R1, LOT 8R2
LOT 9R1, 10R, 11R1, 11R2 & LOT 13 BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOTS 6 Through 11 BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 22.75 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

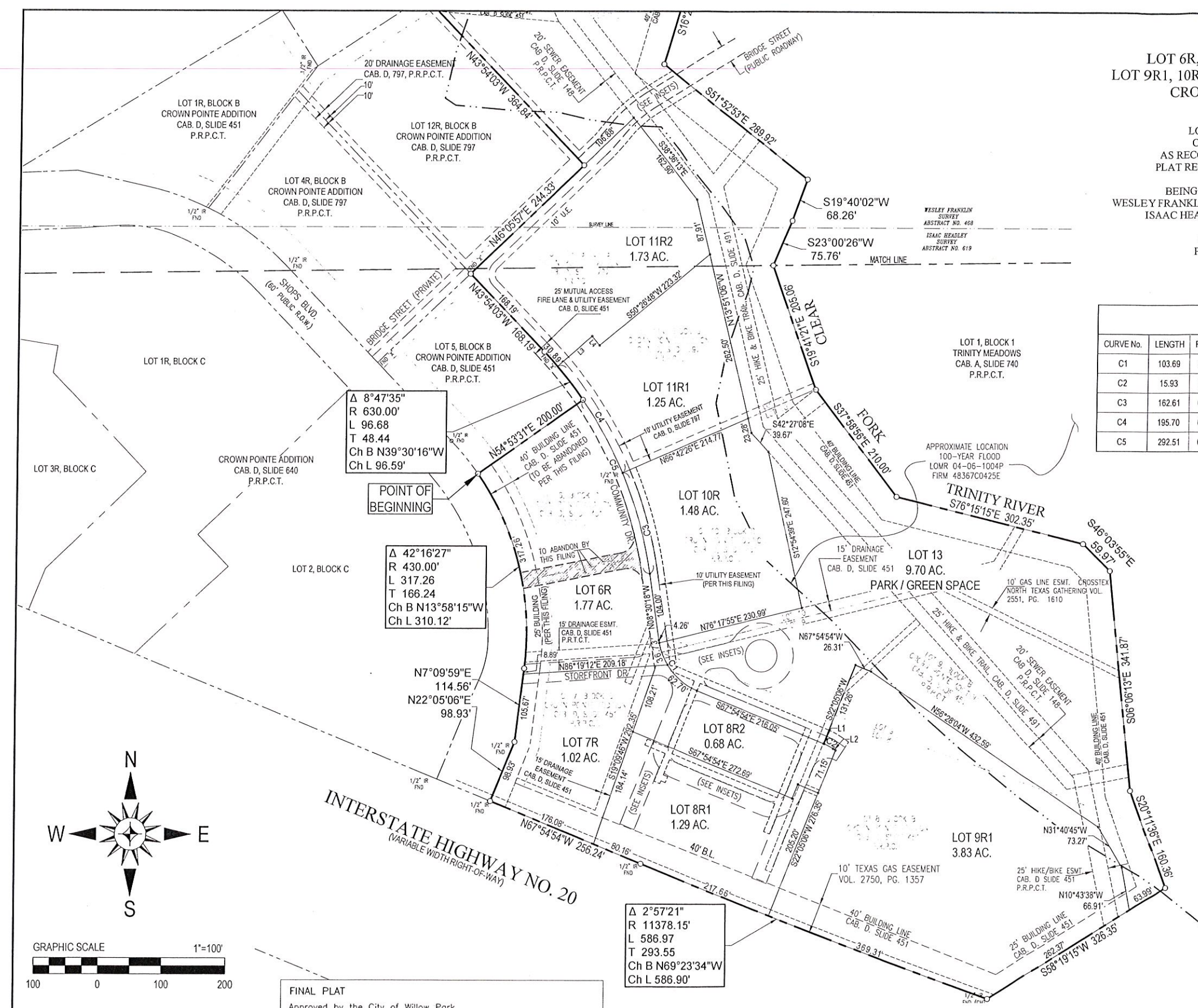
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	103.69	100.00	59°24'36"	S38°12'36"E	99.11
C2	15.93	80.00	11°24'23"	N62°12'42"W	15.90
C3	162.61	630.00	14°47'18"	N15°53'58"W	162.16
C4	195.70	630.00	17°47'53"	N32°11'33"W	194.91
C5	292.51	630.00	26°36'10"	N21°48'23"W	289.89

LINE TABLE

LINE No.	LENGTH	BEARING
L1	1.28	N67°54'54"W
L2	4.49	N56°30'31"W
L3	71.50	S48°55'15"W
L4	18.82	N40°19'18"W



NOTE:
1. 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084"
WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF
CONSTRUCTION.

FINAL PLAT
Approved by the City of Willow Park

APPROVED BY:	CITY COUNCIL
Signed: _____	City of Willow Park, Texas
Signed: _____	date _____
Signed: _____	date _____

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____



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

OWNER:
WILLOW PARK NORTH, LLC

17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

JOB No. 171-9493
DATE APRIL 2019

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLOW PARK NORTH, LLC acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LOTS 6R, 7R, 8R1, 8R2, 9R1, 10R, 11R1, 11R2, AND 13, BLOCK B, CROWN POINTE ADDITION, an addition to the City of Willow Park, TX ("City") and does hereby dedicate to the public use forever, right of ways, easements and encumbrances shown hereon. WILLOW PARK NORTH, LLC herein certifies the following:

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

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

WITNESS, my hand, this _____ day of _____, 2019.

WILLOW PARK NORTH, LLC
A Texas limited liability company

By: _____
Kyle Wilks, President

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Kyle Wilks, known by me to be the persons whose names are subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the _____ day of _____, 2019

Notary Public in and for the State of _____

LEGAL DESCRIPTION

BEING a 27.25 acre tract, situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and the Isaac Headley Survey, Abstract No. 619, City of Willow Park, Texas and being a portion of Lot 11R, Block B, Crown Pointe Addition, as evidenced by plat recorded in Cabinet D, Slide 797, Plat Records, Parker County, Texas, and includes all of Lots 6, 7, 8, 9, and 11, Block B, Crown Pointe Addition, as evidenced by plat recorded in Cabinet D, Slide 451, Plat Records, Parker County, Texas, said 22.75 acres described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north right-of-way line of Shops Boulevard (recorded 60 foot right-of-way) for the most western northwest corner of this tract, said most western northwest corner also being the southeast corner of Lot 5, Block B, Crown Pointe Addition, recorded in Cabinet D, Slide 451, Plat Records, Parker County, Texas;

THENCE, North 45°53'31" East, along the east line of said Lot 5, Block B, a distance of 200.00 feet to a 1/2" iron rod found for an interior corner of this tract, said interior corner also being the northeast corner of said Lot 5, Block B and the beginning of a curve to the left with a radius of 630.00 feet;

THENCE, along a curve to the left and the east line of said Lot 5, Block B, with a length of 96.68 feet and a chord bearing of North 39°30'16" West to a found "X" cut in concrete for a angle point;

THENCE, North 43°54'03" West, along the north line of said Lot 5, Block B, a distance of 168.19 feet to a found "X" cut in concrete for a corner of this tract, said corner also being the northwest corner of said Lot 5, Block B, and the southeast corner of Lot 12R, Block B, Crown Pointe Addition, recorded in Cabinet D, Slide 797, Plat Records, Parker County, Texas;

THENCE, North 46°05'57" East, along the east line of said Lot 12R, Block B, a distance of 244.33 feet to a 1/2" iron rod found for an interior corner of this tract, said interior corner also being the northeast corner of said Lot 12R, Block B;

THENCE, North 43°54'03" West, along the north line of said Lot 12R, Block B, a distance of 364.84 feet to a 1/2" iron rod found in the south line of Lot 2R, Block B, Crown Pointe Addition, recorded in Cabinet D, Slide 451, Plat Records for the most northern northwest corner of this tract, said northern northwest corner also being the northwest corner of said Lot 12R, Block B;

THENCE, North 56°38'29" East, along the south line of said Lot 2R, Block B, a distance of 487.66 feet to a point in the approximate center of the Clear Fork Trinity River and the west line of Lot 1, Block I, Trinity Meadows, recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas, for the northwest corner of this tract, said northwest corner also being the southeast corner of said Lot 2R, Block B, from which a 1/2" iron rod found bears South 56°38'29" West to a witness monument to the northeast corner of this tract;

THENCE, along the center line of said Westfork, Trinity River, and the west line of said Lot 1, Block I, as follows:

- South 50°13'20" East, a distance of 29.06 feet to a point;
- South 07°24'55" East, a distance of 123.34 feet to a point;
- South 16°27'11" West, a distance of 242.57 feet to a point;
- South 51°52'53" East, a distance of 289.92 feet to a point;
- South 19°40'02" West, a distance of 68.26 feet to a point;
- South 23°00'26" West, a distance of 75.76 feet to a point;
- South 19°41'21" East, a distance of 205.06 feet to a point;
- South 37°58'56" East, a distance of 210.00 feet to a point;
- South 76°15'15" East, a distance of 302.35 feet to a point;
- South 46°03'55" East, a distance of 59.97 feet to a point;
- South 06°06'13" East, a distance of 341.87 feet to a point;
- South 20°11'36" East, a distance of 160.36 feet to a 1/2" iron rod found for the most eastern southeast corner of this tract;

THENCE South 58°19'15" West, a distance of 326.35 feet to a 1/2" iron rod found in the north line of Interstate Highway 20 (variable right-of-way) for the most southern southeast corner of this tract, and the beginning of a curve to the left with a radius of 11,378.15 feet;

THENCE, along a curve to the left and the north line of said Interstate Highway 20, a length of 586.97 feet and a chord bearing of North 69°23'34" West to a 1/2" iron rod found in the north line of said Interstate Highway 20 for an angle point of this tract;

THENCE, North 67°54'54" West, along the north line of said Interstate Highway 20, a distance of 256.24 feet to a 1/2" iron rod found in the north line of said Interstate Highway 20 and the east line of Shops Boulevard for the southwest corner of this tract;

THENCE, North 22°05'06" East, along the north line of Shops Boulevard, a distance of 98.93 feet to a 1/2" iron rod found for an angle point of this tract;

THENCE, North 07°09'59" East, along the north line of Shops Boulevard, a distance of 114.56 feet to a 1/2" iron rod found for the beginning of a curve to the left with a radius of 430.00 feet;

THENCE, along a curve to the left and the north line of Shops Boulevard, with a length of 317.26 feet and a chord bearing of North 13°58'15" West, to the POINT OF BEGINNING, and containing 27.25 acres (1,187,010 square feet) more or less.

SURVEYOR CERTIFICATE

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.
Charles F. Stark, R.L.S. No. 5084



STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the _____ day of _____, 2019

Notary Public in and for the State of _____

INSET LINE TABLE		
CURVE No.	LENGTH	BEARING
L5	63.52	S76°17'55"W
L9	11.59	N84°23'32"E
L12	17.60	N56°30'31"W
L13	25.00	N33°29'29"E

INSET CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	41.38	25.00	94°49'30"	S38° 54' 27"W	36.81
C7	41.54	25.00	95°11'47"	N56° 06' 12"W	36.92
C8	18.28	25.00	41°53'48"	S55° 21' 01"W	17.88
C9	258.51	51.00	290°25'29"	N0° 23' 09"W	58.19
C10	26.37	25.00	60°26'04"	S65° 23' 26"E	25.16
C11	39.87	15.00	152°18'26"	N8° 14' 19"E	29.13
C12	12.44	62.50	11°24'23"	N62° 12' 42"W	12.42
C13	44.25	25.00	101°24'23"	N72° 47' 18"E	38.69
C14	76.97	49.00	90°00'00"	N67° 05' 06"E	69.30
C15	76.97	49.00	90°00'00"	S22° 54' 54"E	69.30
C16	50.51	25.00	115°45'54"	S35° 47' 51"E	42.35
C17	22.68	200.00	6°29'46"	N42° 51' 04"E	22.66
C18	65.03	200.00	18°37'52"	N48° 55' 07"E	64.75

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE CORRELATED TO DEED CALL N89°00'36"E ALONG THE NORTH LINE OF WWC/JPCD COMPANY TRACT RECORDED IN VOLUME 1867, PAGE 1220, DEED RECORDS PARKER COUNTY, TEXAS.
- PUBLIC SIDEWALKS WITHIN THE PLANNED DEVELOPMENT SHALL BE LOCATED ADJACENT TO ANY AND ALL PUBLIC ROADWAYS, WITHIN THE PUBLIC RIGHT-OF-WAY. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILLOW PARK STANDARD SPECIFICATIONS. CONSTRUCTION OF SAID SIDEWALKS SHALL BE PHASED WITH DEVELOPMENT, AND SHOWN WITH RELEVANT SITE PLAN APPLICATIONS. PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY ARE SUBJECT TO CITY OF WILLOW PARK INSPECTION, AND SHALL BE MAINTAINED BY THE CITY OF WILLOW PARK.
- CONSTRUCTION OF THE HIKE/BIKE TRAIL SHALL BE PHASED WITH THE DEVELOPMENT, AND SHOWN WITH RELEVANT SITE PLAN APPLICATIONS. SAID TRAIL SHALL BE CENTERED WITHIN A TWENTY-FIVE (25) FOOT WIDE EASEMENT, AS SHOWN HERON. SAID EASEMENT SHALL BE DEDICATED TO THE CITY FOR PUBLIC USE AND MAINTENANCE.
- ELEVATION CERTIFICATE SHALL BE PROVIDED AFTER FINAL GRADING IS COMPLETED FOR ANY BUILDING ADJACENT TO FLOODPLAIN.

FINAL PLAT
LOT 6R, LOT 7R, LOT 8R1, LOT 8R2
LOT 9R1, 10R, 11R1, 11R2 & LOT 13 BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOT 4, LOT 11, LOT 12, BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 11.16 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

FINAL PLAT Approved by the City of Willow Park	
APPROVED BY:	CITY COUNCIL City of Willow Park, Texas
Signed: _____ Mayor	_____ date
Signed: _____ City Administrator	_____ date

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



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

OWNER:
WILLOW PARK NORTH, LLC

17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

JOB No. 171-9493
DATE APRIL 2019

FINAL PLAT
LOT 6R, LOT 7R, LOT 8R1, LOT 8R2
LOT 9R1, 10R, 11R1, 11R2 & LOT 13 BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOTS 6 Through 11 BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 22.75 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

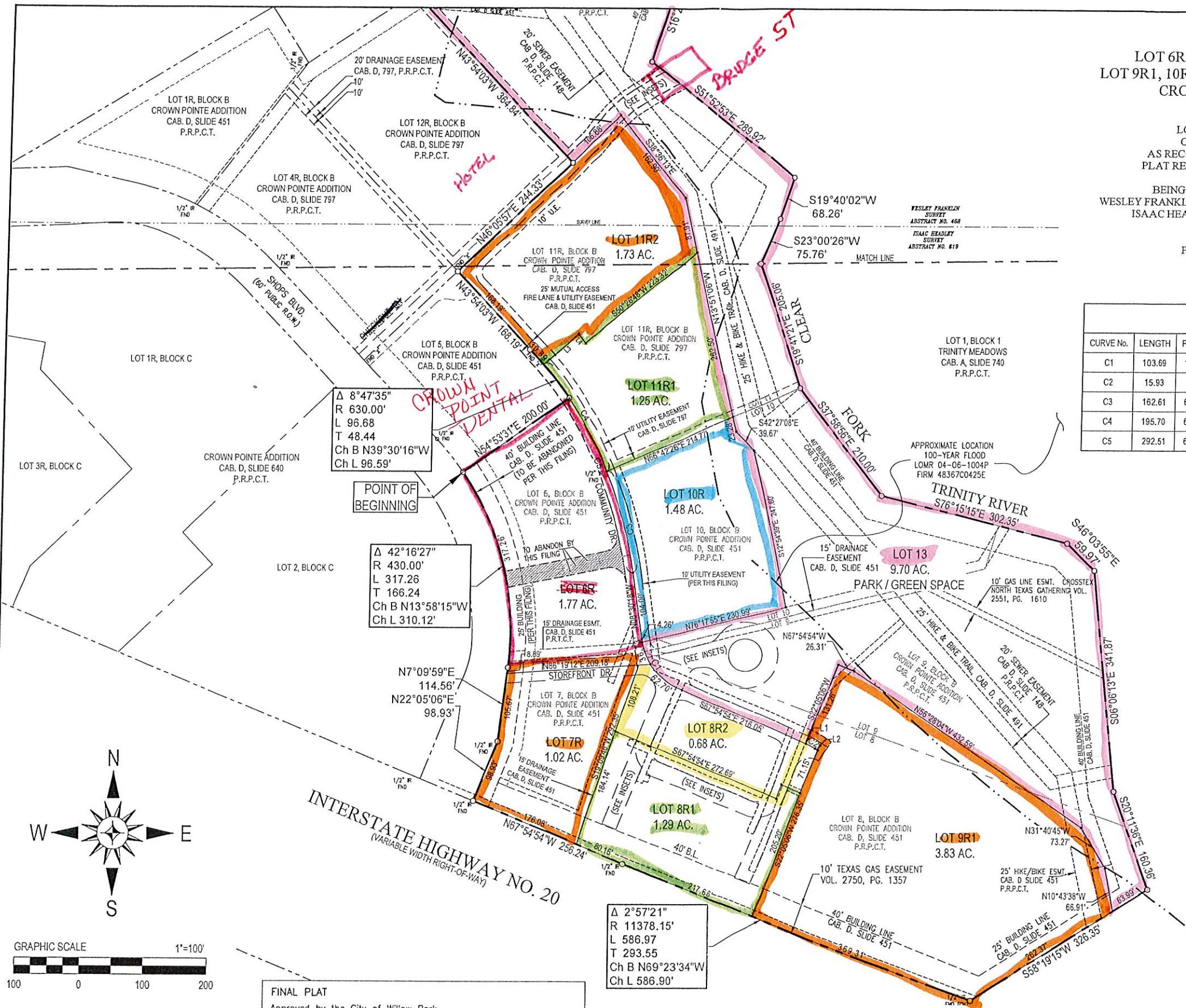
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	103.69	100.00	59°24'36"	S38°12'36"E	99.11
C2	15.93	80.00	11°24'23"	N62°12'42"W	15.90
C3	162.61	630.00	14°47'18"	N15°53'58"W	162.16
C4	195.70	630.00	17°47'53"	N32°11'33"W	194.91
C5	292.51	630.00	26°36'10"	N21°48'23"W	289.89

LINE TABLE

LINE No.	LENGTH	BEARING
L1	1.28	N67°54'54"W
L2	4.49	N56°30'31"W
L3	71.50	S48°55'15"W
L4	18.82	N40°19'18"W



FINAL PLAT

Approved by the City of Willow Park

APPROVED BY: CITY COUNCIL
City of Willow Park, Texas

Signed: _____ date _____
Mayor
Signed: _____ date _____
City Administrator

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____
DATE _____

B
Barron-Stark
Engineers

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

OWNER:
WILLOW PARK NORTH, LLC

17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

JOB No. 171-9493

DATE APRIL 2019

NOTE:

1. 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084"
WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF
CONSTRUCTION.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
May 28, 2019	Development Services	Betty Chew

AGENDA ITEM: 2

Consider and Act on a Preliminary Plat of Block E, F, G Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of I-20 Service Road N.

BACKGROUND:

This is a preliminary plat for a proposed 19.80 acre subdivision. The owner proposes to subdivide the property into 3 acreage lots. The property is zoned LR/I-20 Overlay "Light Retail/I-20 Overlay District". Application for a zoning change to C/I-20 Overlay "Commercial/I-20 Overlay District" has been submitted and will be considered in June.

Access to the subdivision will be from the I-20 Service Road and Mary Lou Drive (70' ROW). J.D. Towles Drive a proposed (50' ROW) in this area will be extended west and connect with the I-20 Service Road. J.D. Towles Drive to the east is designed and being constructed as a minor collector street (60' ROW). J.D. Towles Drive should be continued in the subdivision as a minor collector street. The proposed commercial zoning and the traffic from the commercial areas to the north and east as well as the church and medical facilities require continuation of the collector street. Jimma Drive (50' ROW) will extend from the I-20 Service Rd northwest to J.D. Towles Drive. TXDOT will review and approve intersection/spacing prior to approval of the Final Plat.

The subdivision will be served by the City of Willow Park utility system. Water service will be extended, by the developer, from mains in the I-20 Service Road, Mary Lou Drive and J.D Towles Drive. A looped water system will be provided to service the subdivision. Fire hydrants will be installed in the subdivision in compliance with I.S.O. regulations for commercial development. Sanitary sewer service will be provided by utility extension of an 8 inch sanitary sewer main in J.D. Towles Drive. Utility extension will be in accordance with the City Of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows primarily west to east with the west part of the subdivision Stormwater flowing northwest. An existing TXDOT culvert passes under IH-20 east of the subdivision. A concrete culvert, which is being evaluated, is located on the southeast corner of the subdivision. This structure will need to be evaluated and approved by both the City of Willow Park and TXDOT. There are two box culverts (Double 5'X5') being installed in Mary Lou Drive. A detailed stormwater drainage plan will be submitted and approved by the City Engineer with the final plat of the subdivision. The drainage plan will determine impact of offsite properties as well as capacities of existing and proposed drainage structures.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Preliminary Plat subject to the following being included on the Final Plat:

1. J.D. Towles Drive to be dedicated and constructed as a minor collector or submittal of a traffic impact analysis.
2. TXDOT approval of the street intersection separations.
3. Drainage improvement plan for the entire property.
4. City and TXDOT review and approval of concrete culverts.

EXHIBITS:

Plat Application

Final Plat

Final Plat (MARKED)

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



City of Willow Park Development Services

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

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

Type of Plat: ☒ Preliminary ☐ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: APRIL 30, 2019

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION, PHASE IV

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

Number of Lots: 3 Gross Acreage: 19.80 Zoning: LR & # of New Street Intersections: 2

IH20 OVERLAY

PROPERTY OWNER:

Name: MIT-MAR LAND, LP

Contact: JIM MARTIN, MARTIN LAND

Address: 66470 S. F.M. 56

Phone: 817-441-2102

City: GLEN ROSE

Fax: _____

State: TX Zip: 76043

Email: Jim@MartinLandSales.com

Signature: *Charles Stark*

AUTHORIZED AGENT

APPLICANT:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Charles Stark*

SURVEYOR:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH


Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Charles Stark*

ENGINEER:


Name: BARRON-STARK ENGINEERS Contact: CHARLES F. STARK, PE
Address: 6221 SOUTHWEST BLVD, #100 Phone: 817-296-9550
City: FORT WORTH Fax: 817-231-8144
State: TX Zip: 76132 Email: chucks@barronstark.com
Signature: 

PRINCIPAL CONTACT: Owner X Applicant Surveyor Engineer
• Staff comment letters and mark-ups will be distributed only to the designated principle contact
• Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: ~~ONCOR~~ TRI-COUNTY
Water Provider: CITY OF WILLOW PARK
Wastewater Provider: CITY OF WILLOW PARK
Gas Provider (if applicable): ~~ATMOS~~ TEXAS GAS

APPLICATION FEES

 \$345.00 \$15.00 \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
NA \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ \$
\$ \$
Receipt Number:

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION, PHASE IV
Applicant: BARRON-STARK ENGINEERS, CHUCK STARK
Property Owner(s): MIT-MAR LAND, LP
Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF CROWN LANE

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

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

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

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 25 ft.

Side building setback: 25 ft.

Side building setback: 25 ft.

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

Does the site include any drainage easements? Yes No

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

Staff Review:

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? N/A Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

SUBJECT TO REZONING - C/I-20 OVERLAY
APPROVAL.

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 05/21/2019

Willow Park
Plat
Public Works Review

Applicant Questions:

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

Is the project serviced by an existing water line? Yes No
If yes, what size line? 8" & 12"

Will the project require the extension of a water line? Yes No
Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? _____

Is the project serviced by an existing sewer line? Yes No
If yes, what size line? 8"
If no, what type and size is the septic system? N/A

Staff Review:

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

Yes

No

Any additional concerns: _____

SUBJECT TO UTILITY DESIGN

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: _____

RAYMON JOHNSON
DEREK TURNER

Date: 05/20/2019

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	No

SUBJECT TO DRAINAGE IMPROVEMENT
PLAN, CONCRETE CULVERT EVALUATION

Approved

Not Approved

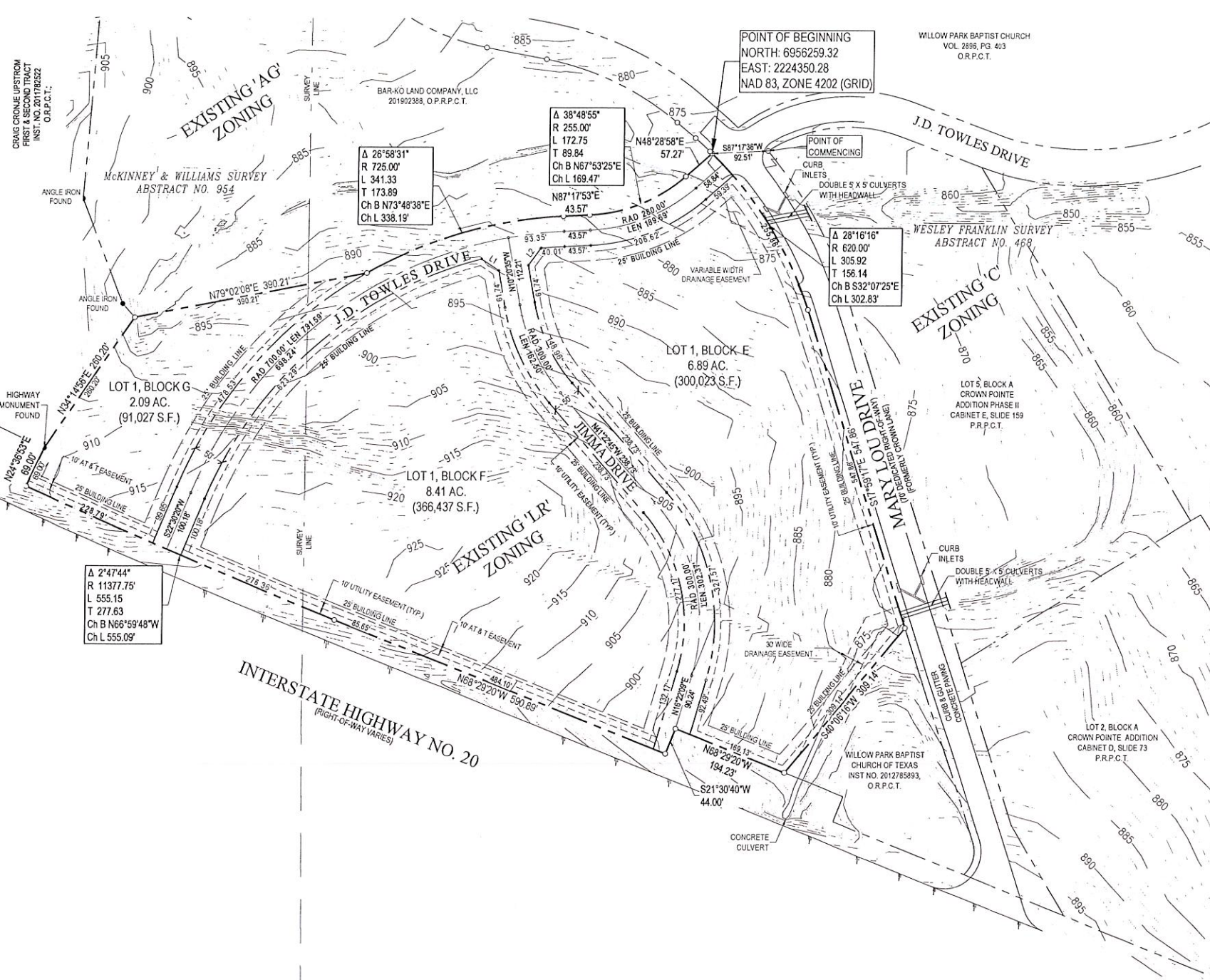
Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

05/21/2019



LEGAL DESCRIPTION

BEING 19.80 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of that certain tract of land described in deed to MIT-MAR Land, LP, recorded in Instrument Numbers 201907266 and 201907277 Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Crown Lane, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" E, a distance of 92.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", in the west line of said Crown Lane (70' Dedicated Right-of-Way); the POINT OF BEGINNING and the most north, northeast corner of the herein described 19.80 acre tract, being at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 32°07'25" E, a chord distance of 302.83 feet;

THENCE along the west line of said Crown Lane and along said curve, in a southeasterly direction, through a central angle of 28°16'16", an arc distance of 305.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 17°59'17" E, continuing along the west line of said Crown Lane, a distance of 547.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of that certain tract of land described in deed to Willow Park Baptist Church, recorded in Instrument Number 2012785893, Official Records, Parker County, Texas;

THENCE S 40°06'16" W, along the common line of said MIT-MAR Land, LP tract and said Willow Park Baptist Church tract, a distance of 309.14 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of Interstate Highway No. 20 (Right-of-Way varies), at the most easterly southeast corner of said MIT-MAR Land, LP tract and being the most westerly southwest corner of said Willow Park Baptist Church tract;

THENCE along the northwesterly line of said Interstate Highway No. 20, as follows:

N 68°29'20" W, a distance of 194.23 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"

S 21°30'40" W, a distance of 44.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"

N 68°29'20" W, a distance of 599.89 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 1137.75 feet and whose long chord bears N 66°59'48" W, a chord distance of 555.09 feet;

Along said curve, in a northeasterly direction, through a central angle of 00°47'44", an arc distance of 555.15 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the most westerly southwest corner of said MIT-MAR Land, LP tract;

N 24°36'53" E, a distance of 69.00 feet to a Highway Monument found at the most south corner of that certain tract of land described in deed as Second Tract, to Craig Conje Upstream, recorded in Instrument Number 2011782522, Official Records, Parker County, Texas;

THENCE N 34°14' 56" E, along the common line of said MIT-MAR Land, LP tract and said Second Tract, a distance of 260.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most south corner of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201902388, Official Public Records, Parker County, Texas;

THENCE along the north line of the herein described 19.80 acre tract, as follows:

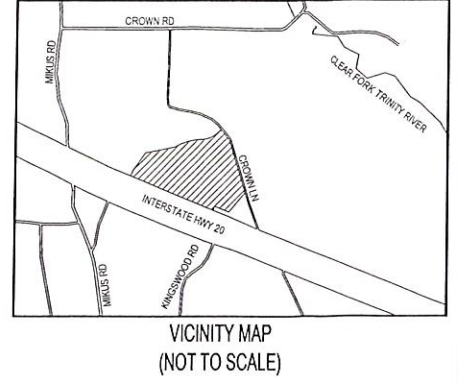
N 79°02'08" E, a distance of 390.21 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 725.00 feet and whose long chord bears N 73°48'38" E, a chord distance of 338.19 feet;

Along said curve, in a northeasterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

N 87°17'33" E, a distance of 43.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 255.00 feet and whose long chord bears N 67°53'25" E, a chord distance of 169.47 feet;

Along said curve, in a northeasterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

N 48°28'58" E, a distance of 57.27 feet to the POINT OF BEGINNING and containing 19.80 acres (862,350 square feet) of land, more or less.



FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 480700000E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

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

Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known to me to be the person whose name is subscribed to the foregoing instrument.

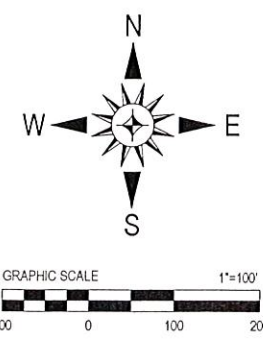
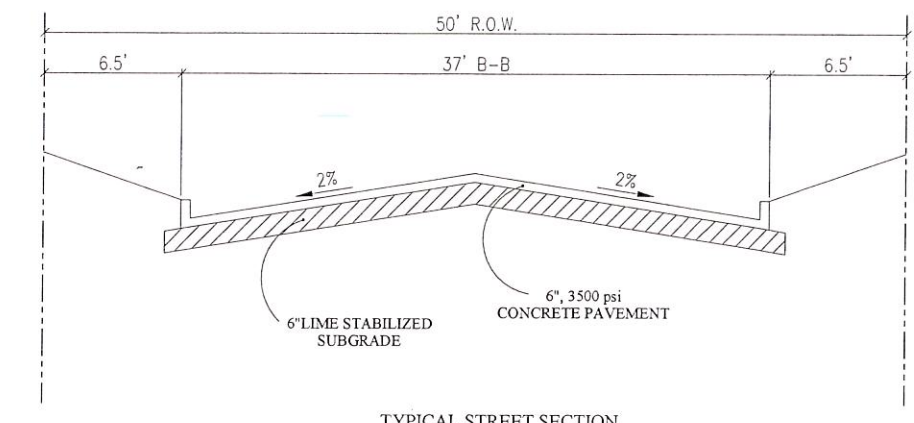
GIVEN UNDER MY HAND AND SEAL OF OFFICE, TEXAS, REGISTRATION NO. 5084
On the _____ day of _____, 2019.

Notary Public in and for the State of Texas



Preliminary Plat
Blocks E, F and G
CROWN POINTE ADDITION, PHASE IV
An Addition to the City of Willow Park
Parker County, Texas
Being 19.80 Acres Situated in the
MCKINNEY & WILLIAMS SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	34.36	S56°56'05"E
L2	34.36	N36°14'56"E



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

OWNER:
MIT-MAR LAND, LP
66470 S. W. 44th
GLENN ROSE, TX 76043

Barron-Stark
Engineers

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

JOB No. 209-0626
DATE: APRIL 2019
SHEET
1 of 1



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: May 28, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 3

Consider and Act to approve the revised Zoning Map

BACKGROUND:

The current Zoning Map was adopted in 2015. There have been changes in the Municipal boundaries as well as a number of changes since that adoption.

The ordinance rezoning properties since the 2015 Zoning Map adoption have been incorporated in this map.

The proposed Zoning Map is GIS/CAD based and will be maintained by the City's Consulting Engineer Jacob & Martin.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the revised Zoning Map in accordance with Sec. 14.05.004 Replacement of Official Zoning Map

EXHIBITS:

· Zoning Map

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

CITY OF WILLOW PARK ZONING MAP

MAY 2019



ZONING DESCRIPTION LEGEND

[Yellow box]	R-1 = SINGLE FAMILY RESIDENTIAL
[Yellow box with diagonal lines]	R-1/S = SINGLE FAMILY RESIDENTIAL W/ SEWER
[Yellow box with horizontal lines]	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
[Yellow box with vertical lines]	R-3 = MULTI-FAMILY RESIDENTIAL
[Yellow box with cross-hatch]	R-5 = SINGLE FAMILY RESIDENTIAL HIGH-DENSITY
[Green box]	AG = AGRICULTURE
[Blue box]	C = COMMERCIAL
[Light blue box]	U = LIGHT INDUSTRIAL
[Dark blue box]	LR = LOCAL RETAIL
[White box]	O = OFFICE
[Pink box]	PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
[Pink box with diagonal lines]	PD/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
[Pink box with horizontal lines]	PD/SCP = PLAN DEVELOPMENT, THE SHOPS AT CROWN POINT
[Pink box with vertical lines]	PD/TC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
[Pink box with cross-hatch]	PD/WMP = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
[Pink box with dots]	PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
[Pink box with stars]	IH-20 OD = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT

