



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, September 17, 2019 7:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for July 16, 2019

Items to be considered and acted upon

1. PUBLIC HEARING to consider and act on a request to rezone from R-1 Single-Family District and AG Agricultural District to R1/PD Single-Family/Planned Development District. Lot 1,2, Block 1, Willow Park Baptist Addition located on the Northwest corner of Crown Pointe Blvd. and J.D. Towles Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation
2. PUBLIC HEARING to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District to PD/R3 Planned Development/Multi-Family Senior Living at Willow Park, 9.27 acres Wesley Franklin Survey, Abstract No. 468, McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located on the Northwest corner of Mary Lou Drive and J.D. Towles Drive.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation
3. Consider and Act on a Site Plan for a senior living complex, 9.27 acres Wesley Franklin Survey, Abstract No. 468, McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located on the Northwest corner of Mary Lou Drive and J.D. Towles Drive.

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 Thursday, September 5, 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.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, July 16, 2019 6:00 pm
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Billy Weikert
Commissioner Rodney Wilkins
Commissioner Joe Lane
Commissioner Sharon Bruton
Commissioner Alternate Scott Smith

Absent:

None

Also, Present:

Betty Chew

Approval of Meeting Minutes for April 30, 2019 and May 16, 2019.

Motion made by Commissioner Weikert to approve the minutes of the April 30, 2019 meeting as amended.

Seconded by Commissioner Bruton.

Aye votes: Chairman Fowler, Commissioners Wilkins, Lane, Bruton, and Weikert.

Motion passed with a vote of 5-0

Motion made by Commissioner Wilkins

To approve the Minutes of the May 16, 2019 meeting as amended.

Seconded by Chairman Fowler



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, July 16, 2019 6:00 pm
Minutes

Aye votes: Chairman Fowler, Commissioners Wilkins, Lane, Bruton, and Weikert.

Motion passed with a vote of 5-0

Items to be considered and acted upon

- 1. Consider and Act on a Site Plan for a church on Lot 1, Block B, Fawcett Addition, located at 700 Willow Crossing East.**

Betty Chew briefed the Commission on the Site Plan for the worship center for The Well Church to be constructed at 700 Willow Crossing Drive East. Phase 1 of the development will be a 5,900 square foot church with sanctuary seating for 146. Children areas and nursery will also be provided. Phase 2 of the development is a proposed expansion to the south. The church is requesting approval of cement board siding and vinyl clad windows on the south side of the building which will be replaced during the Phase 2 expansion. Staff recommends approval of the Site Plan with recommended additions.

Representatives for the church were available to answer Commission questions.

Jack Hunt, 346 Scenic Dr. Aledo, Tx.

Dwight Newsome, 330 Fox Lane, Burleson, Texas.

Motion made by Commissioner Weikert to recommend approval of a Site Plan for a church on Lot 1, Block B, Fawcett Addition, with the changes recommended by Staff in their report.

Seconded by Commissioner Lane.



City of Willow Park
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Tuesday, July 16, 2019 6:00 pm
Minutes

Ayes: Chairman Fowler, Commissioners Wilkins, Lane, Bruton and Weikert.

Motion passed with a vote of 5-0.

2. Consider and Act on a Final Plat of a Replat of 3.358 acres, Pyle Addition, City of Willow Park, Parker County, Texas, located in the 100 Block of Willow Bend Drive.

Betty Chew briefed the Commission on the Final Plat of this 3.358-acre tract of land. The owner, First National Bank of Weatherford proposes to subdivide the property into 2 lots. Lot 1 is proposed for immediate development of a bank. Lot 2 is for future development. The Final Plat meets the requirements of the Subdivision Ordinance and Staff recommends approval.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of a Replat 3.358 acres, Pyle Addition as presented.

Seconded by Commissioner Wilkins.

Ayes: Chairman Fowler, Commissioners Wilkins, Lane, Bruton and Weikert.

Motion passed with a vote of 5-0.

Chairman Fowler adjourned the meeting at 6:40 p.m.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, July 16, 2019 6:00 pm
Minutes

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: September 17, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a request to rezone from R-1 Single-Family District and AG Agricultural District to R1/PD Single-Family/Planned Development District Willow Park Baptist Church. Lot 1, 2, Block 1, Willow Park Baptist Addition located on the Northwest corner of Crown Pointe Blvd. and J.D. Towles Drive.

BACKGROUND:

Willow Park Baptist Church is submitting this PD for development of their Church campus on 35.83 acres of land located on the northwest corner of Crown Pointe Blvd. and J.D. Towles Drive. A concept plan was reviewed by the Planning and Zoning Commission and City Council in September, 2018.

The property is located in Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is situated along Interstate 20 with the Medical facilities on the western side. This property is identified as "Town Center", on the Future Land Use Plan. The church and gymnasium will complement and enhance the area.

The 35.83 acres property was platted into 2 lots. (Willow Park Baptist Addition August 20, 2019)

Lot 1, Block 1 - 16.56 acres, 64,000 square foot gymnasium.

The gymnasium will front on J.D. Towles Drive with alternate access on Crown Pointe Blvd.

Lot 2, Block 1 – 17.12 acres, 86,130 square foot church (1,500 seat) auditorium.

The church will front on Crown Pointe Blvd. The 2 story 1,500 seat auditorium will be located in the building with classroom and church offices.

The development will be accessed from Crown Pointe Blvd. (80' R.O.W.) J.D. Towles Drive (60' R.O.W.) and Mary Lou Drive (60' R.O.W.). There are 26 foot fire lanes provided around the perimeter of both buildings. There will be 864 parking spaces provided at this time. An additional 106 future parking spaces are showing on the southwest corner of Crown Pointe Blvd and Crown Road. Sidewalks will be installed along Crown Pointe Blvd and J.D. Towles Drive. A mutual access and shared parking easement is granted as a covenant of the plat.

All infrastructure water, sanitary sewer, fire hydrants and stormwater drainage improvements will meet City of Willow Park Design Standards.

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the PD Planned Development District Zoning.

EXHIBITS:

Zoning Application
Site Plan
Elevation Drawings (12)
Landscape Plan (3)
Planned Development Regulations
Zoning Map
Future Land Use Map

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



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

ZONING CHANGE REQUIREMENTS

Name of Applicant: BARRON-STARK ENGINEERS, LP , BY: CHUCK STARK

Mailing Address: 6221 SOUTHWEST BLVD, #100, FORT WORTH, TX 76132
Street City State Zip

Phone: 817-296-9550 Fax: 817-231-8144 Email: chucks@barronstark.com

Property Owner: Willow Park Baptist Church

Mailing Address: 129 S. Ranch House Rd, Willow Park, Texas 76008
Street City State Zip

Phone: 817-441-1596 Fax: _____ Email: _____

Location of property requesting to be re-zoned: IH20 WEST BOUND SERVICE RD AT MARY LOU DR

Intended Use of property: PROPOSED USE IN ACCORDANCE WITH 'PD R-1' ZONING

Current Zoning District: R-1 SINGLE FAMILY AND AG AGRICULTURE

Requested Zoning District: PD R-1

Specific reason for zoning request: PD ZONING REQUEST TO ADJUST MAXIMUM
BUILDING HEIGHT FOR CHURCH CONSTRUCTION

XXXXXXXXXXXXXXXXXXXX
FEES: \$150 (Residential)

XXXXXXXXXXXXXXXXXXXX
\$150 (Non-Residential)

Additional fees (if applicable): \$270.00

Additional fees (if applicable): NA

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

SIGNATURE OF OWNER

AUTHORIZED AGENT

8/26/19

DATE

SIGNATURE OF APPLICANT

DATE

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

Rec'd 08/27/2019

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

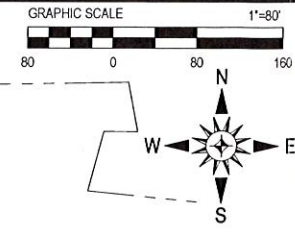
Applicant: Please complete the following

For Office Use Only

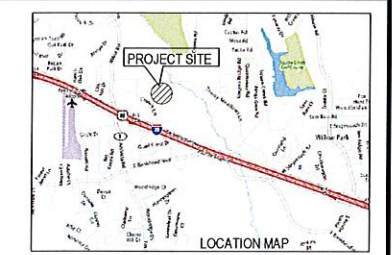
ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	N/A	COMPLETE	MISSING
1	CP	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.		✓	
2	CP	Site location/vicinity map clearly showing the location of the subject		✓	
3	CP	A north arrow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

J ROGER WILLIAMS
VOL 1459, PG 1326
D.R.P.C.T.

PATRICIA G CHENAULT
VOL 1585, PG 348
D.R.P.C.T.



SITE PLAN DATA TABLE	
TOTAL ACREAGE	35.816 Acres
BUILDING FOOTPRINTS	150,130 SF - 3.44 Acres
CONCRETE PARKING	440,660 SF - 10.11 Acres
CONCRETE / SIDEWALKS	52,200 SF - 1.20 Acres
PERCENT IMPERVIOUS	41.2%
OPEN SPACE	58.8%
F.A.R.	.10
PARKING REQUIRED	CHURCH: 1 SPACE / 3 SEATS 1500 SEATS - REQ. 500 SPACES ASSEMBLY: 1 SPACE/100 SQUARE FEET. 64,000 SQ. FT. REQ. 640 SPACES TOTAL REQ. PARKING EITHER 500 OR 640, THERE WILL NOT BE 2 BLDG EVENTS ON THE SAME DAY.
TOTAL PARKING PROVIDED	864 PARKING SPACES - (106 FUTURE SPACES) 970 TOTAL ULTIMATE
ADA PARKING PROVIDED	31
EXISTING ZONING	SINGLE FAMILY
PROPOSED USE	CHURCH
PROPOSED STRUCTURES	1 - 2 STORY AUDITORIUM 1 - 2 STORY GYMNASIUM



APPROVED BY CITY OF WILLOW PARK

APPROVED BY: CITY COUNCIL
CITY OF WILLOW PARK

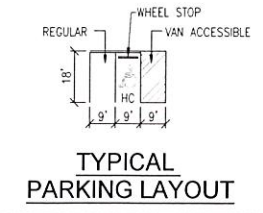
SIGNED: MAYOR DATE

SIGNED: CITY ADMINISTRATOR DATE

- SYMBOLS LEGEND
- SANITARY SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - ONCOR VAULT
 - WATER METER
 - AT&T VAULT
 - ONCOR VAULT
 - MAIL BOX
 - ELECTRIC TRANSFORMER SITE
 - WATER VALVE
 - FIRE HYDRANT
 - AIR CONDITIONER
 - GRATE INLET
 - PROTECTION BOLLARD
 - MAIL BOX
 - FLAG POLE
 - LIGHT POLE
 - LIGHT POLE
 - EXISTING WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - EXISTING POWER POLE
 - FIRE LANE

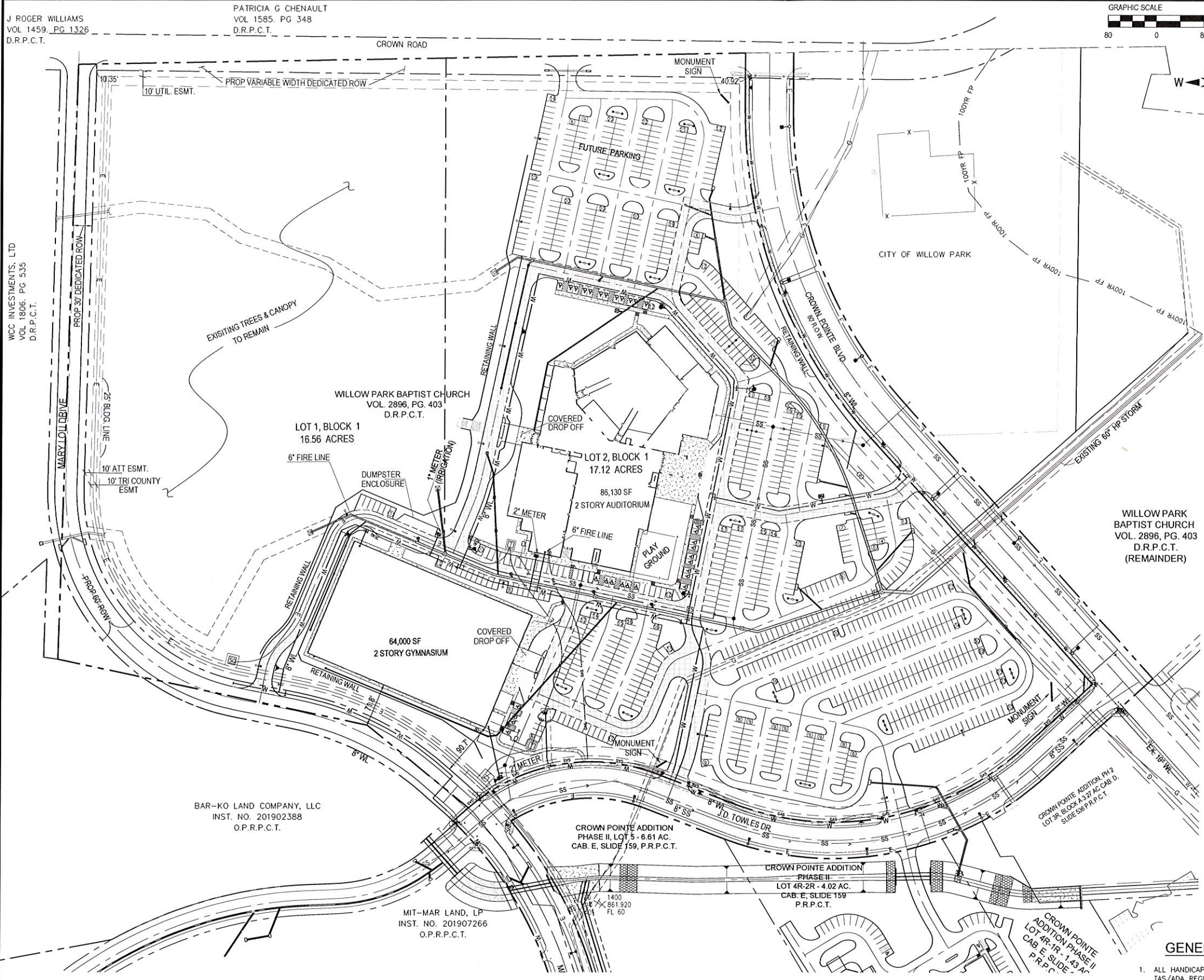
GENERAL NOTES:

- ALL HANDICAP PARKING SPACES SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6" HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER. 9'x18" TYPICAL.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.



GENERAL PARKING NOTE:

1. Created by this plat is a blanket mutual access and shared parking easement over Lots 1 and 2, Block 1, Willow Park Baptist Church Addition to the benefit of each lot. This mutual access and shared parking easement shall be a covenant running with the land and pass to all subsequent owners.



REVISIONS

NO.	DESCRIPTION	DATE

B

Barron-Stark

Engineers

STATE OF TEXAS

REGISTERED PROFESSIONAL ENGINEER

CHARLES F. STARK

57357

02/14/2019

SITE PLAN

LOTS 1 and 2, BLOCK 1

WILLOW PARK BAPTIST ADDITION

CITY OF WILLOW PARK

PARKER COUNTY, TEXAS

CLIENT No. 245

PROJECT No. 9481

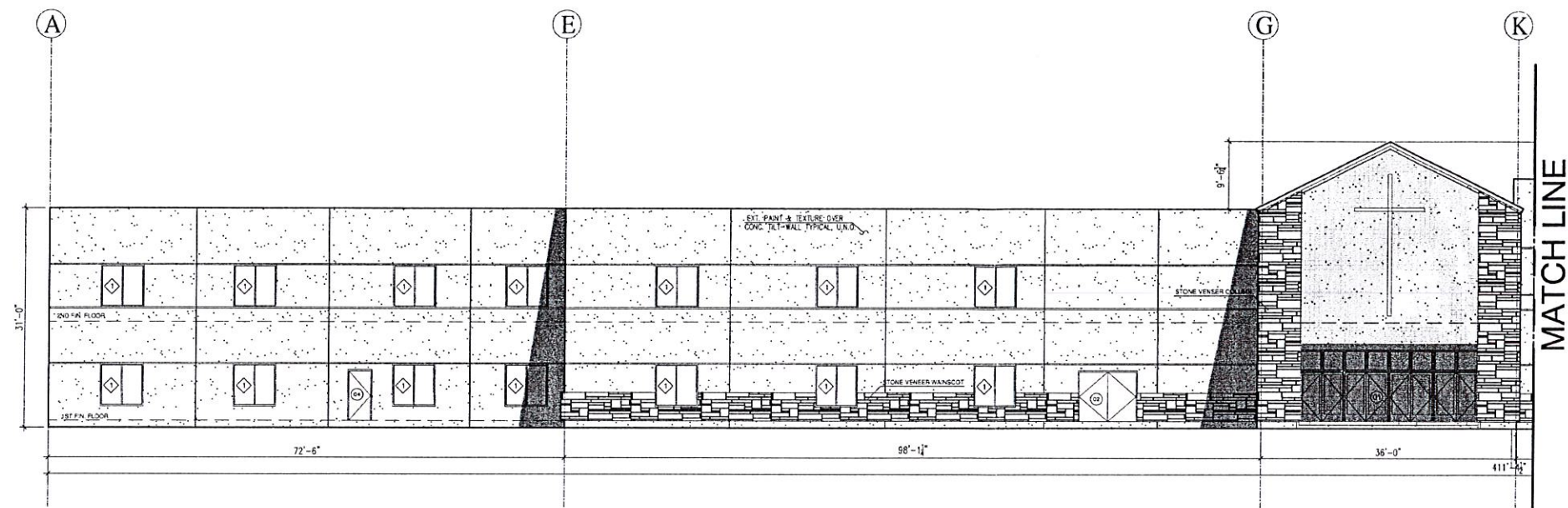
DESIGN: MHY/PWD

DRAWN: MHY/PWD

CHECKED: CFS

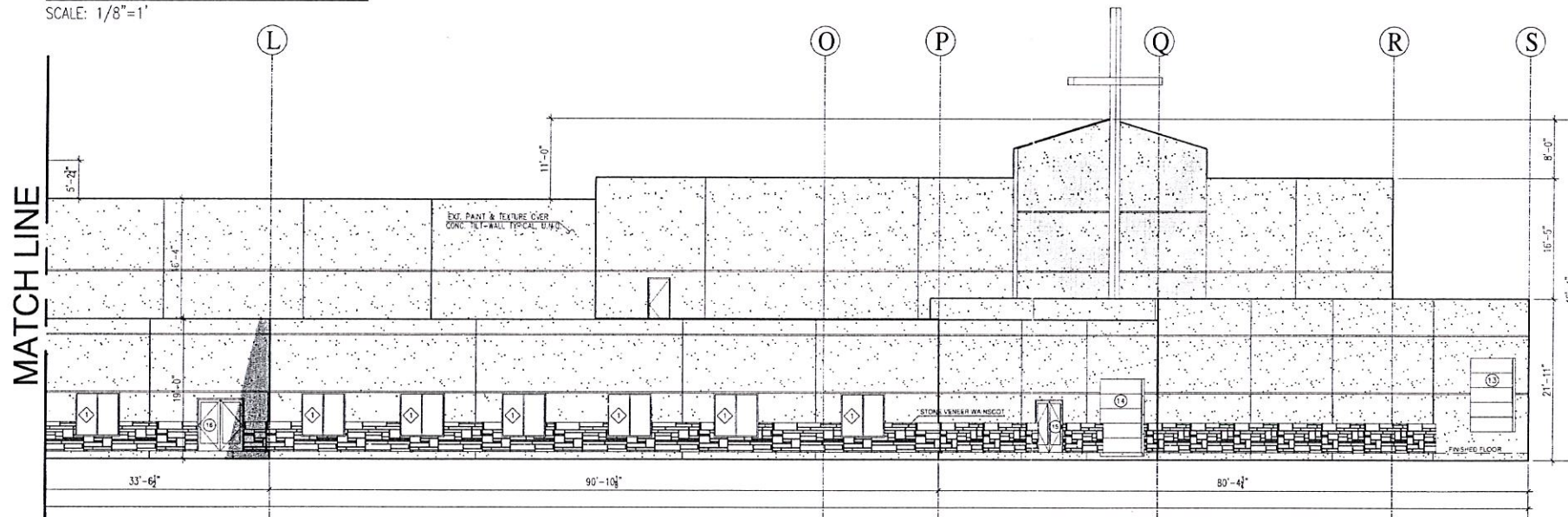
DATE: JUNE 2019

SHEET C2.0



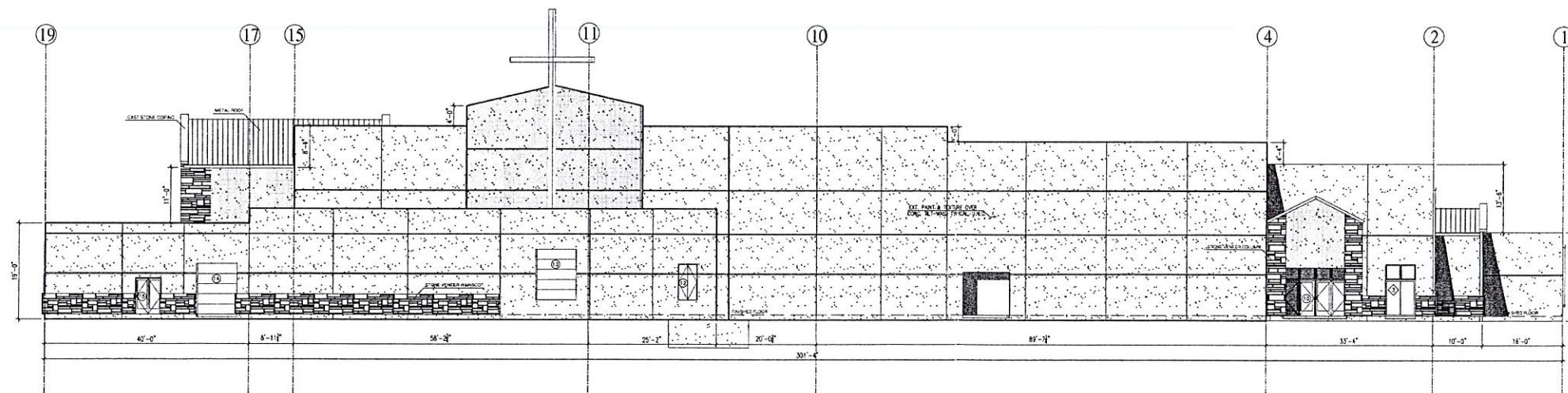
EAST ELEVATION

SCALE: 1/8"=1'



EAST ELEVATION

SCALE: 1/8"=1'

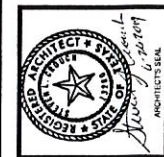


NORTH ELEVATION

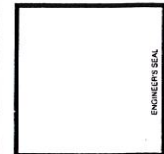
SCALE: 3/32"=1'

ELEVATIONS 1 OF 2

REVISIONS

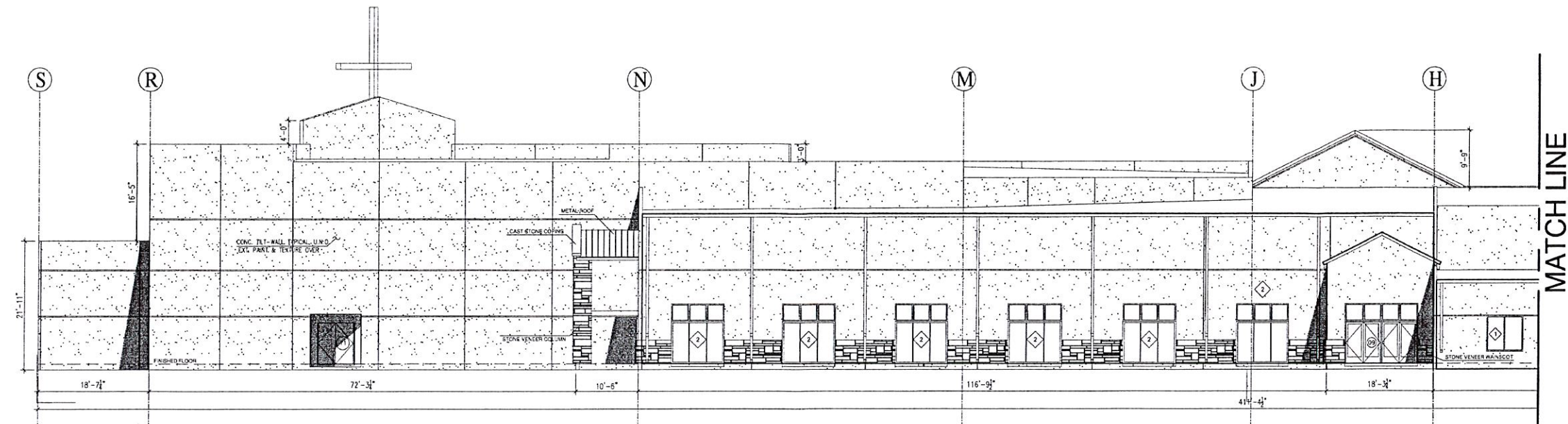


STEVEN L. CROUCH
ARCHITECT
ARCHITECT • PLANNING
3712 FAULCON DRIVE
FORT WORTH, TEXAS
76119
817-360-7719



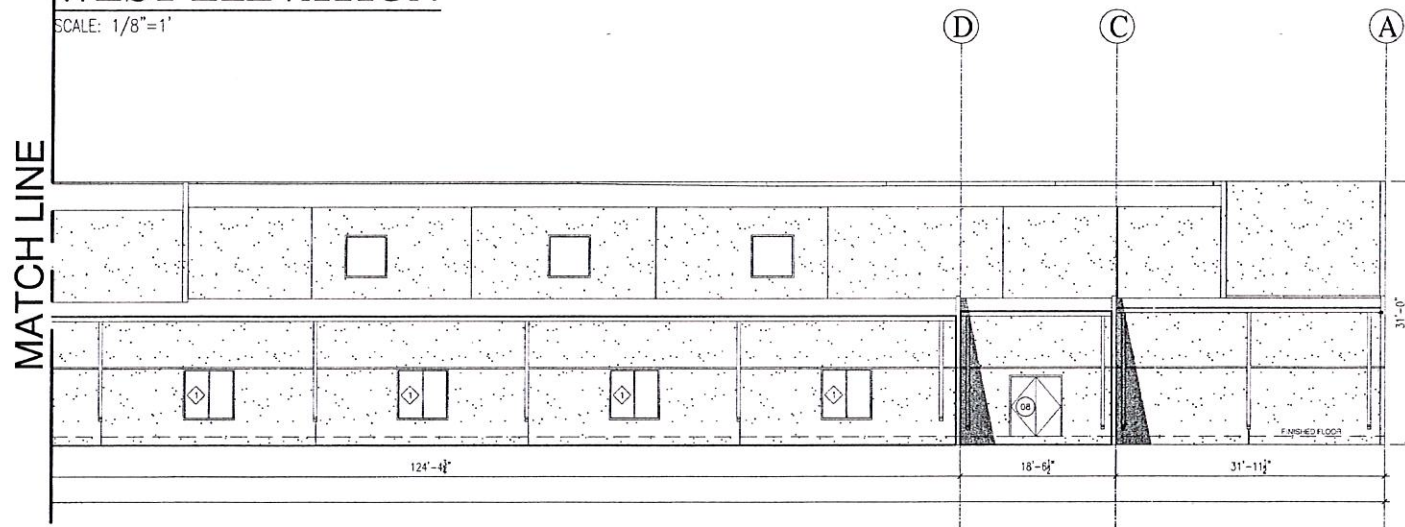
Willow Park Baptist Church
140 Crown Lane
116,169 s.f. Church Sanctuary and Classrooms

1825
JUNE 26, 2019
A301



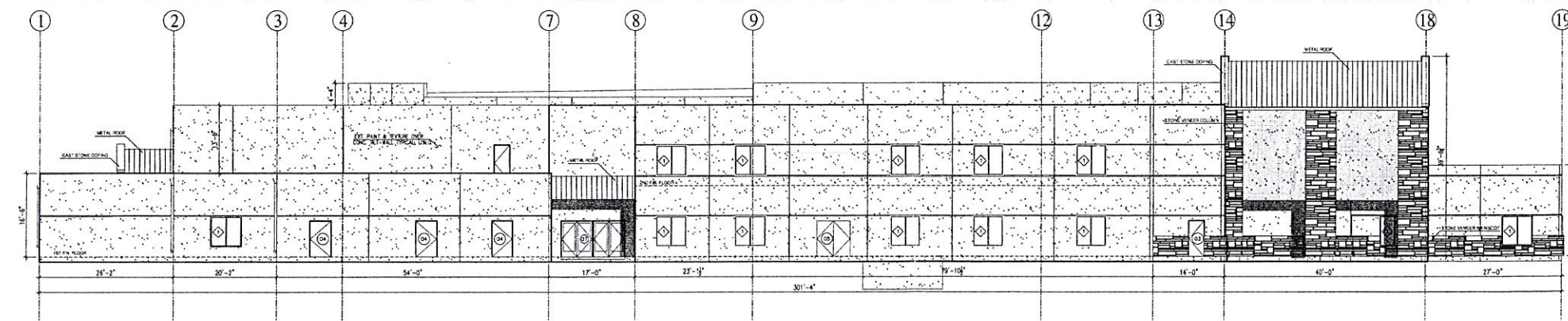
WEST ELEVATION

SCALE: 1/8"=1'



WEST ELEVATION

SCALE: 1/8"=1'



SOUTH ELEVATION

SCALE: 3/32"=1'

ELEVATIONS 2 OF 2

REVISIONS

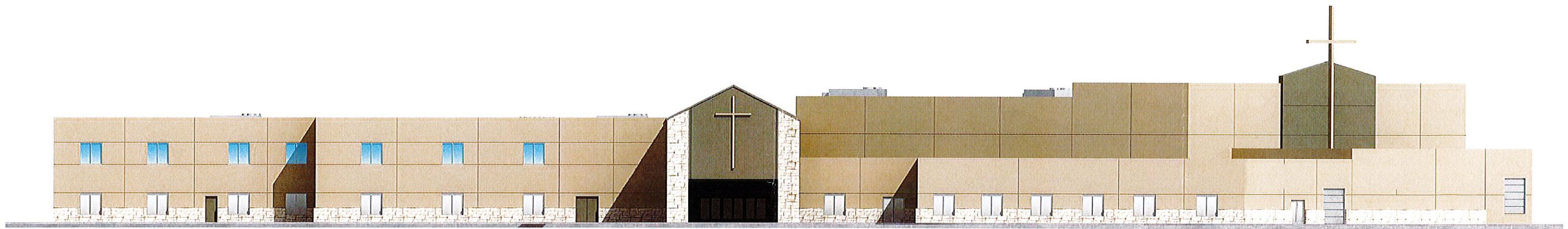


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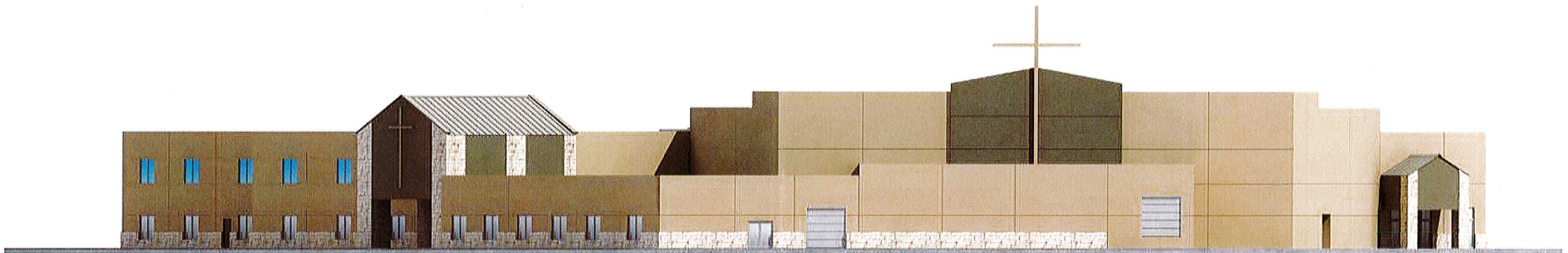
ENGINEER'S SEAL

Willow Park Baptist Church
140 Crown Lane
116,169 s.f. Church Sanctuary and Classrooms

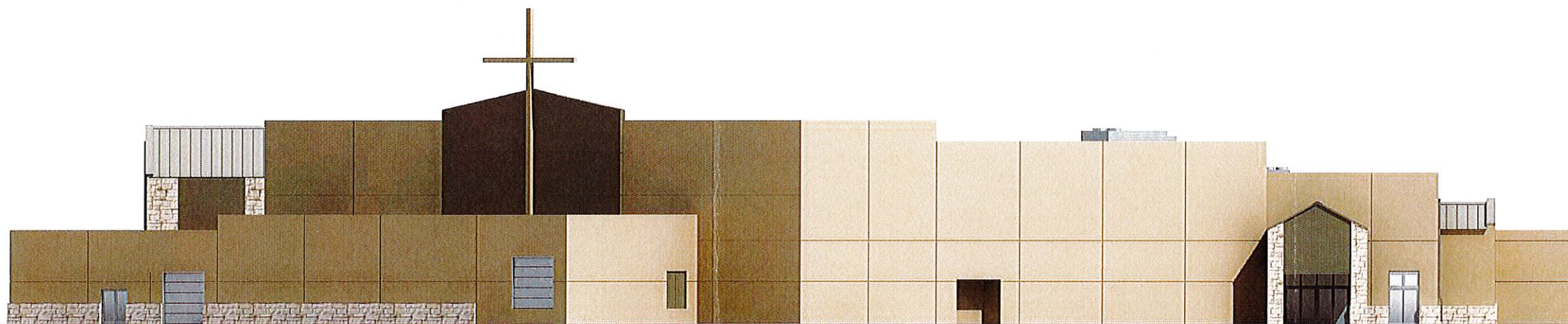
DATE	1825
DATE	JUNE 26, 2019
DATE	A302



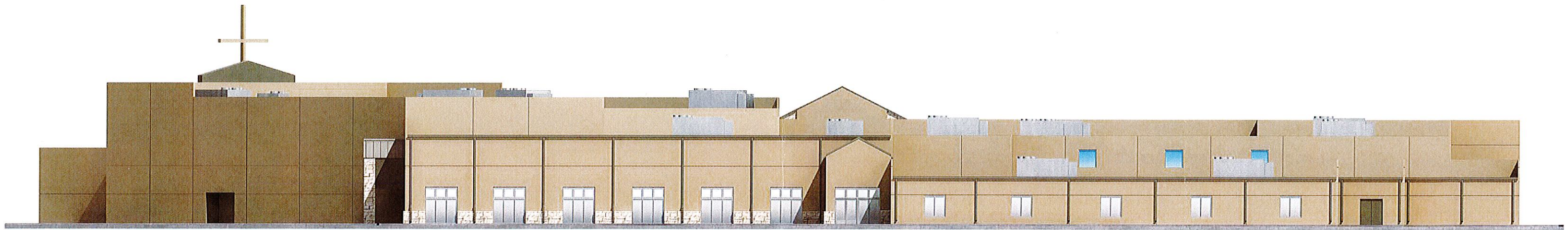
**EAST ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS**



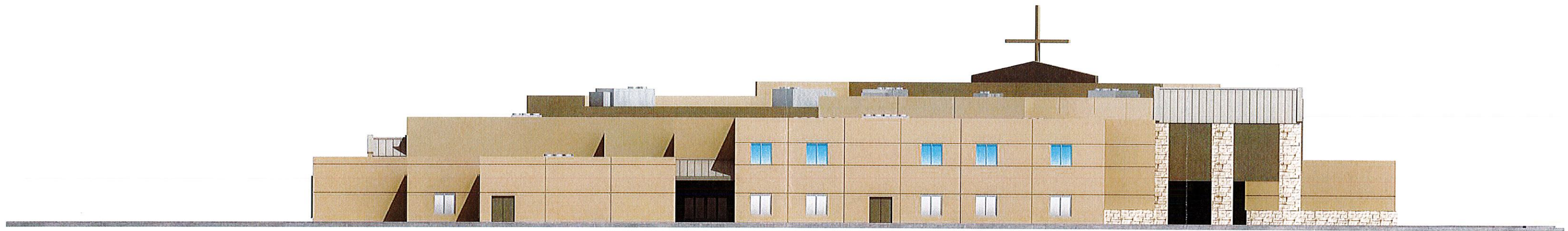
**NORTHEAST ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS**



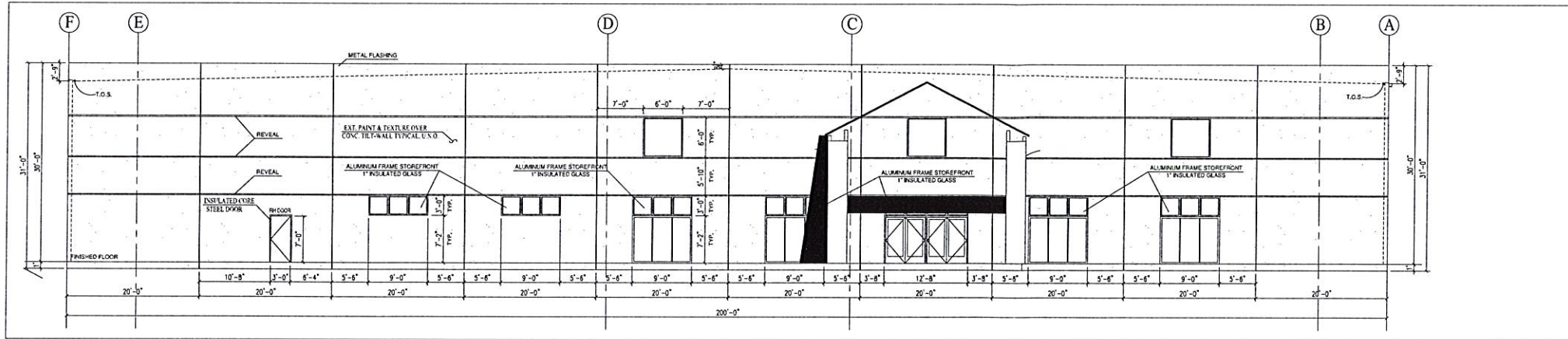
**NORTHWEST ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS**



WEST ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS

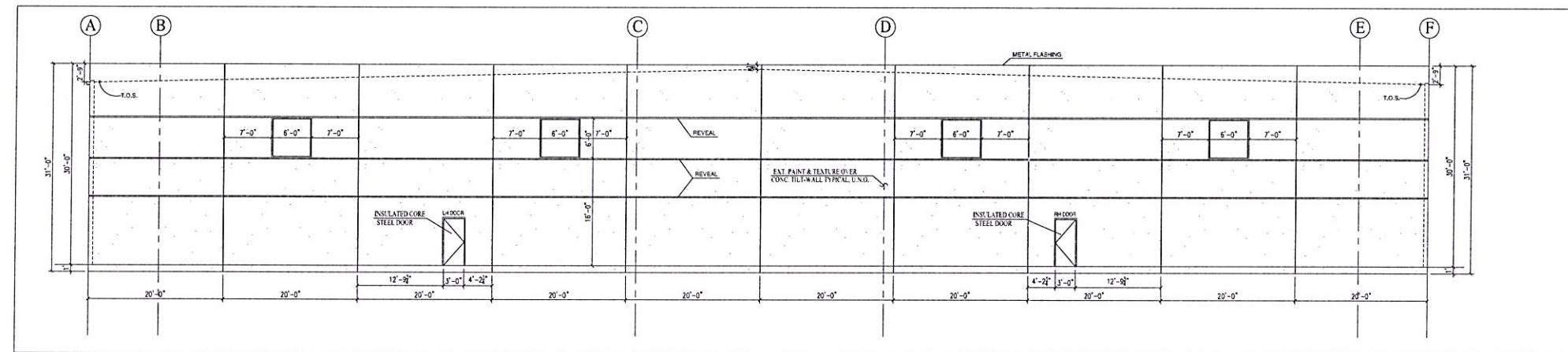


**SOUTH ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS**



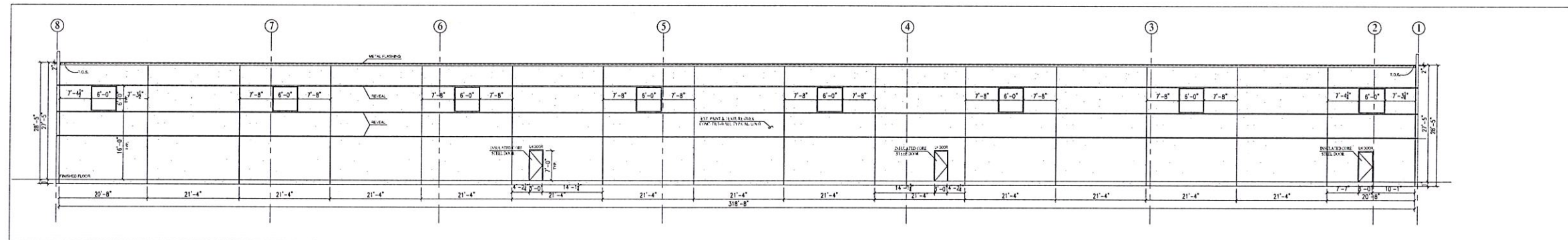
EAST ELEVATION

SCALE: 1/16"=1'



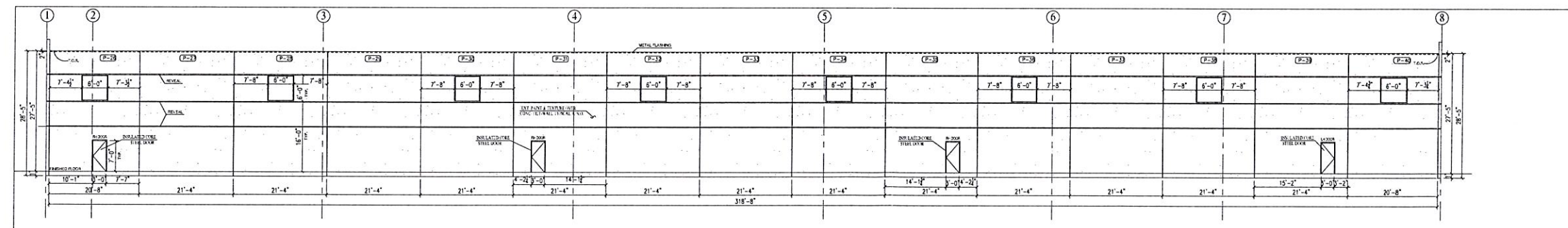
WEST ELEVATION

SCALE: 1/8"=1'



NORTH ELEVATION

SCALE: 3/32"=1'



SOUTH ELEVATION

SCALE: 3/32"=1'

REVISIONS

ARCHITECT'S SEAL

STEVEN L. CROUCH ARCHITECT
ARCHITECT • PLANNING
3712 FALCON DRIVE
FORT WORTH, TEXAS
76118
817-360-7719

ENGINEER'S SEAL

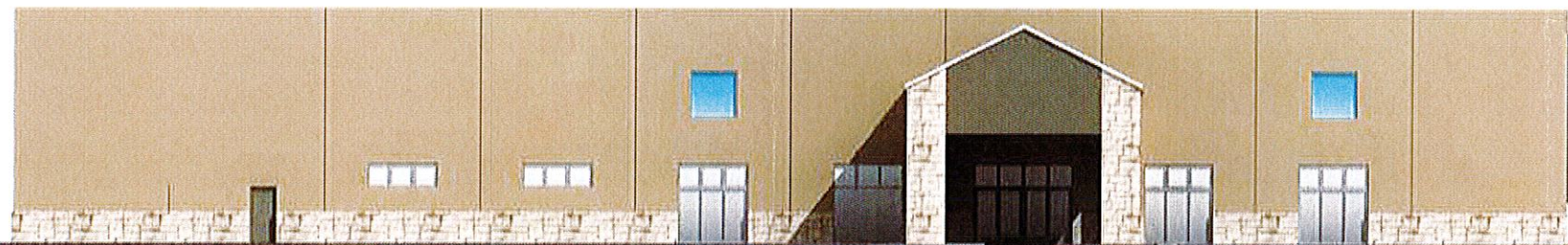
Willow Park Baptist Church Gym
140 Crown Lane
64,000 S.F.

ELEVATIONS
COPYRIGHT © 2014 STEVEN L. CROUCH, ARCHITECT. ALL RIGHTS RESERVED

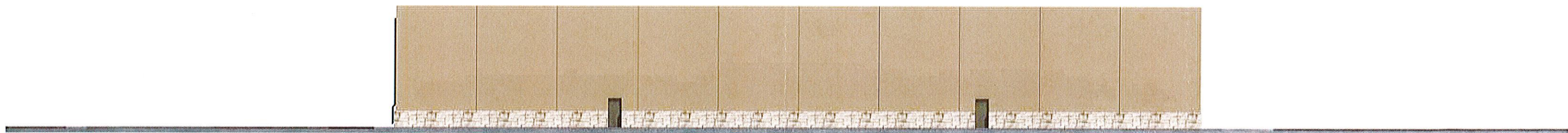
1830

July 11, 2019

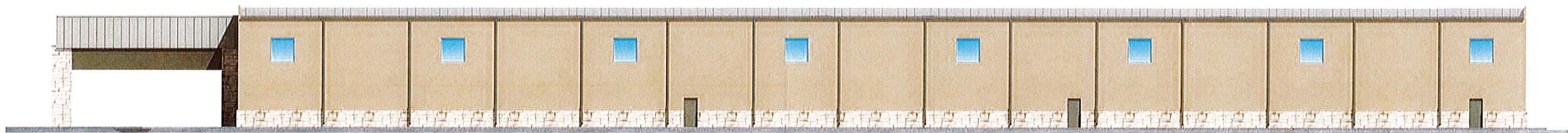
A103



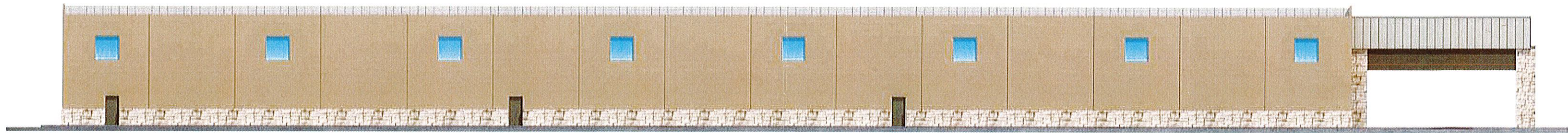
**GYM EAST ELEVATION
WILLOW PARK BAPTIST CHURCH OF TEXAS**



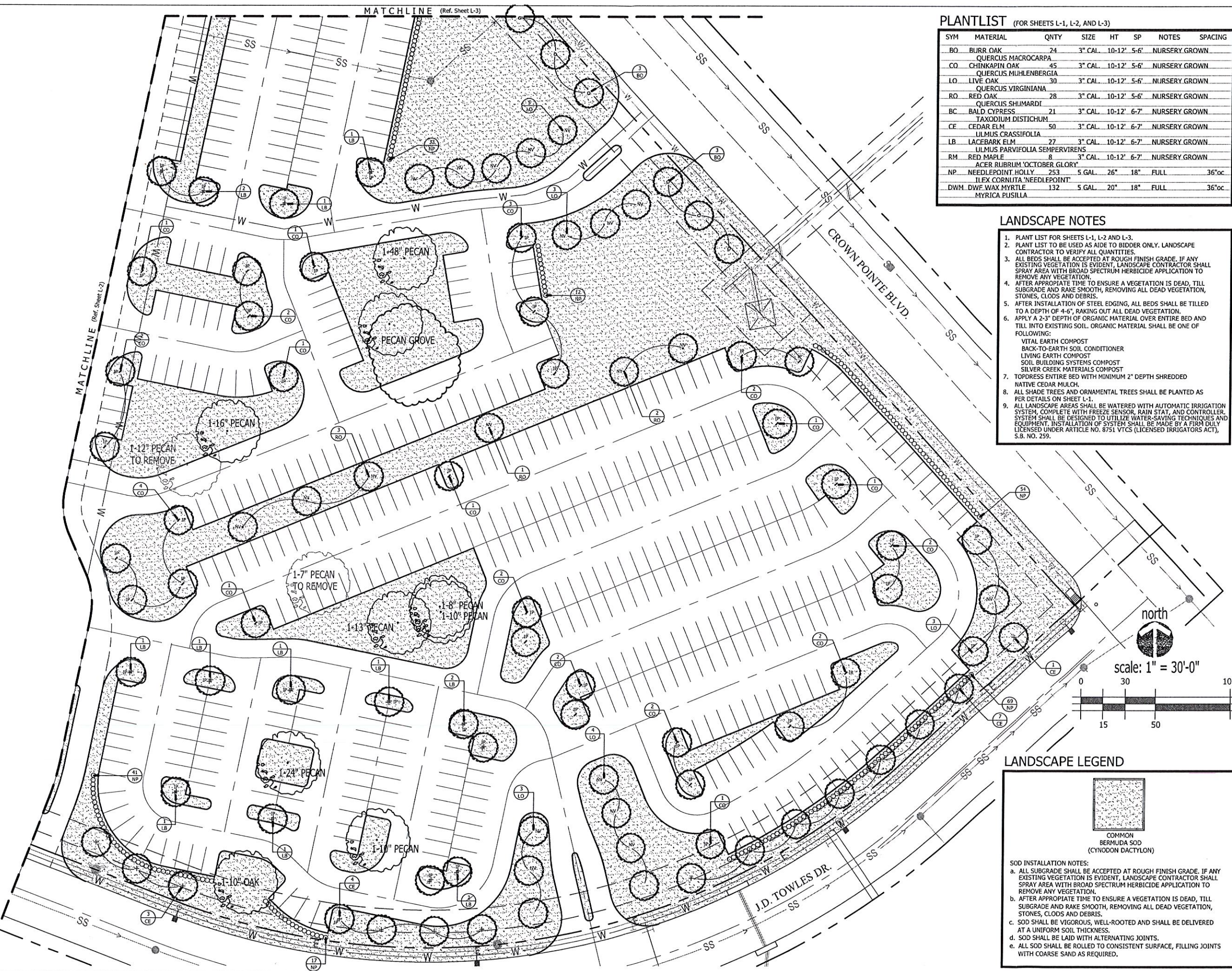
**GYM WEST ELEVATION
WILLOW PARK BAPTIST CHURCH ADDITION**



**GYM NORTH ELEVATION
WILLOW PARK BAPTIST CHUCH OF TEXAS**



**GYM SOUTH ELEVATION
WILLOW PARK BAPTIST CHURCH ADDITION**

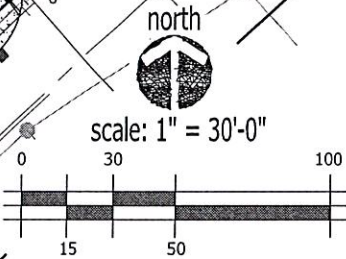


PLANTLIST (FOR SHEETS L-1, L-2, AND L-3)

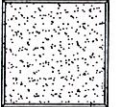
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	24	3" CAL.	10-12'	5-6'	NURSERY GROWN	
	QUERCUS MACROCARPA						
CO	CHINKAPIN OAK	45	3" CAL.	10-12'	5-6'	NURSERY GROWN	
	QUERCUS MUhlenBERGIA						
LO	LIVE OAK	30	3" CAL.	10-12'	5-6'	NURSERY GROWN	
	QUERCUS VIRGINIANA						
RO	RED OAK	28	3" CAL.	10-12'	5-6'	NURSERY GROWN	
	QUERCUS SHUMARDI						
BC	BALD CYPRESS	21	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	TAXODIUM DISTICHUM						
CE	CEDAR ELM	50	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	ULMUS CRASSIFOLIA						
LB	LACEBARK ELM	27	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	ULMUS PARVIFOLIA SEMPERVIRENS						
RM	RED MAPLE	8	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	ACER RUBRUM 'OCTOBER GLORY'						
NP	NEEDLEPOINT HOLLY	253	5 GAL.	26"	18"	FULL	36"oc
	ILEX CORNUTA 'NEEDLEPOINT'						
DWM	DWF WAX MYRTLE	132	5 GAL.	20"	18"	FULL	36"oc
	MYRTICA PUSILLA						

LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1, L-2 AND L-3.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS 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.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. 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
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON SHEET L-1.
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.



LANDSCAPE LEGEND



COMMON
BERMUDA SOD
(CYNODON DACTYLON)

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, CLOUDS 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.



Leeming
Design Group
Landscape Architecture
4913 Red Shaw Drive, Suite 101-18 North Richland Hills, Texas 76180
(817) 577-0880 Fax (817) 577-0496
leemingdesigngroup@aol.com

LANDSCAPE PLAN

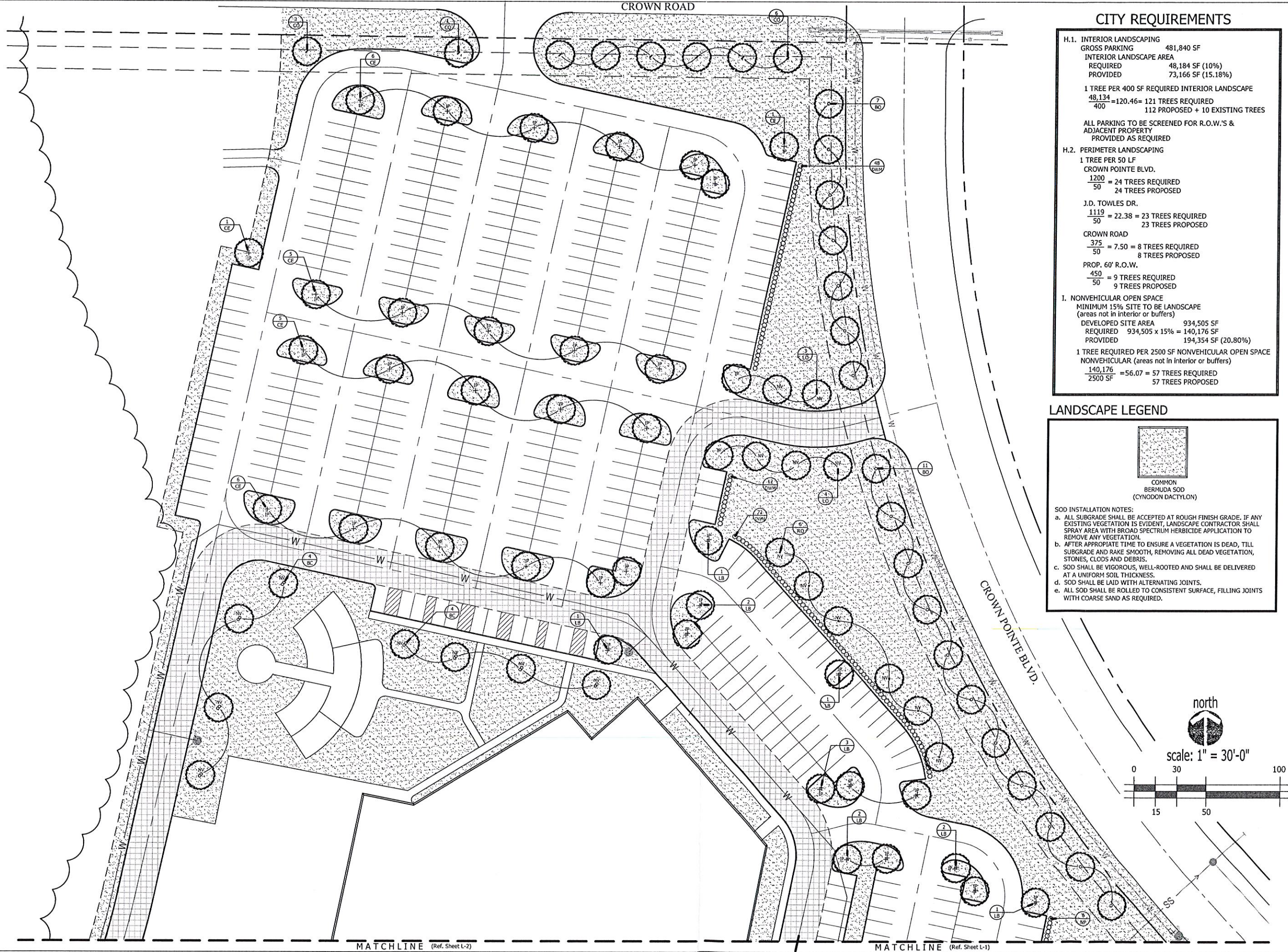
WILLOW PARK BAPTIST CHURCH
CROWN POINTE BLVD. @ J.D. TOWLES DR.
WILLOW PARK, TEXAS

file name:
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sheet
L-1

appr. by:
drawn by:
date: 12-12-18

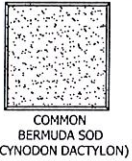
revisions



CITY REQUIREMENTS

H.1. INTERIOR LANDSCAPING
GROSS PARKING 481,840 SF
INTERIOR LANDSCAPE AREA
REQUIRED 48,184 SF (10%)
PROVIDED 73,166 SF (15.18%)
1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE
 $\frac{48,184}{400} = 120.46 = 121$ TREES REQUIRED
112 PROPOSED + 10 EXISTING TREES
ALL PARKING TO BE SCREENED FOR R.O.W.'S &
ADJACENT PROPERTY
PROVIDED AS REQUIRED
H.2. PERIMETER LANDSCAPING
1 TREE PER 50 LF
CROWN POINTE BLVD.
 $\frac{1200}{50} = 24$ TREES REQUIRED
24 TREES PROPOSED
J.D. TOWLES DR.
 $\frac{1119}{50} = 22.38 = 23$ TREES REQUIRED
23 TREES PROPOSED
CROWN ROAD
 $\frac{375}{50} = 7.50 = 8$ TREES REQUIRED
8 TREES PROPOSED
PROP. 60' R.O.W.
 $\frac{450}{50} = 9$ TREES REQUIRED
9 TREES PROPOSED
I. NONVEHICULAR OPEN SPACE
MINIMUM 15% SITE TO BE LANDSCAPE
(areas not in interior or buffers)
DEVELOPED SITE AREA 934,505 SF
REQUIRED $934,505 \times 15\% = 140,176$ SF
PROVIDED 194,354 SF (20.80%)
1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE
NONVEHICULAR (areas not in interior or buffers)
 $\frac{140,176}{2500} = 56.07 = 57$ TREES REQUIRED
57 TREES PROPOSED

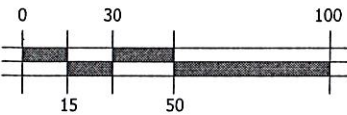
LANDSCAPE LEGEND



- SOD INSTALLATION NOTES:
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 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
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scale: 1" = 30'-0"



appr. by:
drawn by:
date: 12-12-18

revisions



Leeming
Design Group
Landscape Architecture
4913 Rutledge Drive, Suite 100-B North Richland Hills, Texas 76180
(817) 377-0887 Fax (817) 377-0896
leemingdesigngroup@leemingdesign.com

LANDSCAPE PLAN

WILLOW PARK BAPTIST CHURCH
CROWN POINTE BLVD. @ J.D. TOWLES DR.
WILLOW PARK, TEXAS

file name:
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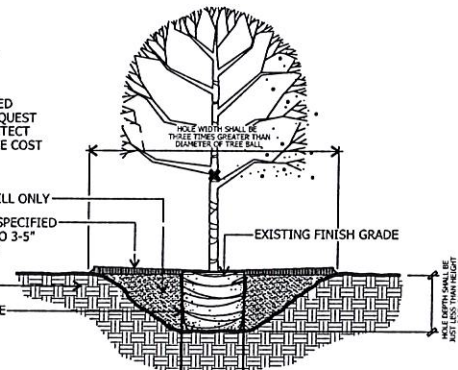
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L-3

DRENCH WITH COMPOST TEA
OR GARRETT JUICE AT TIME
OF INSTALLATION

TREE STAKING TO BE PROVIDED
ONLY AS REQUIRED OR AT REQUEST
OF OWNER/LANDSCAPE ARCHITECT
AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5"
AT OUTSIDE EDGE TREE HOLE

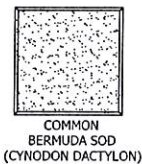
UNDISTURBED SUBGRADE
MODEL 65BG-NS BELOW-GRADE
TREE STAKING AS MFG. BY
"TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



TREE PLANTING

SHADE TREE - 3" CAL. and smaller
not to scale

LANDSCAPE LEGEND



SOD INSTALLATION NOTES:

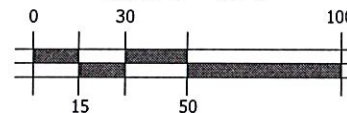
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MATCHLINE (Ref. Sheet L-3)

MATCHLINE (Ref. Sheet L-1)



scale: 1" = 30'-0"



LANDSCAPE PLAN

WILLOW PARK BAPTIST CHURCH
CROWN POINTE BLVD. @ J.D. TOWLES DR.
WILLOW PARK, TEXAS

file name:
c:\Willow Park-Baptist\kg-base_WPBCC.dwg

sheet
L-2



**Leeming
Design Group**
Landscape Architecture
4013 Bull Shoar Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 371-6888 Fax (817) 371-6886
leemingdesigngroup@leeming.net



appr. by:
drawn by:
date: 12-12-18
revisions

**CITY OF WILLOW PARK
ORDINANCE _____-19**

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM "AG" AGRICULTURE AND "R-1" SINGLE FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR LOTS 1 AND 2, BLOCK 1, WILLOW PARK BAPTIST ADDITION, SITUATED IN THE WESLEY FRANKLIN SURVEY, ABSTRACT NO. 468, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Willow Park Baptist Church of Texas (Owner) has applied for a change in zoning for Lots 1 and 2, Block 1, Willow Park Baptist Addition, located in the Wesley Franklin Survey, Abstract 468 (the "Property") from "AG" Agriculture and "R-1" Single Family classifications and use designation to "PD" Planned Development; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements for the rezoning of the Property; and,

WHEREAS, The City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

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

SECTION 1

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Site Plan attached hereto as Exhibit 'A', and legal description attached as Exhibit 'B', by changing the zoning of said property from AG Agriculture and R-1 Single Family District to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

PD DEVELOPMENT STANDARDS

SECTION 2

1.0 Base Zoning District

The underlying zoning district for this Planned Development shall be R-1 Single Family Residential. All development shall comply with the R-1 Single Family regulations unless specifically amended by this Planned Development Ordinance.

2.0 Planned Development

2.01 Permitted Uses: In addition to the uses permitted by the Base Zoning District, uses as referenced below shall be permitted within the Planned Development District.

Permitted Uses:

Community Center – Private

Public & Private Recreation Facilities, including gymnasium

Accessory Uses Allowed:

Accessory buildings directly related to the permitted uses

Off-Street Parking

Prayer Gardens

Outdoor Baptistery Area

Amphitheatre

2.02 Building Height: The permitted height of any structures shall not exceed fifty feet (50') to the highest point of the roof structure. A cross integrally attached to the primary worship center structure shall not exceed sixty-five feet (65') in height.

2.03 Garbage and Trash Collection: The garbage and trash collection will be provided by a private collection service. All freestanding dumpsters shall be screened on all four sides with an opaque masonry enclosure measuring to a height at least six (6) inches above the top of the dumpster. The opaque masonry enclosure shall be constructed of material consistent with that of the building structures.

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

2.05 Signage: Signage shall be in accordance with the City of Willow Park standard signage requirements. A maximum of four (4) monument signs will be permitted for the property, one at each of the four major public street intersections on the property perimeter. This provision

does not prohibit minor wayfaring signs to be installed at the various driveways and building entrances on the property.

SECTION 3 CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs an sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4 PENALTY CLAUSE

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

SECTION 5
EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Willow Park, Texas this the ____ day of _____, 2019.

APPROVED:

Doyle Moss, Mayor

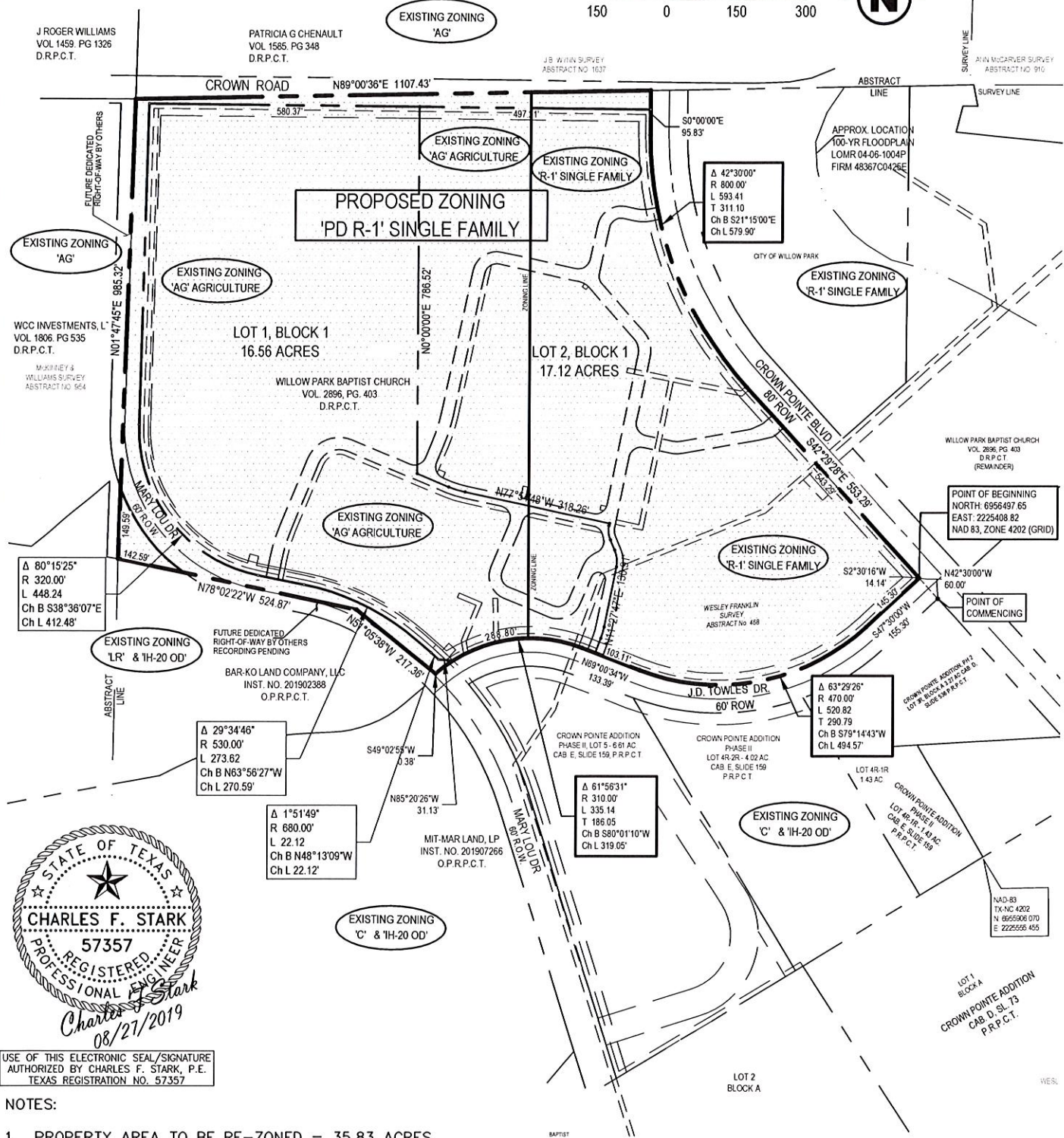
ATTEST:

Alicia Smith TRMC, City Secretary

The Willow Park City Council in acting on Ordinance No. _____-19 did on the ____ day of _____, 2019 vote as follows:

	FOR	AGAINST	ABSTAIN
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Amy Fennell, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Gary McKaughan, Place 5	_____	_____	_____

EXHBIT A
WILLOW PARK BAPTIST CHURCH ZONING EXHIBIT CONCEPT PLAN



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

- NOTES:
1. PROPERTY AREA TO BE RE-ZONED = 35.83 ACRES
 2. EXISTING ZONING: 'R1' SINGLE FAMILY AND 'AG' AGRICULTURE
 3. PROPOSED ZONING: 'PD R-1'
 4. PROPERTY SITUATED IN THE CITY OF WILLOW PARK
 5. PROPERTY SITUATED IN ALEDO ISD
 6. PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER

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 BAPTIST
CHURCH OF TEXAS
129 S. RANCH HOUSE ROAD
WILLOW PARK, TX. 76008

'PD R-1' ZONING EXHIBIT
WILLOW PARK BAPTIST CHURCH ADDITION
LOTS 1 AND 2, BLOCK 1
City of Willow Park, Parker County, Texas

PROJECT No. 245-9481
REV: AUGUST 27, 2019
DATE: AUGUST 2019

SHEET
EX A

EXHIBIT B
LEGAL DESCRIPTION

BEING all of Lots 1 and Lot 2, Block 1, Willow Park Baptist Addition as recorded in Cabinet _____, Slide _____, Plat Records, Parker County, being a portion of that certain tract of land described in deed to Willow Park Baptist Church of Texas, recorded in Volume 2896, Page 403, and all of that certain tract of land described in deed to Willow Park Baptist Church, recorded in Instrument Number 201829536, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found at the intersection of the south line of J.D. Towles Drive (a 60' Right-of-Way) and the west line of Crown Pointe Boulevard (an 80' Right-of-Way), at the northeast corner of Lot 3R, Block A, CROWN POINTE ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 536, Plat Records, Parker County, Texas;

THENCE N 42°30'00" W, a distance of 60.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the north line of said J.D. Towles Drive for the POINT OF BEGINNING and the most easterly corner of the herein described 35.83 acre tract;

THENCE along the north line of said J.D. Towles Drive, as follows:

S 47°30'00" W, a distance of 155.30 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 470.00 feet and whose long chord bears S 79°14'43" W, a chord distance of 494.57 feet;

Along said curve in a southwesterly direction, through a central angle of 63°29'26", an arc distance of 520.82 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

N 69°00'34" W, a distance of 133.39 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 310.00 feet and whose long chord bears S 80°01'10" W, a chord distance of 319.05 feet;

Along said curve in a southwesterly direction, through a central angle of 61°56'31", an arc distance of 335.14 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 49°02'55" W, a distance of 0.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in Crown Lane (Right-of-Way varies) the southwesterly line of said Willow Park Baptist Church of Texas tract;

THENCE N 51°05'38" W, along the southwesterly line of said Willow Park Baptist Church of Texas tract, a distance of 217.36 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE N 78°02'22" W, continuing along the southwesterly line of said Willow Park Baptist Church of Texas tract, a distance of 524.87 feet to an "X" cut in a concrete driveway found at the southwest corner of said Willow Park Baptist Church of Texas tract;

THENCE N 01°47'45" E, along Crown Lane and along the west line of said Willow Park Baptist Church of Texas tract, a distance of 985.32 feet to a 1/2" iron rod found in Crown Road (Right-of-Way varies) at the northwest corner of said Willow Park Baptist Church of Texas tract;

THENCE N 89°00'36" E, along said Crown Road and along the north line of said Willow Park Baptist Church of Texas tract, a distance of 1107.43 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the west line of said Crown Pointe Boulevard;

THENCE along the west line of said Crown Pointe Boulevard, as follows:

SOUTH, a distance of 95.83 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 800.00 feet and whose long chord bears S 21°15'00" E, a chord distance of 579.90 feet

Along said curve in a southeasterly direction, through a central angle of 42°30'00", an arc distance of 593.41 feet to a 1/2" capped iron rod found stamped C.F. Stark RPLS 5084";

S 42°29'28" E, a distance of 553.29 feet to the POINT OF BEGINNING and containing 35.83 acres of land, more or less.

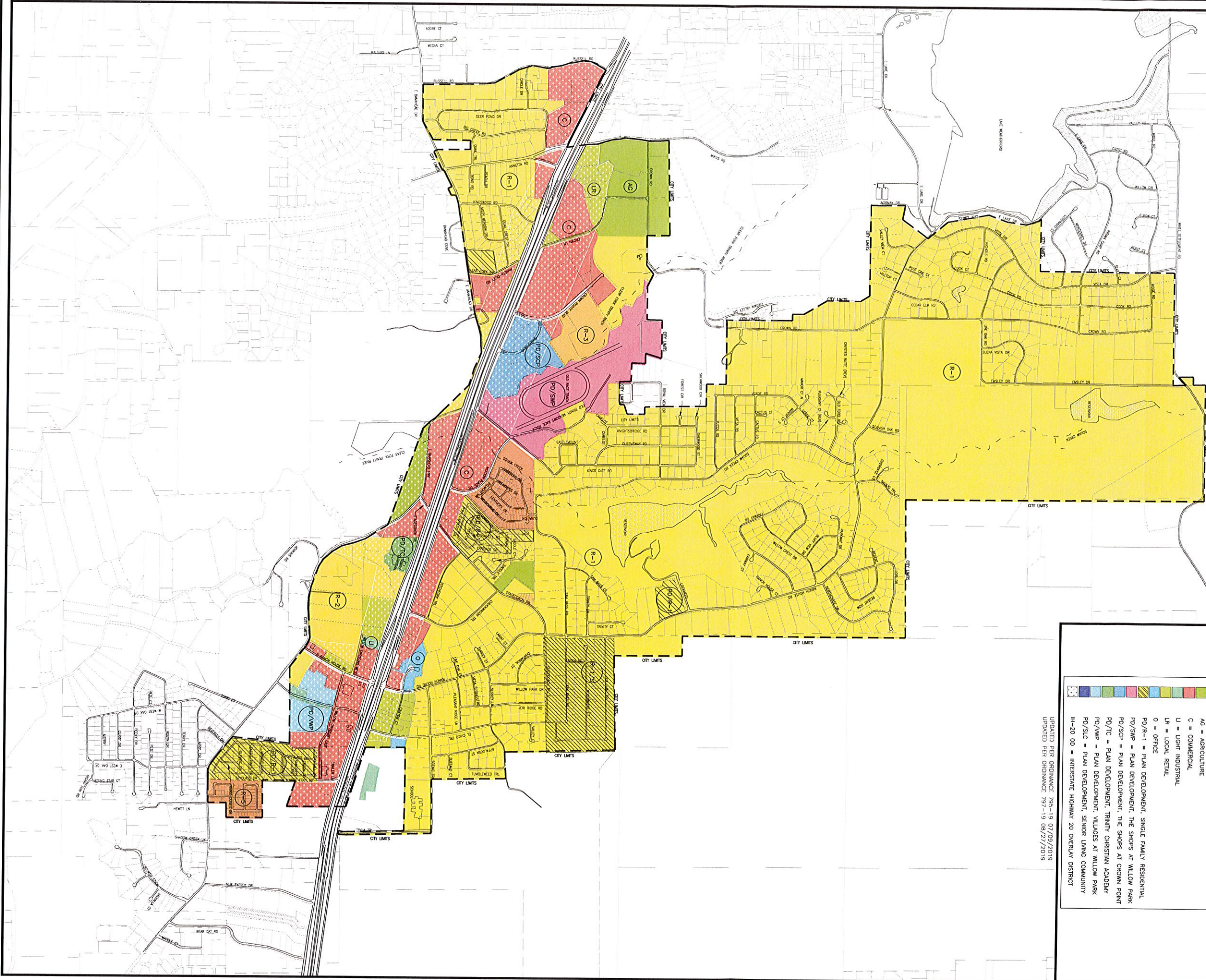
CITY OF WILLOW PARK
ZONING MAP
SEPTEMBER 2019



ZONING DESCRIPTION LEGEND

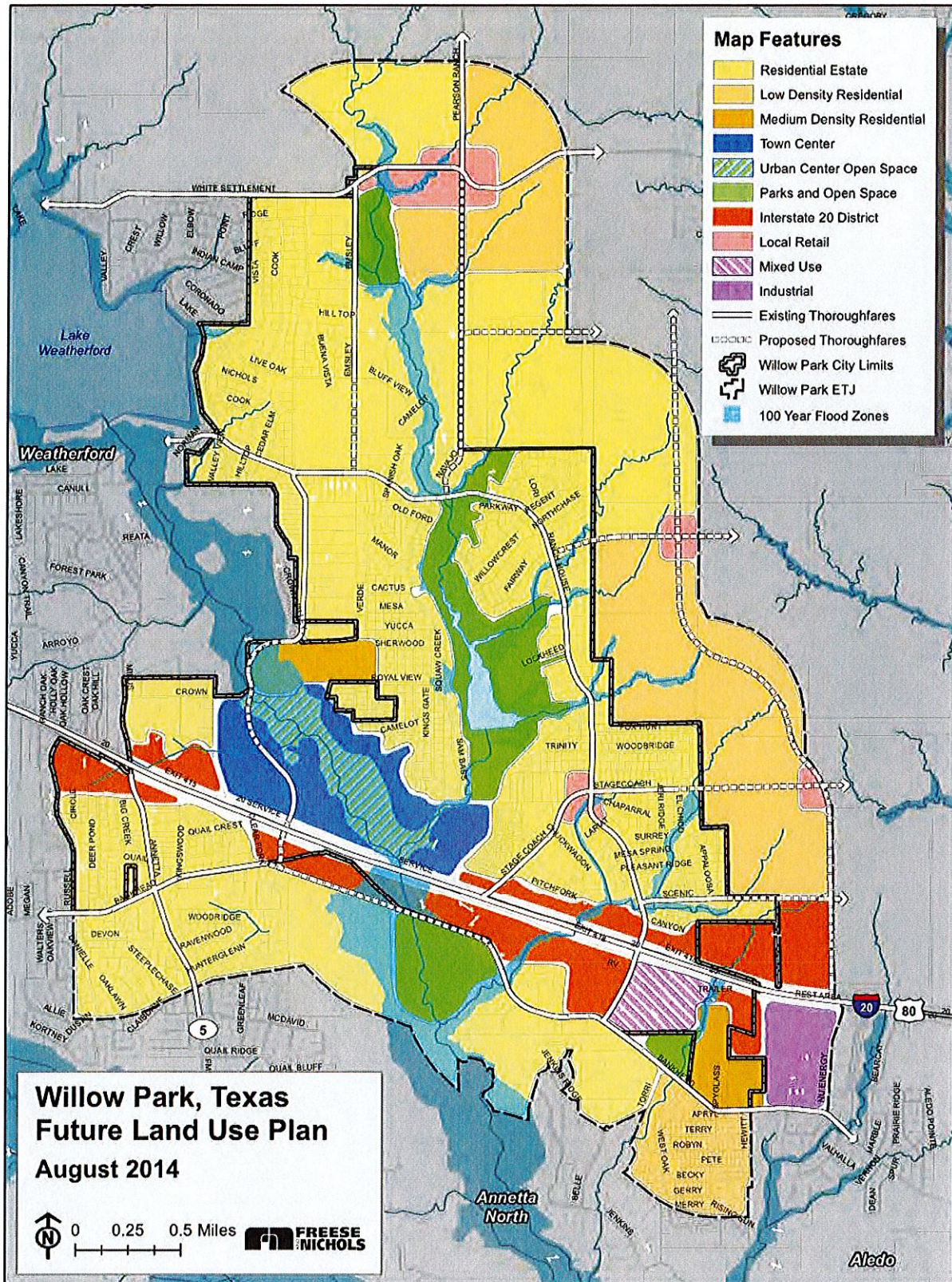
	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/S = SINGLE FAMILY RESIDENTIAL, W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL, HIGH-DENSITY
	AO = AGRICULTURE
	C = COMMERCIAL
	LI = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	PO/R-1 = PLAN DEVELOPMENT,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

UPDATED PER ORDINANCE 795-19 07/09/2019
UPDATED PER ORDINANCE 797-19 08/27/2019



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

Future Land Use Map



NOPH #1 09/17/2019

Consider and request to rezone from R-1 Single-Family District to R1/PD Single-Family/Planned Development District. Lot 1,2, Block 1, Willow Park Baptist Addition located on the Northwest corner of Crown Pointe Blvd. and J.D. Towles Drive.

MARIANNE COPE HEALTH CARE
3502 ARMSTRONG AVE.
DALLAS, TX 75205

WILLOW PARK PROFESSIONAL PLAZA LTD
365 MIRON DR SUITE A
SOUTHLAKE, TX 76092

WILLOW PARK SERVICES LLC
PO BOX 1840
ALEDO, TX 76008

SWAYDEN LIVING TRUST
6 CROWN RD
WILLOW PARK, TX 76087

BAR-KO-LAND CO.
5189 IH 20 SERVICE RD N STE 106
WEATHERFORD, TX 76087

MIT MAR
6647 S. FM 56
GLEN ROSE, TX 76043

VESTRY LP
1102 WASHINGTON DR
WEATHERFORD, TX 76086

ROGER WILLIAMS
1102 WASHINGTON DR
WEATHERFORD, TX 76086

mailed 09/03/2019



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: September 17, 2019	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 2

Consider and Act on a request to rezone from LR Local Retail/IH-20 Overlay District to PD/R3 Planned Development/Multi-Family Senior Living at Willow Park, 9.27 acres Wesley Franklin Survey, Abstract No. 468, McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located on the Northwest corner of Mary Lou Drive and J.D. Towles Drive.

BACKGROUND:

The proposed Planned Development consists of a 9.27 acre tract of land to be developed as a Senior Living Complex.

The property is located in Planning Area 3 as identified in the City's Comprehensive Plan. Planning Area 3 is situated along and north of Interstate 20 with the medical facilities on the western side. Due to the area visibility along Interstate 20, a more compact area of mixed-use retail office and residential development may be suitable.

The Comprehensive Plan states: Create a Range of Housing Opportunities and Choices. A range in housing options is important to ensure that "full-life cycle" housing is available to enable residents to stay within the community throughout their lives, even as housing desires change. Smaller starter homes, larger homes, apartments, townhomes, and retirement facilities are important to ensure adequate housing for young adults, families with children, empty-nesters and retirees. This is a housing option the City does not have.

The owner is requesting PD Planned Development District zoning to further define the development and to ensure a coordinated, secure and attractive Senior Living Community. The property will develop with a 152 unit age restricted (55 years of age or older) housing complex with recreation facilities including swimming pool, private community center club house, leasing office and recreation courts and other facilities for the residents of the development.

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the PD Planned Development District Zoning.

EXHIBITS:

Application
Site Plan
Landscape Plan
Elevation Drawings
Planned Development Regulations
Zoning Map
Future Land Use Map



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

ZONING CHANGE REQUIREMENTS

Name of Applicant: BARRON-STARK ENGINEERS, LP, BY: CHUCK STARK

Mailing Address: 6221 SOUTHWEST BLVD, #100, FORT WORTH, TX 76132
Street City State Zip
817-231-8114

Phone: 817-296-9550 Fax: 817-231-8144 Email: chucks@barronstark.com
cynthias@barronstark.com

Property Owner: BARKO LAND COMPANY, LLC c/o Brysan Adams

Mailing Address: 2121 McCLENDON ROAD, WEATHERFORD, TX 76088
Street City State Zip

Phone: 817-253-2494 Fax: _____ Email: brysaon704@hotmail.com

Location of property requesting to be re-zoned: N OF IH20 W BOUND SERVICE RD @ MARY LOU DR

Intended Use of property: SENIOR LIVING AT WILLOW PARK

Current Zoning District: 'LR' LOCAL RETAIL AND IH20 OVERLAY

Requested Zoning District: PD R3 (MULTI-FAMILY)

Specific reason for zoning request: FUTURE DEVELOPMENT NOT BEING LIMITED TO LOCAL RETAIL

AND PROVIDE ZONING FOR SENIOR LIVING FACILITY

~~FEES: \$150 (Residential)~~

~~\$150 (Non-Residential)~~

08/27/2019
Additional fees (if applicable): \$260.00

Additional fees (if applicable): NA

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

Chuck Stark

AUTHORIZED AGENT

8/26/19

SIGNATURE OF OWNER

DATE

SIGNATURE OF APPLICANT

DATE

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

Rec'd
08/27/2019
pkew

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

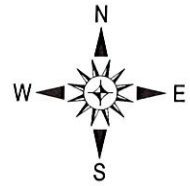
Applicant: Please complete the following

For Office Use Only

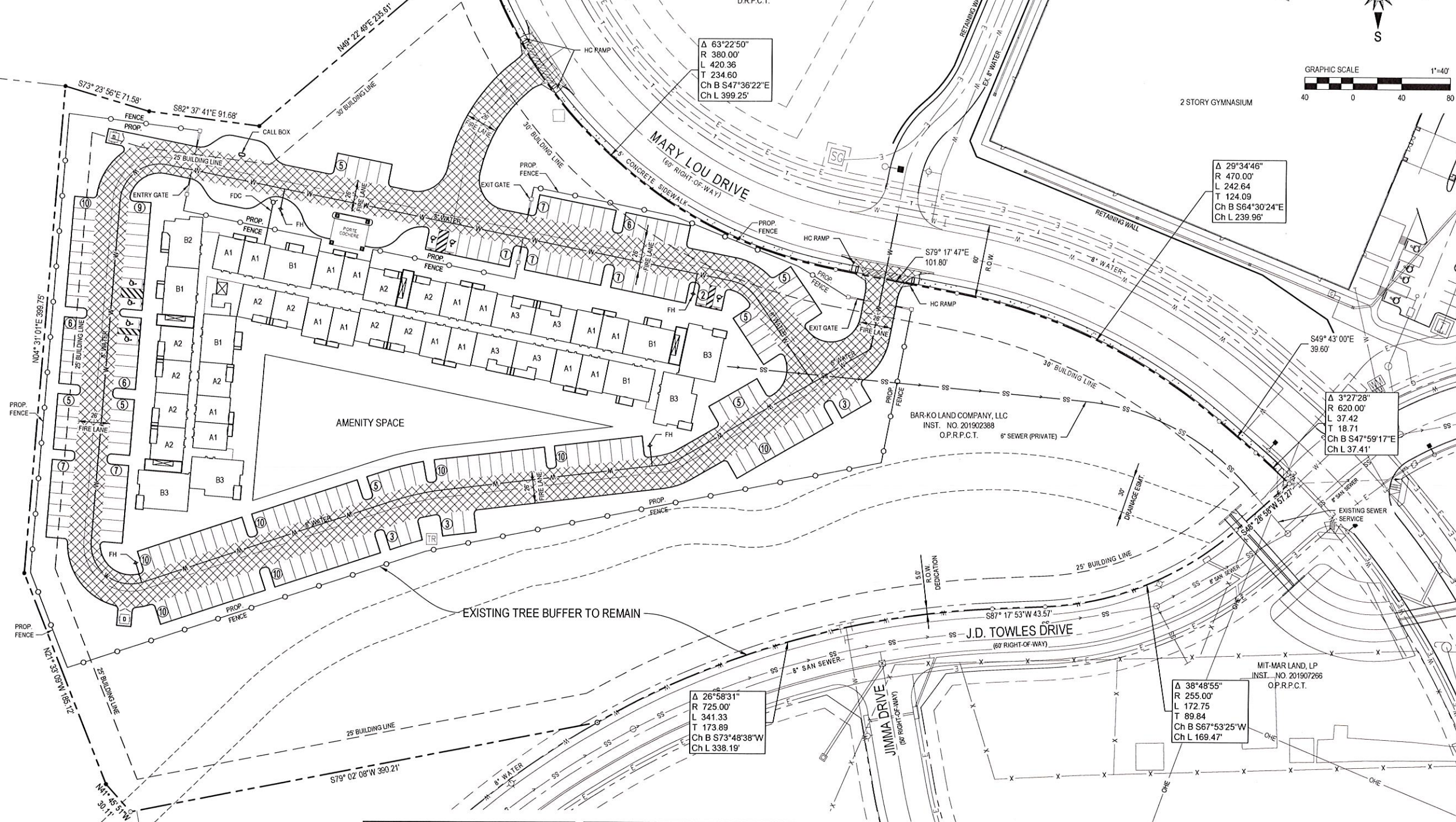
ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	N/A	COMPLETE	MISSING
1	cks	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.		✓	
2	cks	Site location/vicinity map clearly showing the location of the subject		✓	
3	cks	A north arrow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

WCC INVESTMENTS, LTD
VOL 1806, PG 535
D.R.P.C.T.

WILLOW PARK BAPTIST CHURCH
VOL 2896, PG. 403
D.R.P.C.T.












GRAPHIC SCALE
1"=40'
40 0 40 80



GENERAL NOTES:

1. BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
2. 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, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. PROPERTY SITUATED IN THE CITY OF WILLOW PARK.
5. PROPERTY SITUATED IN ALEDO ISD.
6. PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER.
7. ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED.
8. ALL RADII SHOWN ARE TO THE BACK OF CURB.
9. DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 8' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
10. ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
11. ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
12. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING 8" SAN. SEWER MANHOLE
	EXISTING POWER POLE
	CONCRETE PAVING
	FIRE LANE
	SIDEWALK
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT

SITE PLAN DATA TABLE	
ACREAGE	9.27 ACRES
EXISTING ZONING	LR
PROPOSED ZONING	PD R-3
PROPOSED STRUCTURES	4 STORY - SENIOR LIVING - 117,216 sf
PERCENT IMPERVIOUS	48%
1 BR	112 @ 1.0 = 112
2 BR	450 @ 1.5 = 60
STAFF	12
TOTAL	184
PARKING PROVIDED	193 (INCLUDES 8 HC)
OPEN SPACE	52%

BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG.	UNITS TYPES	PER BLDG. S.F.	TOTAL S.F.
A	1	152	A1-56, A2-40, A3-16, B1-20, B2-4, B3-16	117,216	117,216
TOTAL	1	152			117,216

UNIT TYPES	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	56	600	33,600
A2 - ONE BEDROOM, ONE BATH	40	671	26,840
A3 - ONE BEDROOM, ONE BATH	16	777	12,432
B1 - TWO BEDROOM, ONE BATH	20	1,059	21,180
B2 - TWO BEDROOM, TWO BATH	4	1,099	4,396
B3 - TWO BEDROOM, TWO BATH	16	1,173	18,768
TOTAL	152		117,216

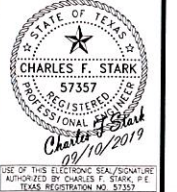
OWNER/APPLICANT
BAR-KO LAND COMPANY, LLC
2121 McCLENDON ROAD
WEATHERFORD, TX 76088
PH: 817-253-2494

SENIOR LIVING
AT
WILLOW PARK
City of Willow Park
Parker County, Texas

SITE PLAN

9.27 ACRES SITUATED IN THE
WESLEY FRANKLIN, ABSTRACT NO. 468
AND THE
MCKINNEY & WILLIAMS, ABSTRACT NO. 954
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

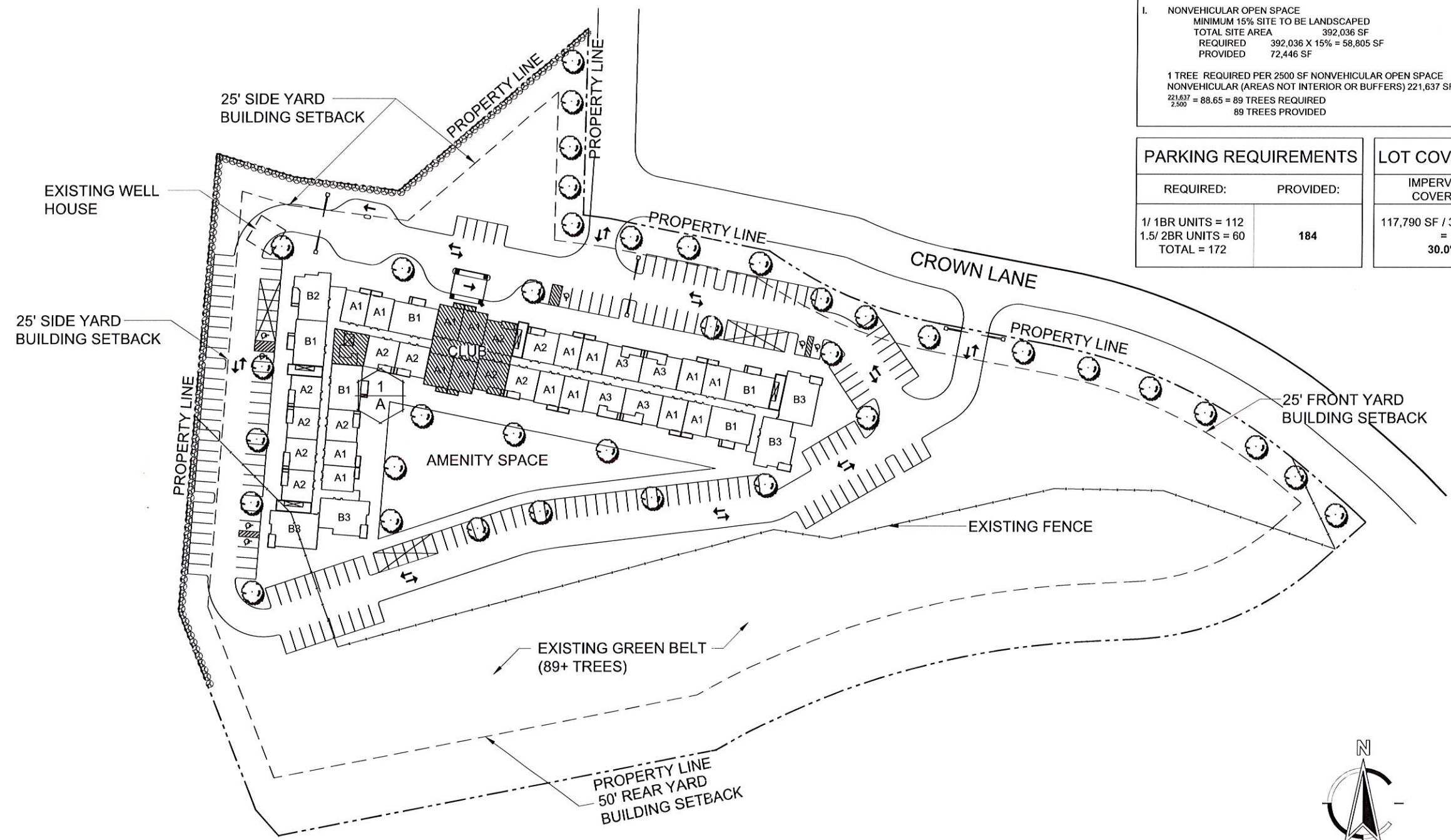
CLIENT No.	404
PROJECT No.	9588
DESIGN:	BLC
DRAWN:	RCP
CHECKED:	CFS
DATE:	AUGUST 2019
SHEET	
EX A	



Barron-Stark
Engineers

201 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 (F) (817) 231-8104
Texas Registered Engineering Firm F-10598
Texas Registered Survey Firm F-10156800
www.barronstark.com

NO.	REVISIONS	DESCRIPTION	DATE



CITY REQUIREMENTS

- H.1. INTERIOR LANDSCAPING
GROSS PARKING 75,891
INTERIOR LANDSCAPE AREA
REQUIRED 7,589 SF (10%)
PROVIDED 52,446 SF (69.1%)

1 TREE PER 400 SF REQUIRED INETIOR LANDSCAPE
 $\frac{7,589}{400} = 19 = 19$ TREES REQUIRED
19 TREES PROPOSED

ALL PARKING TO BE SCREENED FOR R.O.W.'S & ADJACENT PROPERTY PROVIDED AS REQUIRED.
- H.2. PERIMETER LANDSCAPING
1 TREE PER 50 LF
CROWN LANE
 $\frac{950}{50} = 17.9 = 18$ TREES REQUIRED
18 TREES PROPOSED
- I. NONVEHICULAR OPEN SPACE
MINIMUM 15% SITE TO BE LANDSCAPED
TOTAL SITE AREA 392,036 SF
REQUIRED 392,036 X 15% = 58,805 SF
PROVIDED 72,446 SF

1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE
NONVEHICULAR (AREAS NOT INTERIOR OR BUFFERS) 221,637 SF
 $\frac{221,637}{2,500} = 88.65 = 89$ TREES REQUIRED
89 TREES PROVIDED

PARKING REQUIREMENTS

REQUIRED:	PROVIDED:
1/ 1BR UNITS = 112 1.5/ 2BR UNITS = 60 TOTAL = 172	184

LOT COVERAGE

IMPERVIOUS COVERAGE
117,790 SF / 392,036 SF = 30.0%



SENIOR LIVING AT WILLOW PARK WILLOW PARK, TEXAS

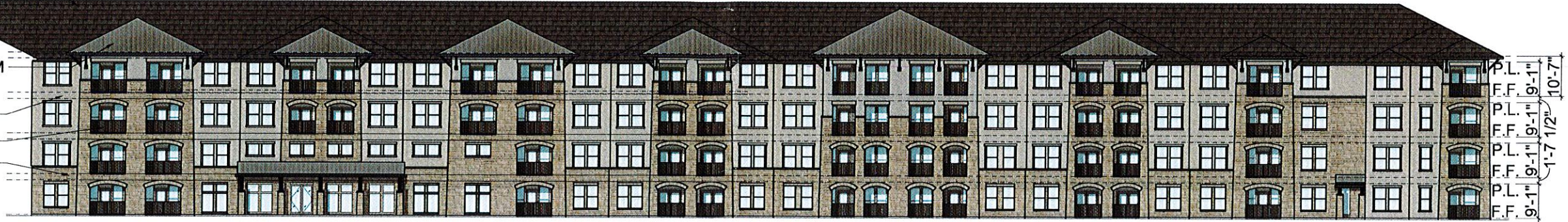
30 YEAR
ARCHITECTURAL
SHINGLES

STANDING SEAM
METAL ROOF

STUCCO

METAL RAILING

SIMULATED
STONE
VENEER



BUILDING MATERIALS	
MASONRY	56%
STUCCO	44%
TOTAL	100%

BUILDING 'A' - REAR ELEVATION COURTYARD

1/32" = 1' - 0"

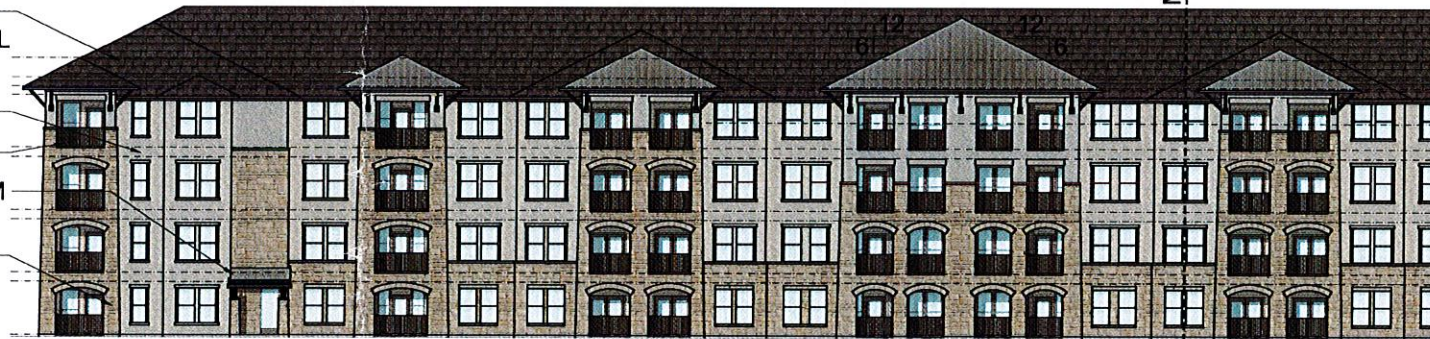
30 YEAR
ARCHITECTURAL
SHINGLES

STUCCO

METAL RAILING

STANDING SEAM
METAL ROOF

SIMULATED
STONE
VENEER



BUILDING 'A' - FRONT ELEVATION

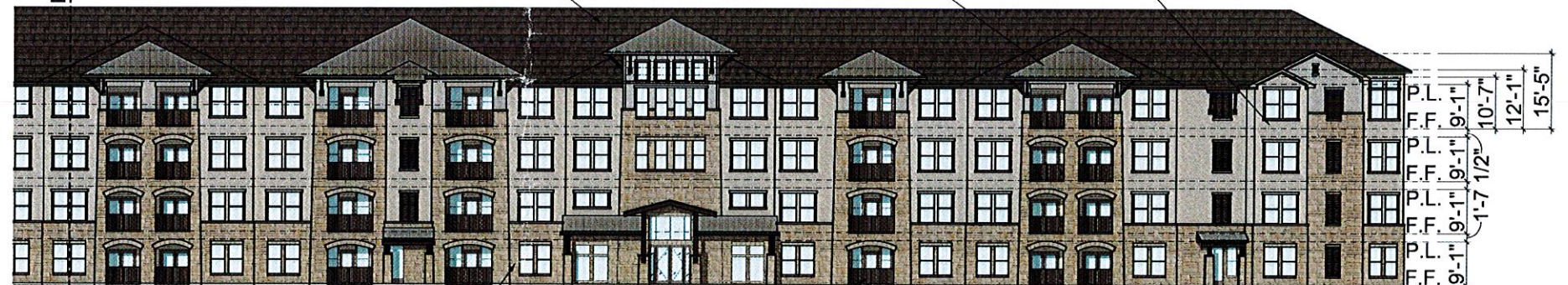
1/32" = 1' - 0"

MATCHLINE

30 YEAR
ARCHITECTURAL
SHINGLES

STANDING SEAM
METAL ROOF

STUCCO



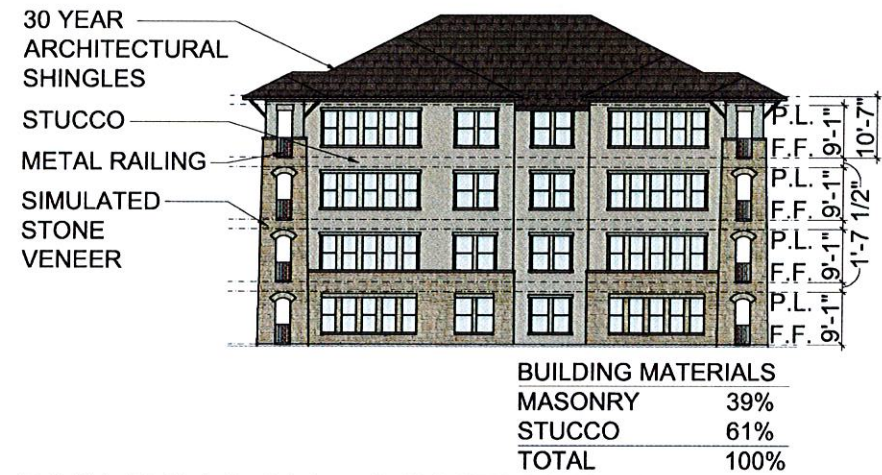
SIMULATED
STONE
VENEER

METAL RAILING

BUILDING MATERIALS	
MASONRY	52%
STUCCO	48%
TOTAL	100%

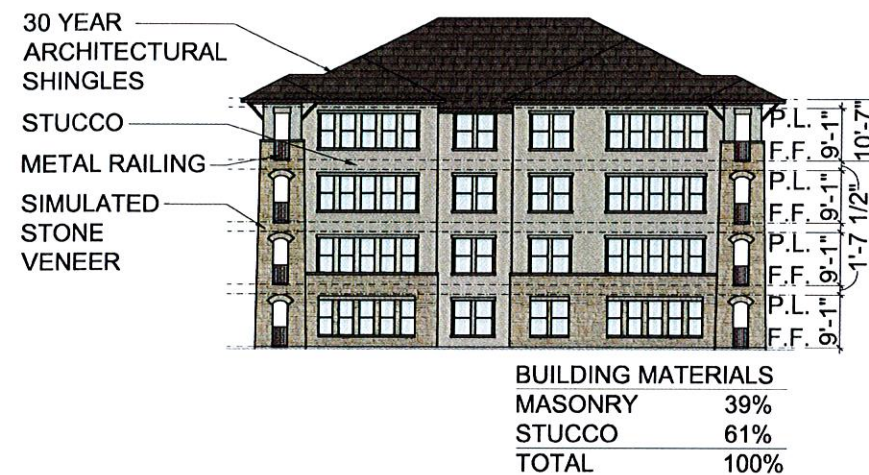
BUILDING 'A' - FRONT ELEVATION

1/32" = 1' - 0"



BUILDING 'A' - SOUTH ELEVATION

1/32" = 1' - 0"



BUILDING 'A' - EAST ELEVATION

1/32" = 1' - 0"



BUILDING 'A' - WEST ELEVATION

1/32" = 1' - 0"



BUILDING 'A' - EAST COURTYARD ELEVATION

1/32" = 1' - 0"

SENIOR LIVING AT WILLOW PARK
WILLOW PARK, TEXAS

BLDG 'A' -
SIDE ELEV.

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**SENIOR LIVING AT WILLOW PARK
PD R-3 ZONING ORDINANCE**

AN ORDINANCE AMENDING CHAPTER 14, "ZONING", THE ZONING ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 9.27 ACRES OUT OF THE WESLEY FRANKLIN SURVEY, ABSTRACT NO. 468 AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 954, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FROM LR LOCAL RETAIL TO PD R-3 PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change was initiated by Bar-Ko Land Company, LLC under Case Number _____; and

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

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

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

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

SECTION 1

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Zoning Site Plan attached hereto as Exhibit 'A', and described by metes and bounds description attached as Exhibit 'B', by changing the zoning of said property from LR Local Retail to PD R-3 Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

The Senior Living at Willow Park Planned Development District establishes an age restricted Senior Living Community subject to the following conditions.

SENIOR LIVING AT WILLOW PARK
PD DEVELOPMENT STANDARDS
SECTION 2

2.0 Planned Development – Senior Living Community

2.01 General Description: Senior Living units are attached units intended for lease. Access shall be allowed from access drives or parking areas connecting to adjacent public roadways. Requirements for development shall be governed by standards as described below and the City of Willow Park R-3 Design Standards (Zoning Ordinance Article 14.06.008). If there are conflicts between the requirements of Article 14.06.008 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 Age Limitation: Senior Living at Willow Park shall be a Senior Living Community with the requirement for a minimum of one primary resident of each living unit to be 55 years of age or older.

2.03 Permitted Uses: Permitted uses as referenced below shall be permitted within the Planned Development District. No Single Family, Duplex or Townhome uses will be allowed within this tract.

Permitted Uses:

Community Center – Private

Attached dwelling units, age restricted for Seniors 55 years of age or older.

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

Commercial Kitchen for residents use.

On-site amenities for residents use such as nail salon, theatre, and similar.

Accessory Uses Allowed:

Accessory buildings

Off-Street Parking

Swimming pool – private

2.04 Density: The maximum allowed density for the entire tract will be 18 units per gross acre.

2.05 Required Parking: Parking requirement for Senior Living at Willow Park shall be as follows:

- a. One (1) off-street parking space for each one-bedroom or efficiency dwelling unit.
- b. One and one-half (1.5) off-street parking spaces for each two bedroom or greater dwelling unit.
- c. Parking shall be permitted within all required front, side and rear yard areas.

- d. Parking and driveways shall be paved of concrete, in accordance with paving standards established by the City of Willow Park's Subdivision Ordinances.
- e. A minimum of 10% of the required parking spaces shall be enclosed garage or covered parking.

2.06 Building Materials: A minimum of eighty-five (85%) percent of the total exterior wall surfaces (excluding portals and fenestrations) of all structures shall be finished in two or more of the following materials: glass, stone, man-made-stone, brick, split face concrete block, stucco utilizing a three-step process or similar materials or any combination thereof. The use of wood, cementitious fiberboard, hardy board, tile or EFIS as an exterior building material shall be limited to a maximum of fifteen percent (15%), excluding door and window openings of the total wall surfacing below the top plate line. All stairwells will be located interior to the building structures and not allowed along the exterior façade.

2.07 Architectural Standards:

- a. Façade articulation (offsets) of not less than eighteen (18") inches in depth are required for every 50' in building surface length.
- b. Patios shall not protrude more than eighteen (18") inches from surrounding building exterior walls
- c. Maximum building length shall be 500 feet.
- d. Maximum building width shall be 300 feet.

2.08 Minimum Dwelling Size: The minimum floor area for units within the Planned Development shall be:

- o One bedroom unit, 500 square feet
- o Two bedroom unit, 1000 square feet
- o Minimum floor area shall exclude common corridors, basements, open and screened porches/ decks and garage.

2.08 Lot Coverage: No more than forty percent (40%) of the total lot area shall be covered by main buildings and no more than fifty percent (50%) of the total lot area shall be covered by the combined area of the main buildings and accessory buildings. All buildings shall comply with those standards contained in the Willow Park Zoning Ordinance.

2.09 Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

2.10 Side Yard: The minimum side yard on each side of the lot shall be twenty-five (25) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. A building separation of twenty (20) feet shall be provided between structures up to four stories in height. Roof or eaves may overhang by no more than four (4) feet into the side yard fronting street on corner lots only. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Willow Park's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

2.11 Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Willow

Park's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

- 2.12 Building Height:** The permitted height of any structures shall not exceed four (4) stories with a maximum plate height of the fourth story being 45 feet. Maximum height to any point on the roof line shall be 55 feet.
- 2.13 Gated Entry:** It is the intent of this Planned Development to provide a secure living environment for the residents of the development. Visitor parking and access to the leasing office area will be provided at the entry to the project but access to the residential area may be restricted by security gates. The balance of the property may be secured by an appropriate security fence acceptable to City of Willow Park prohibiting pedestrian traffic to enter into the residential areas.
- 2.14 Open Space:** The Senior Living at Willow Park Tract will incorporate private open space into the development as shown on the attached concept plan (Exhibit A). There is no requirement for public open space within the Senior Living at Willow Park parcel. All private open space shall be owned and maintained by the owner of Senior Living at Willow Park.
- 2.15 Garbage and Trash Collection:** The garbage and trash collection will be provided by a private collection service. All freestanding dumpsters shall be screened on three sides with an opaque masonry enclosure measuring to a height at least six (6) inches above the top of the dumpster. The opaque masonry enclosure shall be constructed of material consistent with that of the building structures. The fourth side shall be gated to shield view of the interior with gates a minimum of six (6) feet in height.
- 2.16 Landscaping:** Landscaping requirements shall be in accordance with the City of Willow Park standard landscaping requirements.
- 2.17 Signage:** Signage shall be in accordance with the City of Willow Park standard signage requirements.

SECTION 3 CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted

by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4 PENALTY CLAUSE

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

SECTION 5 EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the _____ day of _____, 2019.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

EXHBIT A
SENIOR LIVING AT WILLOW PARK ZONING EXHIBIT CONCEPT PLAN

1. THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK, TEXAS, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES. THE PROPERTY IS CURRENTLY ZONED R-1.5, SINGLE-FAMILY RESIDENTIAL. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE CITY'S ZONING ORDINANCES.

2. THE PROPOSED SUBDIVISION IS A 9.27-ACRE SUBDIVISION OF THE 9.27-ACRE PROPERTY DESCRIBED IN THE CITY'S ZONING ORDINANCES. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE CITY'S ZONING ORDINANCES.

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GENERAL NOTES

1. THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK, TEXAS, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES. THE PROPERTY IS CURRENTLY ZONED R-1.5, SINGLE-FAMILY RESIDENTIAL. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE CITY'S ZONING ORDINANCES.
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SYMBOL	LEGEND
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT

SITE PLAN DATA TABLE	
ACRES	9.27 ACRES
EXISTING ZONING	NO
PROPOSED ZONING	R-1.5
PROPOSED STRUCTURES	4 STORY, 400,000 S.F. (117,216 S.F.)
PROPOSED IMPROVEMENTS	40%
1.88	112.8' x 112'
2.88	40' x 15' - 0"
TOTAL	182
FINANCING REQUESTED	182 (INCLUDES 8-00)
OPEN SPACE	5%

BUILDING TABULATION			
TYPE	BLK'S	UNITS/BLK	UNITS/TOTAL
A	1	152	152
TOTAL		1	152
		UNITS/TOTAL	TOTAL S.F.
AL ONE BEDROOM ONE BATH	56	602	33660
AO TWO BEDROOM ONE BATH	56	671	35416
AP TWO BEDROOM ONE BATH	56	671	35416
AR TWO BEDROOM ONE BATH	20	1069	21380
AS TWO BEDROOM TWO BATH	6	1099	4396
AT TWO BEDROOM TWO BATH	6	1173	4638
TOTAL		152	117216

EXHIBIT B
METES & BOUNDS DESCRIPTION

LEGAL DESCRIPTION

BEING 9.27 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 as Tract I and a portion of that certain tract of land described in deed as Tract II, to Doyle Hanley and Becky Hanley, recorded in Volume 1681, Page 1322, Real Records, Parker County, Texas, all of that certain tract of land described in deed to Doyle Hanley and Becky Hanley, recorded in Volume 2441, Page 908, Real Records, Parker County, Texas, and being a portion of that certain tract of land described in deed to Hanley Family Partnership, LP, recorded in Instrument Number 201301215, Official 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" W, 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), for the POINT OF BEGINNING and the most east corner of the herein described 9.00 acre tract;

THENCE along the south line of the herein described 9.27 acre tract, as follows:

S 48°28'58" W, a distance of 57.27 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 255.00 feet and whose long chord bears S 67°53'25" W, a chord distance of 169.47 feet;
Along said curve in a southwesterly 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";
S 87° 17' 53" W, 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 725.00 feet and whose long chord bears S 73°48'38" W, a chord distance of 338.19 feet;
Along said curve in a southwesterly 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";
S 79°02'08" W, a distance of 390.21 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the most south corner of said Doyle Hanley and Becky Hanley Tract I;

THENCE along the west line of said Doyle Hanley and Becky Hanley Tract I, as follows:

N 41°45'51" W, a distance of 30.11 feet to an angle iron found;
N 21°33'09" W, a distance of 185.12 feet to an angle iron found;
N 04°31'01" E, a distance of 399.75 feet to a 1/2" iron rod found at the north west corner said Doyle Hanley and Becky Hanley Tract I, being in the south line of that certain tract of land described in deed to

the Tracie Swayden Living Trust, recorded in Instrument Number 201728201, Official Records, Parker County, Texas, being the northwest corner of the herein described 9.27 acre tract;

THENCE, S 73°23'56" E, along the common line of said Doyle Hanley and Becky Hanley Tract I and said Swayden Living Trust tract, a distance of 71.58 feet to a 1/2" iron rod found;

THENCE, S 82°37'41" E, continuing along the common line of said Doyle Hanley and Becky Hanley Tract I and said Swayden Living Trust tract, a distance of 91.68 feet to a 1/2" iron rod found at the southwest corner of said Doyle Hanley and Becky Hanley tract (recorded in said Volume 2441, Page 908);

THENCE, N 49°22'49" E, along the common line of said Doyle Hanley and Becky Hanley tract (recorded in said Volume 2441, Page 908) and said Swayden Living Trust tract, at a distance of 216.85 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the west line Crown Lane (Right-of-Way varies), at the north corner of said Doyle Hanley and Becky Hanley tract (recorded in said Volume 2441, Page 908) and being the easterly southeast corner of said Swayden Living Trust tract, and continuing, in all a distance of 235.61 feet to a point in the proposed southwesterly line of Mary Lou Drive (a.k.a. Crown Lane) at the beginning of a curve to the left, whose radius is 380.00 feet and whose long chord bears S 47°36'22" E, a chord distance of 399.25 feet;

THENCE along said southwesterly line, as follows:

Along said curve, in a southeasterly direction, through a central angle of 63°22'50", an arc distance of 420.36 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

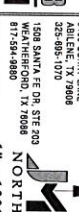
S 79°17'47" E, a distance of 101.80 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", at the beginning of a curve to the right, whose radius is 470.00 feet and whose long chord bears S 64°30'24" E, a chord distance of 239.96 feet;

Along said curve in a southeasterly direction, through a central angle of 29°34'46", an arc distance of 242.64 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 49°43'00" E, a distance of 39.60 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 620.00 feet and whose long chord bears S 47°59'17" E, a chord distance of 37.41 feet;

Along said curve in a southeasterly direction, through a central angle of 03°27'28", an arc distance of 37.42 feet to the POINT OF BEGINNING and containing 9.27 acres (403,945 square feet of land, more or less.

ZONING MAP
SEPTEMBER 2019

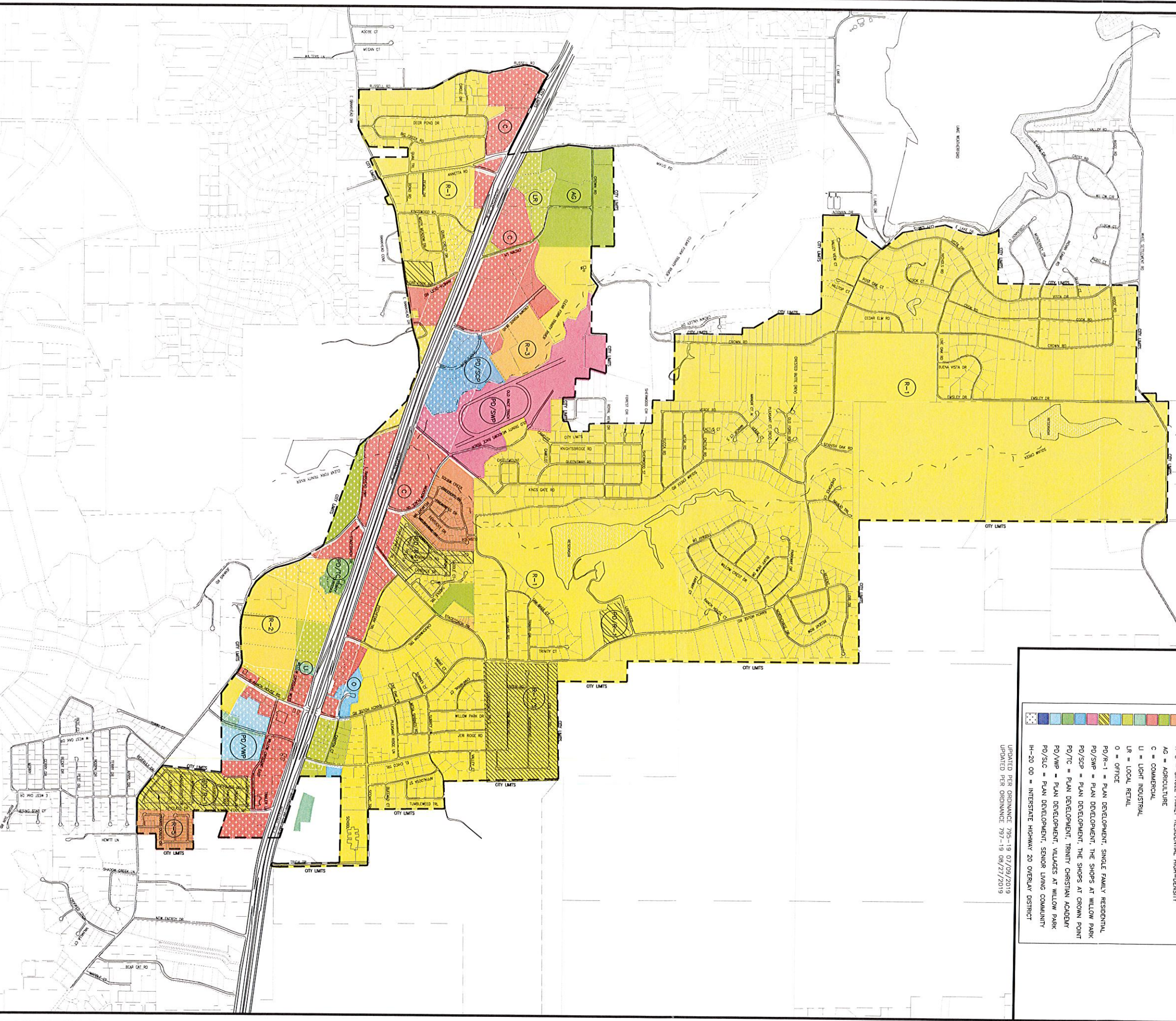


NORTH
1" = 1000'

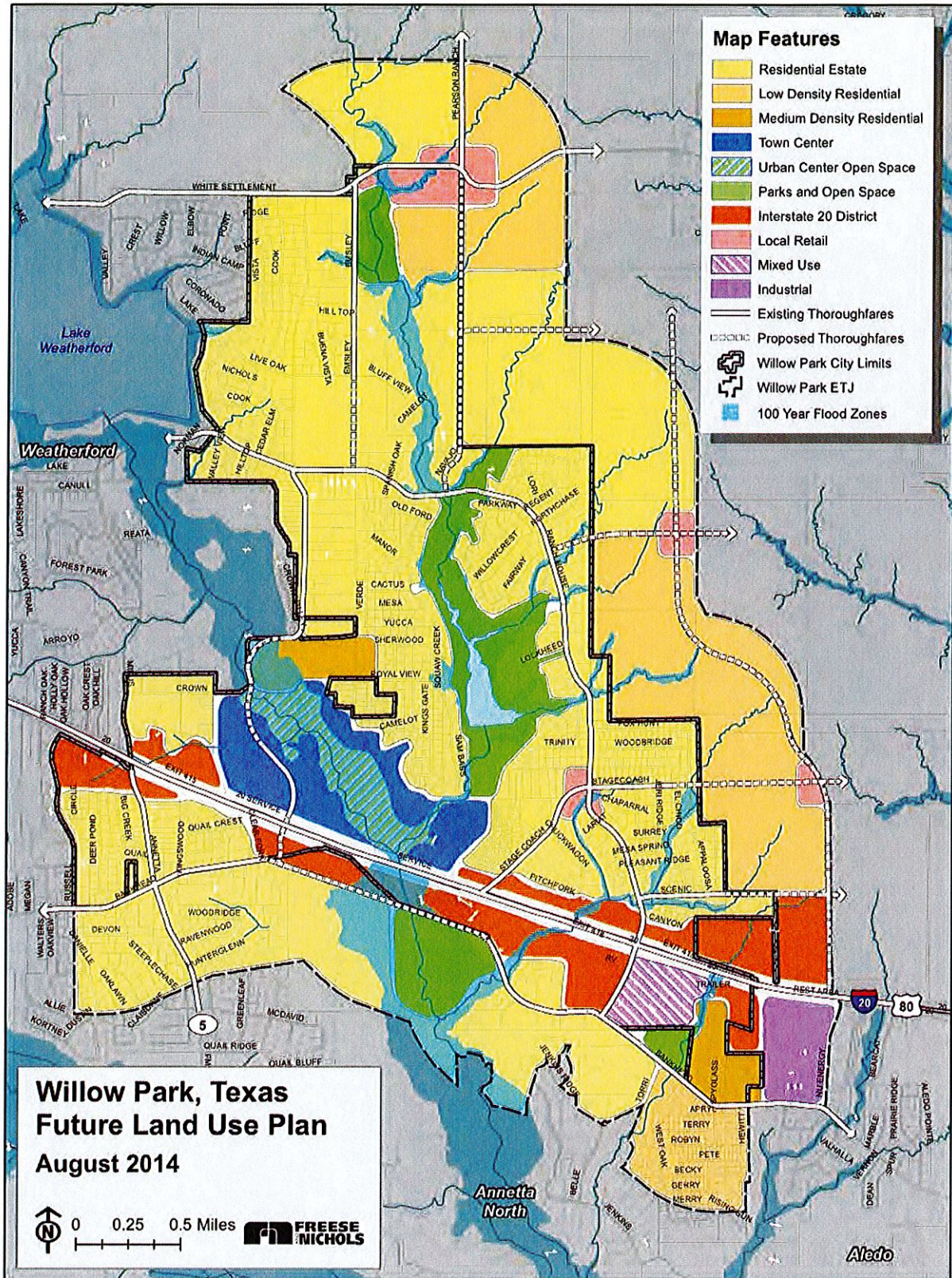
ZONING DESCRIPTION LEGEND

- R = SINGLE FAMILY, RESIDENTIAL
R-1/S = SINGLE FAMILY, RESIDENTIAL W/ SEWER
R-2 = SINGLE FAMILY, RESIDENTIAL, DUPLEX
R-3 = MULTI-FAMILY, RESIDENTIAL
R-5 = SINGLE FAMILY, RESIDENTIAL, HIGH-DENSITY
AG = AGRICULTURE
C = COMMERCIAL
LI = LIGHT INDUSTRIAL
LR = LOCAL, RETAIL
O = OFFICE
PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY, RESIDENTIAL
PD/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
PD/SCP = PLAN DEVELOPMENT, THE SHOPS AT CROWN POINT
PD/MC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
PD/WPC = PLAN DEVELOPMENT, VILLAGES AT WILLOW PARK
PD/SIC = PLAN DEVELOPMENT, SENIOR LIVING COMMUNITY
H-20 00 = INTERSTATE HIGHWAY 20 OVERLAY DISTRICT

UPDATED PER ORDINANCE 795-19 07/09/2019
 UPDATED PER ORDINANCE 797-19 08/27/2019



Future Land Use Map



NOPH #2 09/17/2019

Consider and request to rezone from LR Local retail/IH-20 Overlay District to PD/R3 Planned Development/Multi-Family Senior Living at Willow Park, 9.27 acres Wesley Franklin Survey, Abstract No. 468, McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located on the Northwest corner of Mary Lou Drive and J.D. Towles Drive.

SWAYDEN LIVING TRUST
6 CROWN RD
WILLOW PARK, TX 76087

MIT MAR
6647 S. FM 56
GLEN ROSE, TX 76043

WILLOW PARK BAPTIST CHURCH
129 S. RANCH HOUSE RD
WILLOW PARK, TX 76008

CRAIG CRONJE UPSTROM
4141 E. IH -20 SERVICE RD NORTH
WEATHERFORD, TX 76087

Mailed 09/08/2019



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: September 17, 2019	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 3

Consider and Act on a Site Plan for a senior living complex, 9.27 acres Wesley Franklin Survey, Abstract No. 468, McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located on the Northwest corner of Mary Lou Drive and J.D. Towles Drive.

BACKGROUND:

Bar-Ko Land Company is submitting a Site Plan for a 152 unit Senior Living Complex on this 9.27 acre site located at 149 Mary Lou Drive.

The 117,000 square foot development will be located on a single lot. The development will be accessed from Mary Lou Drive (60' R.O.W.) with two entrances. There will be 184 parking spaces provided on the property. Fire Lanes, 26 foot wide, are provided around the perimeter of the property. There is an existing tree buffer, which will remain on the south side of the property which will buffer the residential development from the commercial property and IH-20.

The PD/R3 Planned Development/Multi-Family Senior Living (AGENDA ITEM 2) application and this Site Plan constitute the submittal for the property.

All infrastructure water, sanitary sewer, fire hydrants, and stormwater drainage improvements will be in compliance with City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan subject to the following:

1. Drainage Plan
2. Dimensional controls
3. Grading Plan
4. Erosion Control Plan
5. Easements for onsite water lines and meter location
6. Relocate water line from Mary Lou Drive intersection, add encasement, and provide 2 gate valves
7. Show ADA accessible route
8. Provide Knox Box Key bypass with entry gate with battery backup
9. Storz FDC (5")
10. Stand pipe sprinkler in all stairwells with Knox caps
11. Landscape shall be at least 3 ft. from fire hydrants and FDC's. Relocate tree left of club house

EXHIBITS:

Application
Site Plan
Site Plan with Topography
Landscape Plan
Building Elevations

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



City of Willow Park Development Services
Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

Project Information		Project Name: SENIOR LIVING AT WILLOW PARK	
(X) Residential		() Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): 9.27 Acres N of IH20 W Bound Service Rd @ Mary Lou	
Brief Description of the Project:		Site plan for 4 story Independent Living Facility	
Existing zoning: 'LR' & IH20 Overlay		# of Existing Lots (plats only): -0-	
Proposed zoning: PD R-3 Multi Family		# of Proposed Lots (plats only): -1-	
Applicant/Contact Information (this will be the primary contact)			
Name: Charles F. Stark, PE		Mailing Address: 6221 Southwest Blvd, Suite 100, FW 71632	
Company: Barron-Stark Engineers, LP			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
Property Owner Information (if different than above)			
Name: BAR-KO LAND COMPANY, LLC		Mailing Address: 2121 McCLENDON RD, WEATHERFORD	
Company: BAR-KO LAND COMPANY, LLC			
Primary Phone: 817-253-2494		E-mail: bryson704@hotmail.com	
Other Phone:		Fax:	
(X) Developer / () Engineer / () Surveyor Information (if applicable)			
Name: Ryan Spring		Mailing Address: 8235 Douglas Ave., #1300, Dallas, Tx 75225	
Company: Hunt Properties, Inc.			
Primary Phone:		E-mail: ryan@huntproperties.com	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date: 08/27/2019		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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

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

www.willowpark.org

Rec'd 08/27/2019 [Signature]



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.
- 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: 8 / 26 / 19

Recd. 08/27/2019



City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	N/A	COMPLETE	MISSING
1	CD	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.		✓	
2	CD	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.		✓	
3	CD	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	CD	A written and bar scale is provided. 1"=200' unless previously approved by staff 40'		✓	
5	CD	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.		✓	
6	CD	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement. <i>NOTE - GREEN BELT</i>		✓	
7	CD	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.		✓	
8	CD	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.		✓	
9	CD	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	CD	Accurately located, labeled and dimensioned footprint of existing structure(s) <u>to remain</u> is/are shown by a heavy dashed line.	✓		
11	CD	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.	✓		
12	CD	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		✓	
13	CD	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
14	CD	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.		✓	
15	CD	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
16	CD	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.		✓	
17	CD	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.		✓	



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City of Willow Park Development Services Department

	CD	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 slip-panel/pre-cast walls are prohibited.	✓		
32	CD	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.	✓		
33	CD	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.			✓
34	CD	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.			✓
35	CD	Boundaries of detention areas are located. Indicate above and/or below ground detention.	✓		
36	CD	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	CD	Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38	CD	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	CD	Explain in detail the proposed use(s) for each structure SEE ATTACHED SITE PLAN		✓	
40	CD	Total lot area less building footprint (by square feet): Square footage of building: Building height (stories and feet) Number of Units per Acre (apartments only):		✓	
41	CD	Parking required by use with applicable parking ratios indicated for each use: Parking Provided Indicated: Handicap parking as required per COWP ordinance and TAS/ADA requirements: ✓		✓	
42	CD	Provide service verification from all utility providers			✓
43	CD	List any variance requested for this property, dates, and approving authority PD SR. LIVING		✓	
44	CD	Provide storm water and drainage study and design			✓
45	CD	Proposed domestic water usage (gallons per day, month, and year)			✓
46	CD	Are any irrigation wells proposed?		✓	
47	CD	Applicant has received Landscaping Ordinance and requirements		✓	
48	CD	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	CD	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review		✓	



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 403,945 sq. ft.

Area of lot covered with structures and impervious surfaces: 194,896 sq. ft.

Total number of structures: 1 Total number of habitable structures: 152 Units

Square footage of each building: 117,216 total sq. ft. _____ sq. ft. _____ sq. ft.

Proposed use for each structure:

SENIOR LIVING FACILITIES WITH CLUB HOUSE

Building stories: 4

Building height: 47 ft.

Total number of parking spaces: 184

Number of handicap spaces: 8

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 ☒

1. PROVIDE DRAINAGE PLAN

2. PROVIDE DIMENSIONAL CONTROL

3. PROPOSED GRADING

Approved ☒

Not Approved ☐

Needs More Information or Corrections ☒

4. SHOW EROSION CONTROL

5. SHOW EASEMENTS FOR ON SITE WATER METERS

Engineering Approval Signature: DEREK TURNER Date: 09/10/2019

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

6. MOVE WATER LINE OUT OF INTERSECTION OF MARY LOU DR. ADD ENCASEMENT, PROVIDE (2) GATE VALVES

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City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 30 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: (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 ☒

1. ADA ACCESSIBLE ROUTE
2. LIGHTING PLAN

☒ Approved

☐ Not Approved

☐ Needs More Information ^{WITH} ☒ or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date:

09/11/2019



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? X Yes No

Will the building have a fire sprinkler/suppression system? X Yes No

Is the building taller than two-stories? X Yes No

If yes, how many stories? 4

Will the project require installation of a new fire hydrant? X Yes No

If yes, how many fire hydrants? 4

What is the size of the proposed fire connections? 6"

Staff Review: (for official use only)

Does the proposed project include the sufficient fire connections? Yes No

Is the proposed project an adequate distance to a fire hydrant? Yes No

Does the project have the minimum ^{26'}~~24'~~ hard surface? Yes No

Is the fire lane appropriate? Yes No

Does the site have the proper turning radius? Yes No

Does the proposed project pose any safety concerns? Yes No

Does the proposed project require any additional fire services? Yes No

SEE ATTACHED
COMMENTS

Approved

Not Approved

Needs More Information WITH Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

09/09/2019



Plan Review

Development Department

From: Bernie Parker, Director of Development

Departments

☐

City Engineer

☐

Public Works

☒

Fire

☐

Bureau Veritas

☐

Development Services

Date Delivered: 08-26-2019

Return Date: 09-06-2019

Project: Senior Living Mary Lou Drive area

Comments:

1. Knox Box key bypass with entry gate on battery backup.
2. Storz FDC 5inch.
3. Stand pipe sprinkler in all stairwells. With knox caps on 2.5inch.
4. Landscape shall not be within 3 ft of the Hydrant and FDC A1B1 left of the club house. I recommend relocating this tree!
5. Obtain address from fire department. Addressing must be correct when submitted on plans. *149 MARY LOU DR.*



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 403,945 sq. ft.

Area of lot covered with structures and impervious surfaces: 194,896 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 48 %

Area of green space/landscaped areas: 209,049 sq. ft.

Percentage of green space/landscaped areas: 52 %

Total number of parking spaces: 184

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

ALL Landscaping shall be at least 34.
From FIRE HYDRANTS AND FDC's.
RELOCATE TREE TO LEFT OF CLUB HOUSE.

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date:

09/10/2019



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? NA

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

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

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

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

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

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? Yes ☐ No ☐

Does the proposed project pose any safety concerns? Yes ☐ No ☒

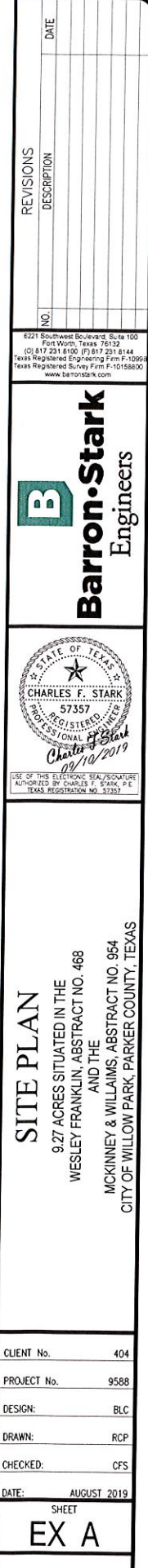
☒ Approved

☐ Not Approved

☒ Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER Date: 09/10/2019



USER: JHARRIS\JHARRIS
PLOTTER: HP DesignJet 2400
FILE NAME: N:\Barron-Stark\Swift\Eng\104 - Hunt Properties\104 - Proposed 150 Unit Independent Living\104 CAD\104 DWG\104-558 C2.0 SITE PLAN.dwg

- GENERAL NOTES:**
- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
 - 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, TEXAS, DATED SEPTEMBER 26, 2004 MAP NO. 45367C0435E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - PROPERTY SITUATED IN THE CITY OF WILLOW PARK.
 - PROPERTY SITUATED IN ALEDO ISO.
 - PROPERTY TO BE SERVED BY WILLOW PARK PUBLIC WATER AND SEWER.
 - ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED.
 - ALL RADI SHOWN ARE TO THE BACK OF CURB.
 - DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
 - ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
 - ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SAN. SEWER MAN-HOLE
	EXISTING POWER POLE
	CONCRETE PAVING
	FIRE LANE
	SIDEWALK
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT

SITE PLAN DATA TABLE	
ACREAGE	9.27 ACRES
EXISTING ZONING	AG
PROPOSED ZONING	PD R-3
PROPOSED STRUCTURES	4 STORY - SENIOR LIVING - 117,216 sf
PERCENT IMPERVIOUS	48%
1 BR	112 @ 1.0 = 112
2 BR	450 @ 1.5 = 60
STAFF	12
TOTAL	184
PARKING PROVIDED	193 (INCLUDES 8 HC)
OPEN SPACE	52%

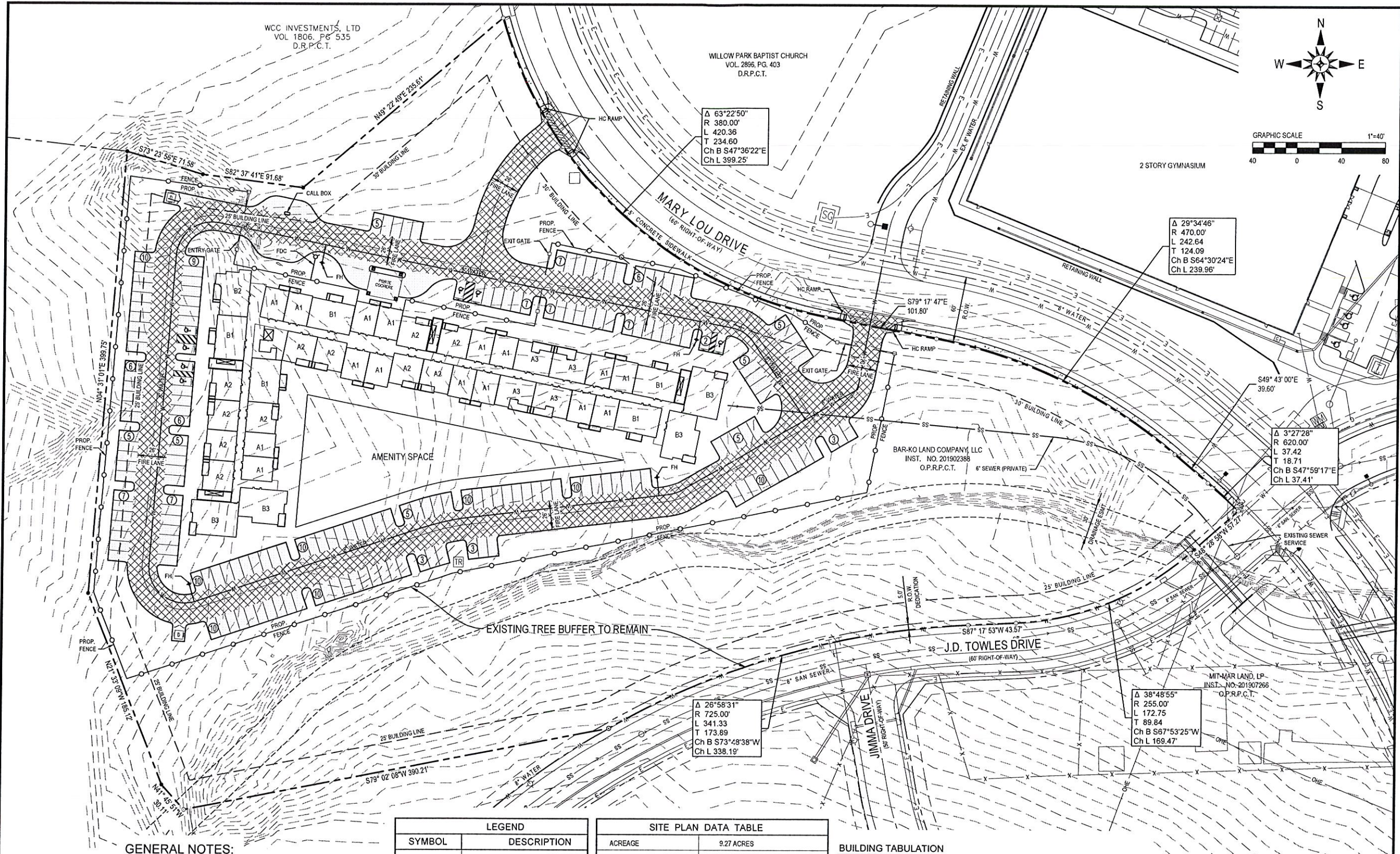
BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG.	UNITS TYPES	PER BLDG. S.F.	TOTAL S.F.
A	1	152	A1-56, A2-40, A3-16, B1-20, B2-4, B3-16	117,216	117,216
TOTAL	1	152			117,216

UNIT TYPES	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	56	600	33,600
A2 - ONE BEDROOM, ONE BATH	40	671	26,840
A3 - ONE BEDROOM, ONE BATH	16	777	12,432
B1 - TWO BEDROOM, ONE BATH	20	1,059	21,180
B2 - TWO BEDROOM, TWO BATH	4	1,099	4,396
B3 - TWO BEDROOM, TWO BATH	16	1,173	18,768
TOTAL	152		117,216

OWNER/APPLICANT
BAR-KO LAND COMPANY, LLC
2121 McLENDON ROAD
WEATHERFORD, TX 76088
PH: 817-253-2494

SENIOR LIVING
AT
WILLOW PARK
City of Willow Park
Parker County, Texas



REVISIONS	DATE

6201 Southwest Boulevard, Suite 100
Ft. Worth, Texas 76112
(817) 253-2494, (817) 253-2495
Texas Registered Engineering Firm F-10958
Texas Registered Survey Firm F-10156506
www.barronstark.com

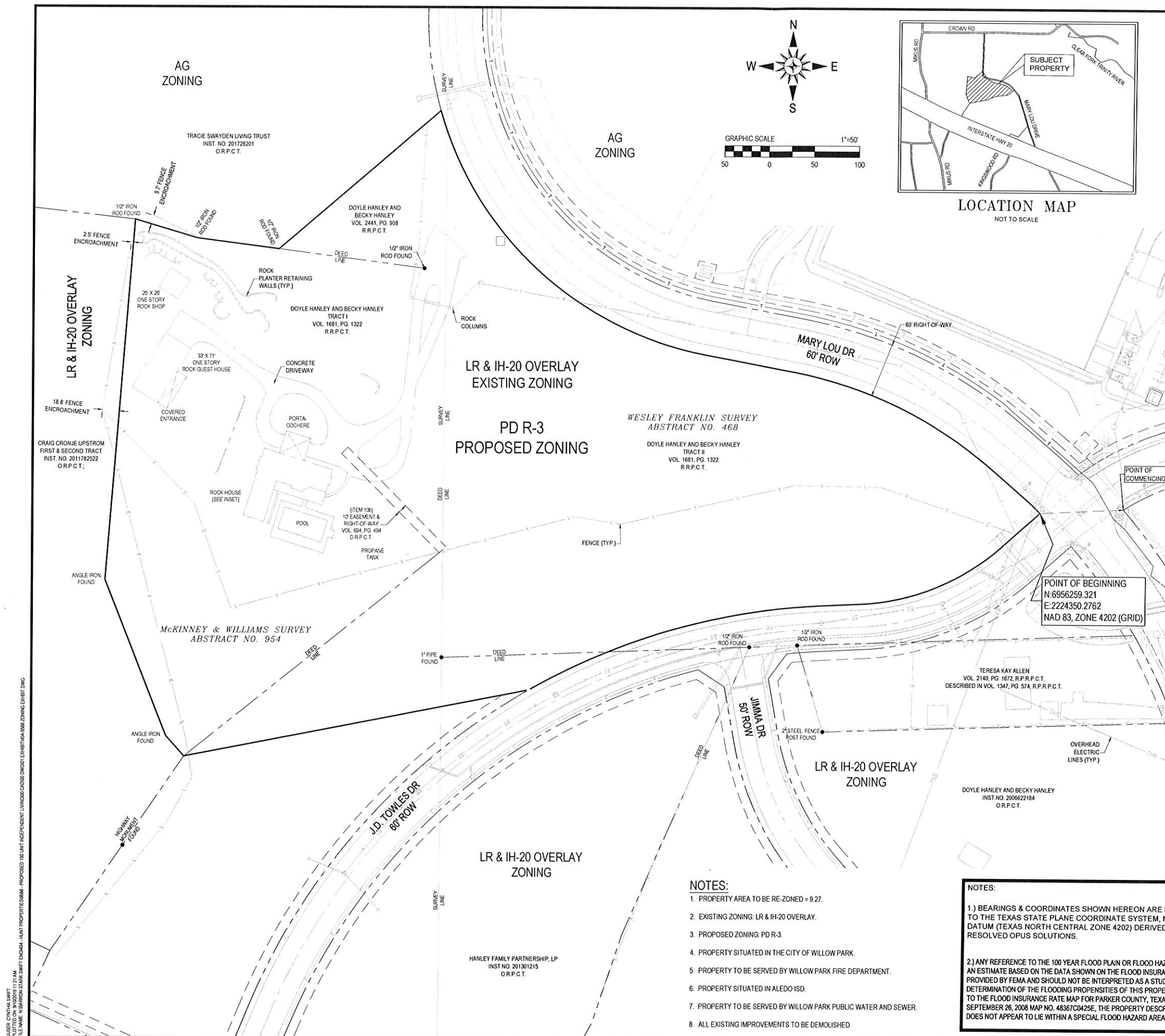
Barron-Stark
Engineers

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CHARLES F. STARK
57357
08/26/2019

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

SITE PLAN
9.27 ACRES SITUATED IN THE
WESLEY FRANKLIN, ABSTRACT NO. 468
AND THE
MCKINNEY & WILLIAMS, ABSTRACT NO. 954
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

CUSTOMER No. 404
PROJECT No. 9588
DESIGN: BLC
DRAWN: RCP
CHECKED: CFS
DATE: AUGUST 2019
SHEET
EX A



LEGAL DESCRIPTION

BEING 27 ACRES SITUATED IN THE WESLEY FARM CITY SURVEY, ABSTRACT NO. 468 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 554, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 2, BOTH OF WHICH ARE MORE FULLY DESCRIBED IN VOLUME 1681, PAGE 1322, REAL RECORDS, PARKER COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DOYLE HANLEY AND BECKY HANLEY, RECORDED IN VOLUME 2441, PAGE 808, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HANLEY FAMILY PARTNERSHIP, L.P., RECORDED IN INSTRUMENT NUMBER 20101215, OFFICIAL 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" W, 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), FOR THE POINT OF BEGINNING AND THE MOST EAST CORNER OF THE HEREIN DESCRIBED 9.27 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED 9.27 ACRE TRACT, AS FOLLOWS:

[illegible]

THENCE ALONG THE WEST LINE OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT I, AS FOLLOWS:

N 41°45'51" W, A DISTANCE OF 30.11 FEET TO AN ANGLE IRON FOUND;
N 21°33'09" W, A DISTANCE OF 185.12 FEET TO AN ANGLE IRON FOUND;
N 04°31'01" E, A DISTANCE OF 399.75 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH WEST CORNER
SAID DOYLE HANLEY AND BECKY HANLEY TRACT 1, BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT
OF LAND DESCRIBED IN DEED TO THE TRACIE SWAYDEN LIVING TRUST, RECORDED IN INSTRUMENT
NUMBER 201728201, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, BEING THE NORTHWEST CORNER
OF THE HEREIN DESCRIBED 9.27 ACRE TRACT;

THENCE, S 73°23'56" E, ALONG THE COMMON LINE OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT I AND SAID SWAYDEN LIVING TRUST TRACT, A DISTANCE OF 71.58 FEET TO A 1/2" IRON ROD FOUND;

THENCE, S 82°37'41" E, CONTINUING ALONG THE COMMON LINE OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT 1 AND SAID SWAYDEN LIVING TRUST TRACT, A DISTANCE OF 91.68 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT (RECORDED IN SAID VOLUME 2441, PAGE 908);

THENCE, N 42°29'24" E, ALONG THE COMMON LINE OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT (RECORDED IN SAID VOLUME 2441, PAGE 808) AND SAID SWANSON LIVING TRUST TRACT, AT A DISTANCE OF 216.85 FEET PASSING A 12" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084" IN THE WEST LINE CROWN LAND (RIGHT-OF-WAY VARIES), AT THE NORTH CORNER OF SAID DOYLE HANLEY AND BECKY HANLEY TRACT (RECORDED IN SAID VOLUME 2441, PAGE 808) AND BEING THE EASTERLY LINE OF SAID SWANSON LIVING TRUST TRACT, AT A DISTANCE OF 232.42 FEET, TO AN INTERIOR POINT OF 235.61 FEET TO A POINT IN THE PROPOSED SOUTHWESTERLY LINE OF MARY LOU DRIVE (A.K.A. CROWN LAND) AT THE BEGINNING OF A CURVE TO THE LEFT, WHOSE RADIUS IS 380.00 FEET AND WHOSE LONG CHORD BEARS S 47°36'22" E, A CHORD DISTANCE OF 399.25 FEET;

THENCE ALONG SAID SOUTHWESTERLY LINE, AS FOLLOWS:

ALONG SAID CURVE, IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 63°22'50", AN ARC DISTANCE OF 420.36 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084"; S 79°17'47" E, A DISTANCE OF 101.80 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 470.00 FEET AND WHOSE LONG CHORD BEARS S 64°30'24" E, A CHORD DISTANCE OF 239.96 FEET;

ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 29°34'46", AN ARC DISTANCE OF 242.64 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084"; S 49°43'00" E, A DISTANCE OF 39.60 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 620.00 FEET AND WHOSE LONG CHORD BEARS S 47°59'17" E, A CHORD DISTANCE OF 37.41 FEET;

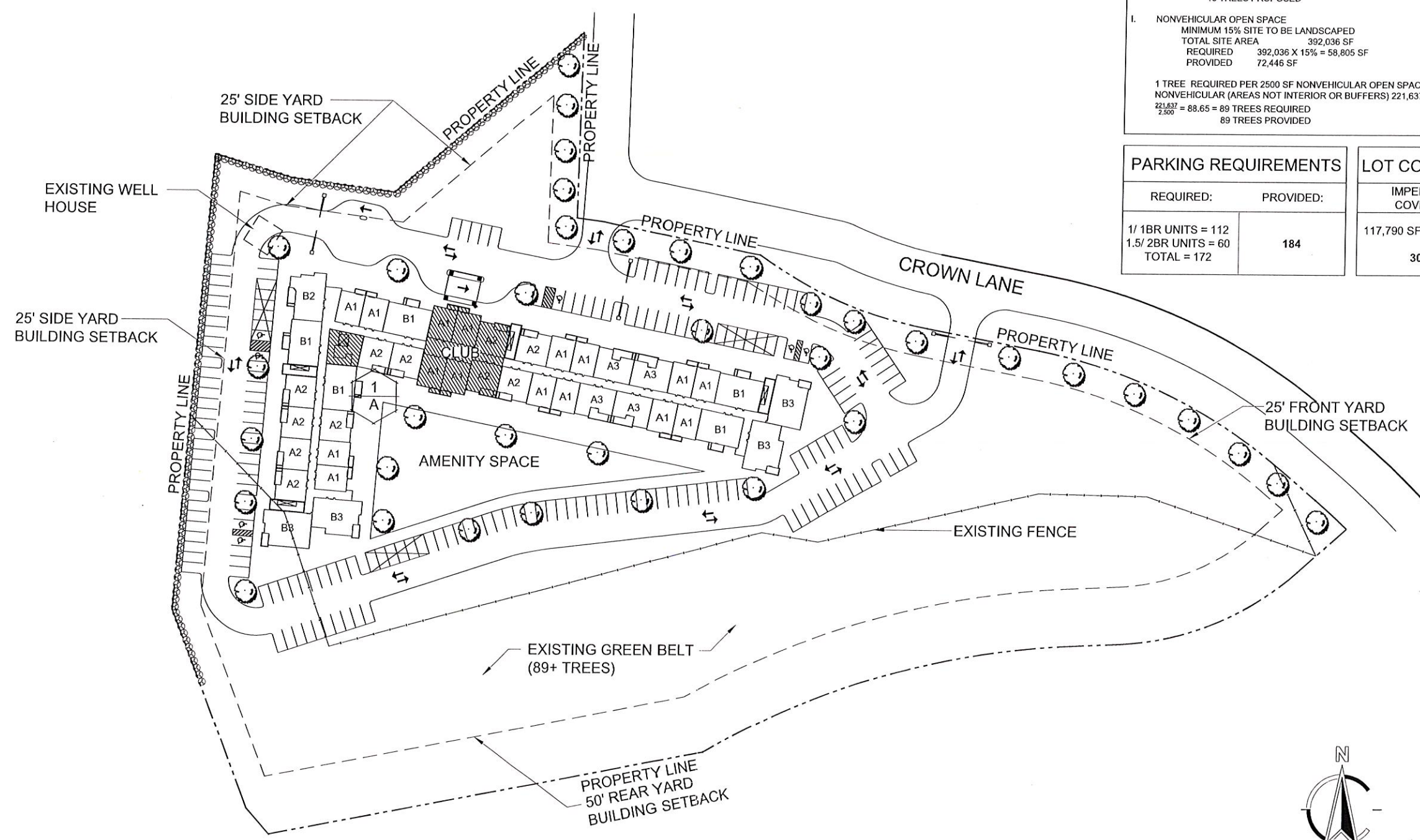
ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 03°27'28", AN ARC DISTANCE OF 37.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.27 ACRES (403,945 SQUARE FEET OF LAND, MORE OR LESS.



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

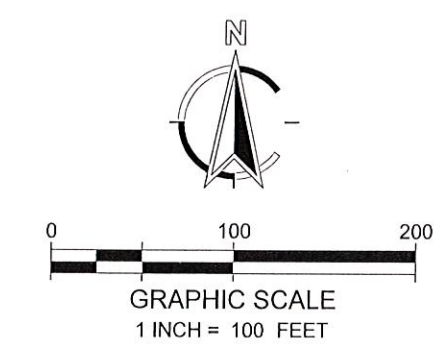
SENIOR LIVING AT WILLOW PARK

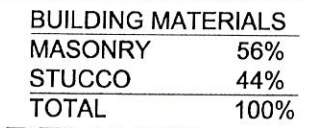
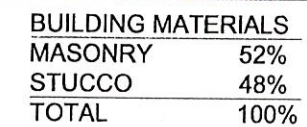
City of Willow Park
Parker County, Texas



CITY REQUIREMENTS	
H.1. INTERIOR LANDSCAPING	
GROSS PARKING	75,891
INTERIOR LANDSCAPE AREA	
REQUIRED	7,589 SF (10%)
PROVIDED	52,446 SF (69.1%)
1 TREE PER 400 SF REQUIRED INETIOR LANDSCAPE	
$\frac{7,589}{400} = 19 = 19$ TREES REQUIRED	19 TREES PROPOSED
ALL PARKING TO BE SCREENED FOR R.O.W.'S & ADJACENT PROPERTY PROVIDED AS REQUIRED.	
H.2. PERIMETER LANDSCAPING	
1 TREE PER 50 LF	
CROWN LANE	
$\frac{895}{50} = 17.9 = 18$ TREES REQUIRED	18 TREES PROPOSED
I. NONVEHICULAR OPEN SPACE	
MINIMUM 15% SITE TO BE LANDSCAPED	
TOTAL SITE AREA	392,036 SF
REQUIRED	392,036 X 15% = 58,805 SF
PROVIDED	72,446 SF
1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE	
NONVEHICULAR (AREAS NOT INTERIOR OR BUFFERS) 221,637 SF	
$\frac{221,637}{2,500} = 88.65 = 89$ TREES REQUIRED	89 TREES PROVIDED

PARKING REQUIREMENTS		LOT COVERAGE
REQUIRED:	PROVIDED:	IMPERVIOUS COVERAGE
1/ 1BR UNITS = 112		117,790 SF / 392,036 SF
1.5/ 2BR UNITS = 60	184	=
TOTAL = 172		30.0%

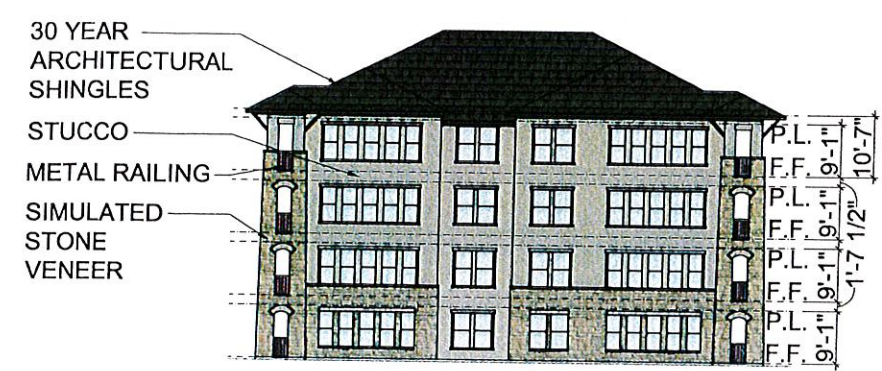



$$1/32'' = 1' - 0''$$

$$1/32'' = 1' - 0''$$



BUILDING MATERIALS	
MASONRY	39%
STUCCO	61%
TOTAL	100%

BUILDING 'A' - SOUTH ELEVATION
1/32" = 1' - 0"



BUILDING MATERIALS	
MASONRY	39%
STUCCO	61%
TOTAL	100%

BUILDING 'A' - EAST ELEVATION
1/32" = 1' - 0"



BUILDING MATERIALS	
MASONRY	56%
STUCCO	44%
TOTAL	100%

BUILDING 'A' - WEST ELEVATION
1/32" = 1' - 0"



BUILDING MATERIALS	
MASONRY	55%
STUCCO	45%
TOTAL	100%

BUILDING 'A' - EAST COURTYARD ELEVATION
1/32" = 1' - 0"