



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, November 19, 2019 6:00 pm  
Agenda

**Call to Order**

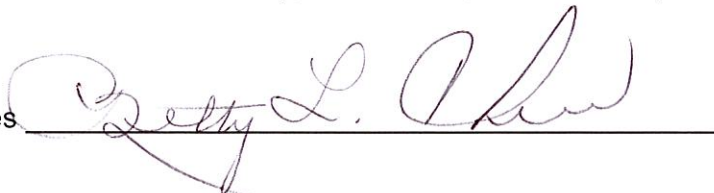
**Determination of Quorum**

**Items to be considered and acted upon**

1. PUBLIC HEARING to consider and act on a request to rezone from PD/R-1 Planned Development/Single Family Residential to C Commercial District, 7.587 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located at 204 Clear Fork Circle.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation

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, November 7, 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 COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> November 19, 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

PUBLIC HEARING to consider and act on a request to rezone from PD/R-1 Planned Development/Single Family Residential to C Commercial District, 7.587 acres, David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, located at 204 Clear Fork Circle.

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### BACKGROUND:

The property is located in Planning Area 5 as identified in the City's Comprehensive Plan. Planning Area 5 is the southern sector of Willow Park. The area is largely vacant with the exception of a large-lot residential subdivision on the western side and a manufactured home park on the eastern side. The Clear Fork of the Trinity River crosses the area.

The 15 acre tract of land to the east was rezoned to C Commercial District June 12, 2018. The properties to the north and west are large lot single family residences.

Notice of Public Hearing was published.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

The Comprehensive Plans Future Land Use Plan projects "Residential Estates".

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### EXHIBITS:

Zoning Application  
Future Land Use Map  
Zoning Map

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	N/A
	<b>Source of Funding</b>	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: Jim Martin

Mailing Address: PO Box 1840 Aledo TX 76087  
Street City State Zip

Phone: 817 538 6846 Fax: \_\_\_\_\_ Email: jim@martinlandsales.com

Property Owner: Ada Bond

Mailing Address: 204 Clear Fork Circle Willow Park TX 76087  
Street City State Zip

Phone: (505) 235-2030 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Location of property requesting to be re-zoned: 204 Clear Fork Circle, Willow Park

Intended Use of property: \_\_\_\_\_

Current Zoning District: PD/R-1 Plan Development

Requested Zoning District: C Commercial

Specific reason for zoning request: Due to recent zoning changes in the property directly to the east, this property would be better suited for commercial

FEES: \$150 (Residential)

Additional fees (if applicable): \_\_\_\_\_

10/24/2011 \$150 (Non-Residential)

Additional fees (if applicable): \_\_\_\_\_

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

SIGNATURE OF OWNER

DATE

SIGNATURE OF APPLICANT

DATE

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



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

Applicant: Please complete the following

For Office Use Only

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

LIST PROVIDED

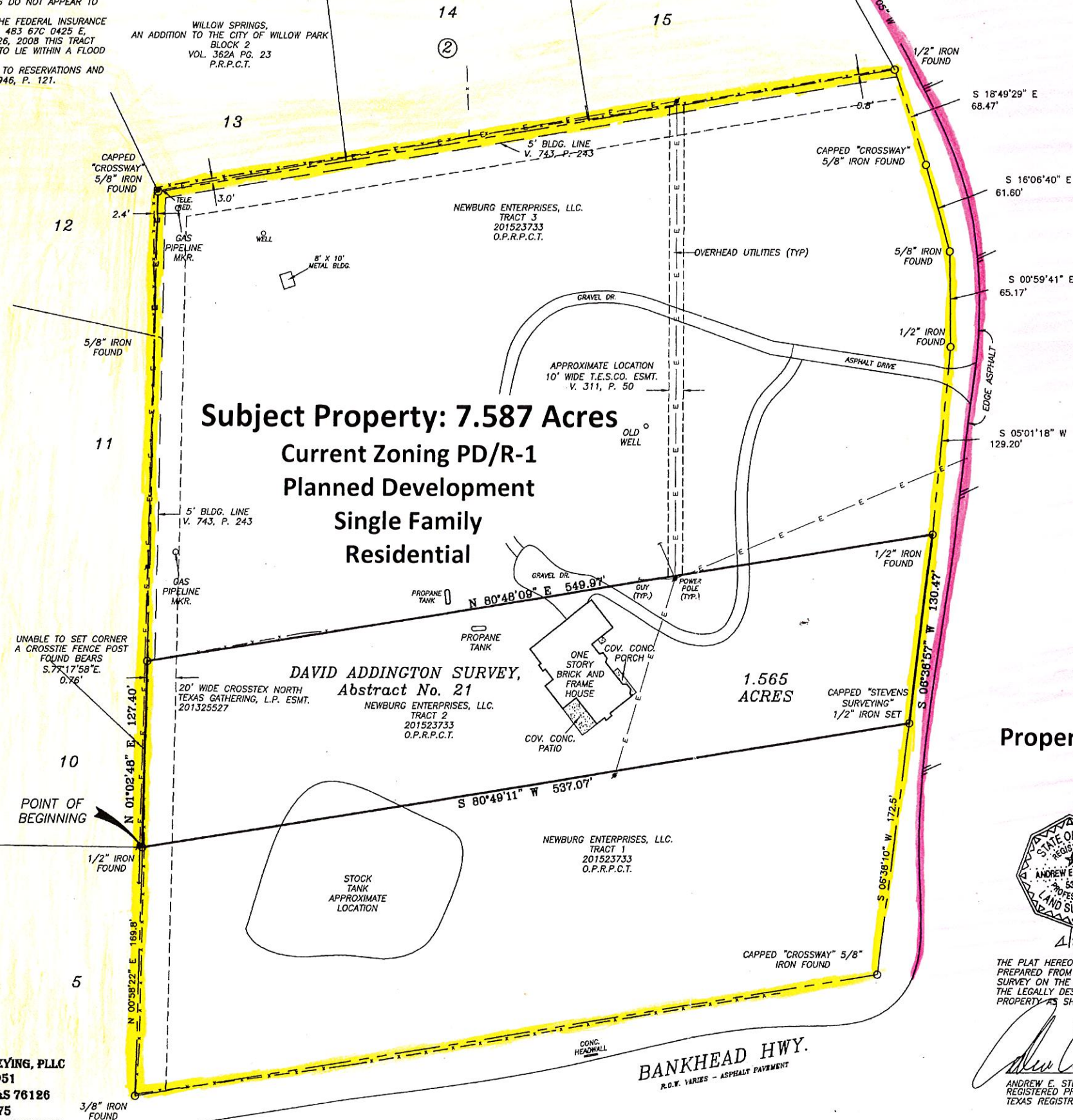
NO



NOTES:  
 1. BASIS OF BEARING SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, NAD 83 DATUM. BEARING CORRELATED TO N(S) 00°49'04" E(W) (DEED N 01°32'39" E) ALONG THE WEST LINE OF THE PROPERTY.  
 2. EASEMENTS RECORDED IN V. 165, P. 121 AND V. 198, P. 406 DO NOT APPEAR TO AFFECT THIS SITE.  
 3. ACCORDING TO THE FEDERAL INSURANCE RATE MAP PANEL ID 483 67C 0425 E, DATED SEPTEMBER 26, 2008 THIS TRACT DOES NOT APPEAR TO LIE WITHIN A FLOOD ZONE.  
 4. SITE IS SUBJECT TO RESERVATIONS AND CONVEYANCE. V. 2946, P. 121.

## Adjacent Property R-1 Residential

WILLOW SPRINGS,  
 AN ADDITION TO THE CITY OF WILLOW PARK  
 BLOCK 2  
 VOL. 362A PG. 23  
 P.R.P.C.T.



### LEGAL DESCRIPTION:

1.565 acres situated in the DAVID ADDINGTON SURVEY, Abstract No. 21 in Parker County, Texas and being that certain tract known as Tract 2, described in deed to Newburg Enterprises, Ltd., recorded in 201523733, Official Public Records, Parker County, Texas, said 1.565 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found at the southwest corner of that certain tract known as Tract 2, described in deed to Newburg Enterprises, Ltd., recorded in 201523733, Official Public Records, Parker County, Texas, and the northwest corner of that certain tract known as Tract 1, described in deed to Newburg Enterprises, Ltd., recorded in 201523733, Official Public Records, Parker County, Texas, and in the east line of WILLOW SPRINGS, an Addition to the City of Willow Park, Parker County, Texas according to Volume 362A, Page 23, Plat Records, Parker County, Texas and being North 00 degrees 58 minutes 22 seconds East, 169.80 feet from the southeast corner of Lot 5, said WILLOW SPRINGS;

THENCE North 01 degrees 02 minutes 48 seconds East, along the common line of said Newburg Enterprises, Ltd., Tract 2 and said WILLOW SPRINGS, 127.40 feet to a point from which a crossie fence post bears S.77°17'58"E., 0.76' at the southwest corner of Newburg Enterprises, Ltd., Tract 3 and the northwest corner of said Newburg Enterprises, Ltd., Tract 2;

THENCE North 80 degrees 48 minutes 09 seconds East, along the common line of said Newburg Enterprises, Ltd., Tract 2 and Tract 3, 549.97 feet to a capped "Stevens Surveying" 1/2" iron set in the west line of Clear Fork Circle;

THENCE South 06 degrees 36 minutes 57 seconds West, along the west line of said Clear Fork Circle, 130.47 feet to a 1/2" iron found at the southeast corner of said Newburg Enterprises, Ltd., Tract 2 and the northeast corner of said Newburg Enterprises, Ltd., Tract 1;

THENCE South 80 degrees 49 minutes 11 seconds West, along the common line of said Newburg Enterprises, Ltd., Tract 1 and Tract 2, 520.00 feet to the POINT OF BEGINNING and containing 1.565 acres of land.

Property across the street to the East:  
C Commercial



THE PLAT HEREON WAS  
 PREPARED FROM AN ACTUAL  
 SURVEY ON THE GROUND OF  
 THE LEGALLY DESCRIBED  
 PROPERTY AS SHOWN HEREON.

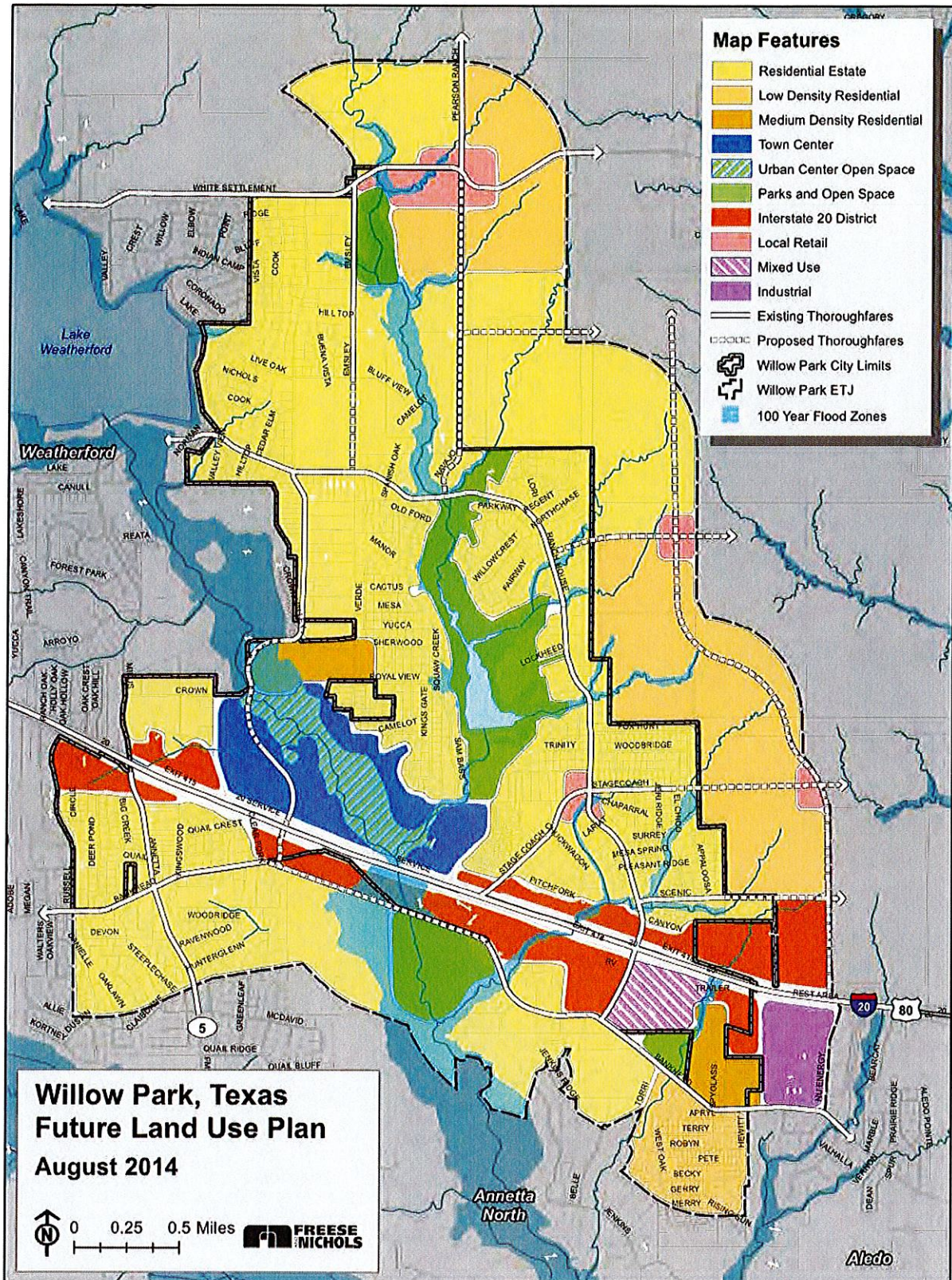
Andrew E. Stevens  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5395

Survey Plat  
 1.565 Acres situated in the  
 DAVID ADDINGTON SURVEY,  
 Abst. No. 21  
 Parker County, Texas.

STEVENS LAND SURVEYING, PLLC  
 P.O. BOX 26951  
 FORT WORTH, TEXAS 76126  
 817-696-9775  
 FIRM REGISTRATION #10194023



## Future Land Use Map





# CITY OF WILLOW PARK

## ZONING MAP

OCTOBER 2019

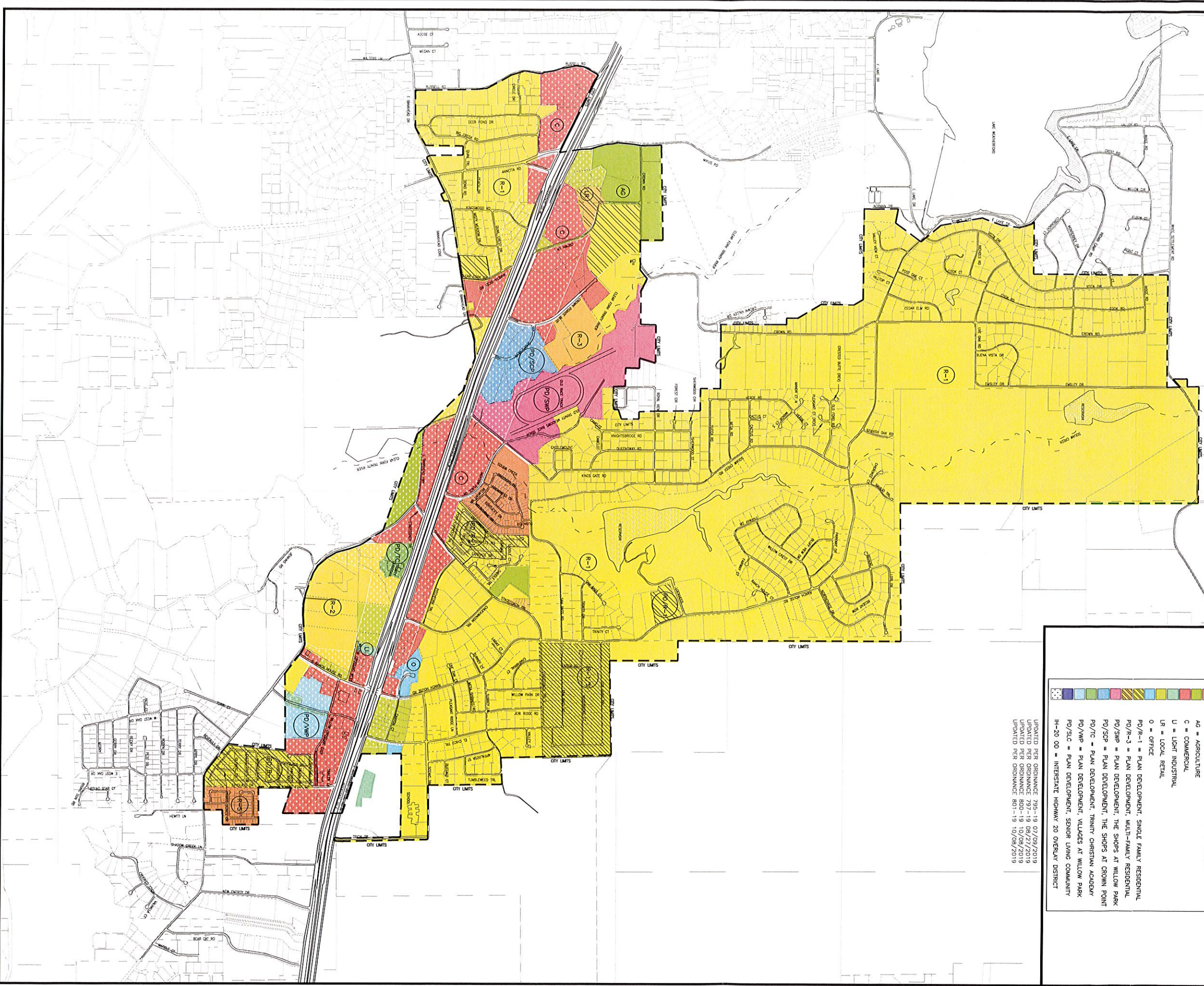


3445 CHERRY LANE  
ARLINGTON, TX 76010  
325-405-1070  
1508 SANTA FE DR, STE 200  
NORTH RICHLAND, TX 76868  
817-545-8800  
FIRM# E-2448  
1" = 1000'

### ZONING DESCRIPTION LEGEND

	R-1 = SINGLE FAMILY RESIDENTIAL
	R-1/S = SINGLE FAMILY RESIDENTIAL W/ SEWER
	R-2 = SINGLE FAMILY RESIDENTIAL DUPLEX
	R-3 = MULTI-FAMILY RESIDENTIAL
	R-5 = SINGLE FAMILY RESIDENTIAL HIGH-DENSITY
	AG = AGRICULTURE
	C = COMMERCIAL
	U = LIGHT INDUSTRIAL
	LR = LOCAL RETAIL
	O = OFFICE
	PD/R-1 = PLAN DEVELOPMENT, SINGLE FAMILY RESIDENTIAL
	PD/R-3 = PLAN DEVELOPMENT, MULTI-FAMILY RESIDENTIAL
	PD/SWP = PLAN DEVELOPMENT, THE SHOPS AT WILLOW PARK
	PD/SCP = PLAN DEVELOPMENT, THE SHOPS AT CROWN POINT
	PD/TC = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	PD/WMP = PLAN DEVELOPMENT, TRINITY CHRISTIAN ACADEMY
	PD/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 07/09/2019  
UPDATED PER ORDINANCE 800-19 10/08/2019  
UPDATED PER ORDINANCE 801-19 10/08/2019



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.



Address List 2019.1119

Flaherty, Kylie E & Christi D  
6951 E Bankhead Hwy  
Willow Park, TX 76008

Malcom Cisneros/Trust Corps  
17100 Gillette Avenue  
Irvine, CA 92614

Farnham, Robert E Etux  
4812 Misty Meadow Dr  
Willow Park, TX 76087

Bourne, Kelly  
Bourne Family Irrevocable Trust  
4826 I 20 E  
Willow Park, TX 76087

Stovall, Larry D & Rhonda K  
4816 Misty Meadow Dr  
Willow Park, TX 76087

Couser, Peter T & Amy C  
4820 Misty Meadow Dr  
Willow Park, TX 76087

Williams, Joan Kay  
4824 Misty Meadow Dr  
Willow Park, TX 76087

Schilling, Gaylon Neil  
4828 Quail Crest Dr  
Willow Park, TX 76087

Rendorth, James D II & Mollie L  
4832 Quail Crest Dr  
Willow Park, TX 76087

*Maibyl*  
*11/05/2019*