



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, December 3rd, 2019 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

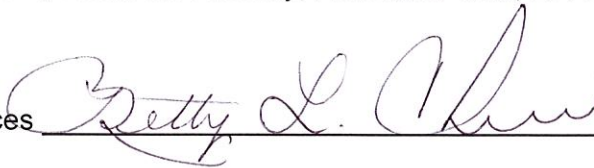
**Approval of Meeting Minutes for August 20, 2019 and September 17, 2019.**

**Items to be considered and acted upon**

1. Consider and Act on a Revised Site Plan for an assisted living center on Lot 4R-2R, Block A, Crown Pointe Addition, Phase 2, located at 171 J.D. Towels 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 Tuesday, November 19th, 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.



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Tuesday, August 20, 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 Rodney Wilkins  
Commissioner Billy Weikert  
Commissioner Alternate Scott Smith

**Absent:**

Commissioner Joe Lane and Sharon Bruton

Also, Present:  
Betty Chew

**Approval of minutes for June 25, 2019.**

Motion made by Commissioner Weikert to approve the minutes of the June 25, 2019 meeting.

Seconded by Commissioner Wilkins.

Aye Votes: Chairman Fowler, Commissioners Weikert, Wilkins and Smith.

Motion passed with a vote of 4-0.

**Items to be considered and acted upon**

1. **PUBLIC HEARING to consider and act on a request to rezone from LR Local Retail/IH-20 Overlay District to C Commercial/IH-20 Overlay District, 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Rd North and Mary Lou Drive.**
  - a. **Open Public Hearing**
  - b. **Close Public Hearing**
  - c. **Make Recommendation**

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request. The property is situated along Interstate 20 making the area



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attractive for commercial and retail development. The 19.8 acre tract north and west of this property was rezoned to Commercial/IH-20 Overlay District last month. Improvements and construction of thoroughfares in the area make the area attractive for commercial development. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing

Chuck Stark – Representing Willow Park Baptist Church addressed the Commission to answer questions and stated the church will keep the billboard located on the property.

Chairman Fowler closed the Public Hearing.

Motion Made by Commissioner Wilkins to recommend rezoning from LR Local Retail/IH-20 Overlay District to C Commercial/IH-20 Overlay District, 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Road North and Mary Lou Drive.

Seconded by Commissioner Weikert.

Aye Votes: Chairman Fowler, Commissioners Weikert, Wilkins and Smith.

Motion passed with a vote of 4-0

**2. Consider and Act on a Final Plat of Lot 1, Block 1, George Addition, being 1.39 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, located on the northwest corner of IH-20 Service Road North and Mary Lou Drive.**

Betty Chew briefed the Commission on the Final Plat of this 1.39 acre lot located on the northwest corner of I-20 Service Road North and Mary Lou Drive. The property is recommend to be zoned Commercial IH-20 Overlay District. Staff recommends approval of the Final Plat as presented.

Motion Made by Commissioner Wilkins to recommend approval of a Final Plat of Lot 1, Block 1, George Addition, being 1.39 acres, Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas as presented.

Seconded by Commissioner Weikert.

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins and Smith.





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Motion passed with a vote of 4-0.

**3. Consider and Act on a Final Plat of Lot 1, 2; Block 1; Willow Park Baptist Addition, being 35.816 acres, Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.**

Betty Chew briefed the Commission on the Final Plat of this 35.816 acre subdivision. This plat represents a two lot subdivision for Willow Park Baptist Church.

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

Lot 2, Block 1 – 17.12 acres, 86,130 square foot auditorium and offices.

Public streets adjoin all sides of the subdivision. All adjacent streets will have improvements and extensions completed in the near future. All utilities will be installed to service the subdivision. Staff recommends approval of the Final Plat of Lot 1, 2; Block 1; Willow Park Baptist Addition as presented.

Chuck Stark and Eddie Farmer representing Willow Park Baptist Church addressed the Commission to show a proposed site plan and answer Commission questions.

Motion Made by Commissioner Weikert to recommend approval of the Final Plat of Lots 1, 2, Block 1, Willow Park Baptist Addition, bring 35.83 acres Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas, as presented.

Seconded by Commissioner Wilkins.

Aye votes: Chairman Fowler, Commissioners Weikert, Wilkins and Smith.

Motion passed with a vote of 4-0.

Chairman Fowler adjourned the meeting at 6:20 pm.

APPROVED:

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Jared Fowler, Chairman  
Planning and Zoning Commission





City of Willow Park  
Planning & Zoning Commission  
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516 Ranch House Rd Willow Park, TX 76087  
Tuesday, September 17, 2019 7:00 PM  
Minutes

**Call to Order**

The Meeting was called to order at 7:00 pm.

**Determination of Quorum**

**Present:**

Vice Chairman Joe Lane  
Commissioner Rodney Wilkins  
Commissioner Sharon Bruton  
Commissioner Alternate Scott Smith

**Absent:**

Chairman Jared Fowler and Commissioner Billy Weikert.

Also, Present:  
Betty Chew

**Approval of minutes for July 16, 2019.**

Motion made by Commissioner Bruton to approve the minutes of the July 16, 2019 meeting.

Seconded by Commissioner Wilkins.

Aye Votes: Vice Chairman Lane, Commissioners Bruton, Wilkins and Smith.

Motion passed with a vote of 4-0.

**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 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**

Betty Chew addressed the Commission presenting the staff report. Willow Park Baptist Church is submitting this PD for development of their 35.83 acre campus located on the northwest corner of Crown Pointe Blvd and J.D. Towles Drive. A concept plan was



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reviewed by the Commission and Council in September 2018. A plat for the two lot subdivision was approved August 20, 2019. Staff recommends approval of the PD Planned Development District – Willow Park Baptist Church. Notice of Public Hearing was published.

Vice Chairman Lane opened the Public Hearing

Chuck Stark and Jim Martin – Representing Willow Park Baptist Church addressed the Commission to answer questions.

Vice Chairman Lane closed the Public Hearing.

Motion Made by Commissioner Bruton to recommend rezoning from R-1 Single Family District and AG Agricultural District to R-1/PD Single Family/Planned Development District. Lot 1, 2; Block 1; Willow Park Baptist Addition.

Seconded by Commissioner Wilkins.

Aye Votes: Vice Chairman Lane, Commissioners Bruton, Wilkins and Smith.

Motion Passed with a vote of 4-0

- 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**

Betty Chew addressed the Commission presenting the staff report. The proposed Planned Development is located on the northwest corner of Mary Lou Drive and J.D. Towles Drive. The 9.27 acre tract of land is proposed for development as a 152 unit Senior Living Complex. The owner is requesting Planned Development District Zoning to further define the development and to ensure a coordinated, secure and attractive Senior Living Community. Notice of Public Hearing was published.

Vice Chairman Lane opened the Public Hearing.



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Those in Favor of Zoning Request:

Marvin Glasgow – 124 Trinity Drive  
K.J. Hannah – 177 Melbourne Drive  
Mary Robb – 207 Fairway Drive  
Debbie Kern – 5177 E I 20 Service Road  
Jim Martin – Weatherford, TX  
Mark Leon – Cross Architect  
Chuck Stark – Barron Stark Engineering

Those opposed to Zoning Request:

Craig Upstorm – 4141 E I 20 Service Road

Vice Chairman Lane closed the Public Hearing

Motion made by Commissioner Bruton to recommend rezoning 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.

Seconded by Commissioner Smith.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Wilkins and Smith.

Motion Passed with a vote of 4-0.

**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.**

Betty Chew briefed the Commission on the Site Development Plan for the property considered in the previous agenda item. Staff recommends approval of the Site Development 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





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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

Motion made by commissioner Bruton to recommend approval of the Site Plan for the Senior Living Complex with the Staff recommended changes on 9.27 acres Wesley Franklin Survey, Abstract No. 468 and McKinney & Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas

Seconded by Commissioner Smith.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Wilkins and Smith.

Motion passed with a vote of 4-0.

Vice Chairman Lane Adjourned the meeting at 8:10 pm.

APPROVED:

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Joe Lane, Vice Chairman  
Planning and Zoning Commission



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> December 3 <sup>rd</sup> , 2019	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

To consider and act on a revised Site Plan for “Veranda Village”, an Assisted Living Center located on Lot 4R-2R, Block A, Crown Pointe Addition, Phase2. The property is located at 171 J.D. Towles Drive.

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### BACKGROUND:

The property is zoned C ”Commercial District”. This property is located in Planning Area 3, as identified in the City’s Comprehensive Plan. Planning Area 3 is situated along and adjacent to Interstate 20. This area includes medical facilities as well as commercial and retail use. This property is north of Texas Health Hospital and adjacent to and west of other medical offices. Willow Park Rehabilitation Center and Clear Fork Assisted Living Center are located on Crown Pointe Blvd.

The 4.02 acre lot will be developed with a 64 unit assisted living center. The assisted living center will have four buildings with 16 living units in each building. Building “A” will also include a 3,075 square foot club house for use by the residents. The property will be developed in phases. Phase 1 will include construction of the three (16 unit) assisted living center buildings including the club house.

The lot is accessed from J.D. Towels Drive, a 60 foot collector street. Alternate ingress and egress will be from a 24 foot access easement on the south side of the property to Crown Pointe Blvd. There are 24 foot fire lanes proposed around the property to provide emergency access to all buildings and the property.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 4R-2R, Block A, Crown Pointe Addition Phase 2.

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### EXHIBITS:

Site Plan  
Landscape Plan  
Elevation Drawings

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





# City of Willow Park Development Services Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field – Incomplete applications be rejected

<b>Project Information</b>		Project Name: VERANDA VILLAGE ASSISTED LIVING	
( ) Residential		(X) Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): LOT 4R-2R CROWN POINTE ADDITION PH 2	
Brief Description of the Project: 4.02 ACRES INCLUDING 4 BUILDINGS, PARKING AND EMERGENCY ACCESS			
Existing zoning: COMMERCIAL		# of Existing Lots (plats only): 1	
Proposed zoning: COMMERCIAL		# of Proposed Lots (plats only): 1	
<b>Applicant/Contact Information</b> (this will be the primary contact)			
Name: CHARLES F. STARK, PE		Mailing Address: 6221 SOUTHWEST BLVD, #100, FW, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
<b>Property Owner Information</b> (if different than above)			
Name: JIM MARTIN		Mailing Address: PO BOX 1840, WILLOW PARK, TX 76008	
Company: WILLOW PARK SERVICES, LLC			
Primary Phone: 817-441-2102		E-mail:	
Other Phone:		Fax:	
<b>( ) Developer / (X) Engineer / ( ) Surveyor Information</b> (if applicable)			
Name: CHARLES F. STARK, PE		Mailing Address: 6221 SOUTHWEST BLVD, #100, FW, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
Other Phone: 817-231-8141		Fax: 817-231-8144	
<b>For City Use Only</b>			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee: 150.00	
Receipt #:		Method of Payment: CHECK	

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

*[Handwritten signature]*  
10.11.12/2019





## City of Willow Park Development Services Department

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### 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: 11 / 11 / 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	CB	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	CB	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	CB	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	CB	A written and bar scale is provided. 1"=200' unless previously approved by staff		✓	
5	CB	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	NA	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.	✓		
7	NA	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	ON PLANS	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	CB	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	CB	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.	✓		
11	NA	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	CB	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		✓	
13	CB	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
14	CB	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	CB	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
16	NA	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.	✓		
17	CB	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.		✓	





# City of Willow Park Development Services Department

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





# City of Willow Park Development Services Department

	CHS	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	NA	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	CHS	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	CHS	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	NA	Boundaries of detention areas are located. Indicate above and/or below ground detention.	✓		
36		Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	NA	Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38	CHS	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	CHS	Explain in detail the proposed use(s) for each structure		✓	
40	CHS	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	CHS	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	CHS	Provide service verification from all utility providers		✓	
43	NA	List any variance requested for this property, dates, and approving authority	✓		
44	CHS	Provide storm water and drainage study and design		✓	
45	CHS	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	No	Are any irrigation wells proposed?	✓		
47	CHS	Applicant has received Landscaping Ordinance and requirements		✓	
48	CHS	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	NA	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: 175,111 sq. ft.

Area of lot covered with structures and impervious surfaces: 108,569 sq. ft.

Total number of structures: 4 Total number of habitable structures: 4

Square footage of each building: 'A' 13,016 sq. ft. 'B' 9,941 sq. ft. 'C' 9,941 sq. ft. 'D' 9,941

Proposed use for each structure:

'A' ASSISTED LIVING & CLUBHOUSE

'B' ASSISTED LIVING

'C' ASSISTED LIVING

☒ 'D' FUTURE ASSISTED LIVING

Building stories: 1

Building height: 23' (+/-) ft.

Total number of parking spaces: 50

Number of handicap spaces: 9

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

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

### Staff Review: (for official use only)

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 11/19/2019



# City of Willow Park Development Services Department

## Site Plan Building Official Review

### Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 10 ft.

Side building setback: 15 ft.

Side building setback: 15 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

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date:

11/17/2019





# City of Willow Park Development Services Department

## Site Plan Fire Review

### Applicant Questions:

Will the building have a fire alarm? Yes ☒ No

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

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

If yes, how many stories? N/A

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

If yes, how many fire hydrants? 3

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 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 ☒

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

11/19/2019



# 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? N/A

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

If yes, what is the base flood elevation for the area? N/A

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

If yes, what is the base flood elevation for the area? N/A

If yes, what is the finished floor elevation for the habitable structure? N/A

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

### Staff Review: (for official use only)

Base flood elevations confirmed? N/A 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:

11/19/2019



# City of Willow Park Development Services Department

## Site Plan Landscaping Review

### Applicant Questions:

Total gross lot area of the development: 175,111 sq. ft.

Area of lot covered with structures and impervious surfaces: 108,569 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 62 %

Area of green space/landscaped areas: 66,542 sq. ft.

Percentage of green space/landscaped areas: 38 %

Total number of parking spaces: 50

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

Yes ☒

No

### Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns?

Yes

No ☒

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

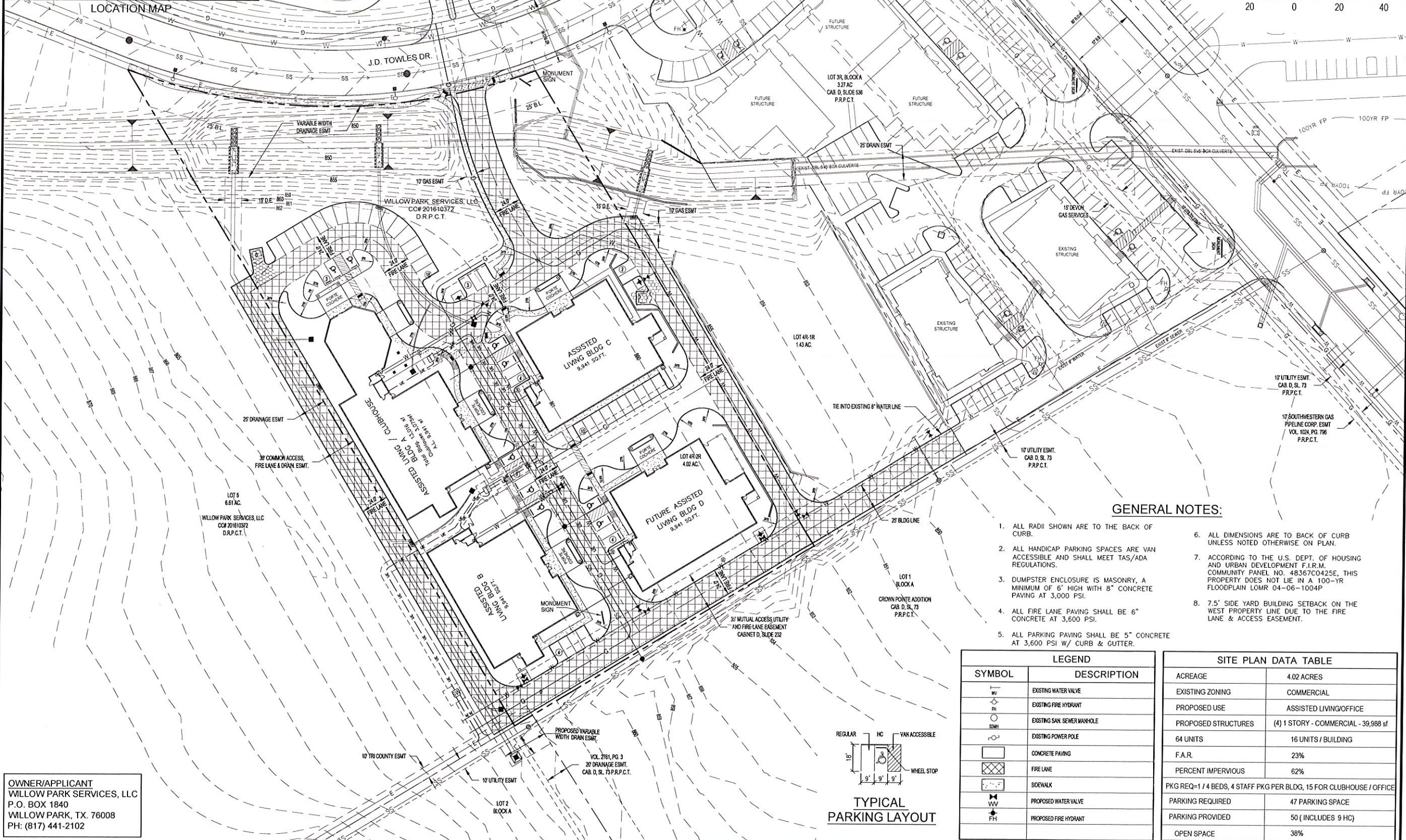
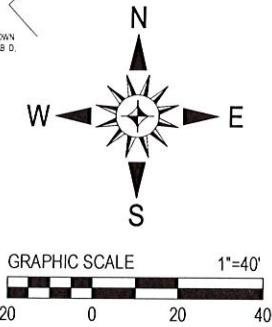
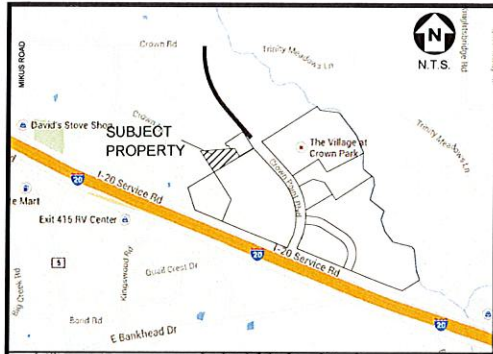
Landscaping Approval Signature:

BETTY L. CHEW

Date:

11/17/2019



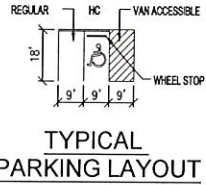


GENERAL NOTES:

1. ALL RADII SHOWN ARE TO THE BACK OF CURB.
2. ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
3. DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
4. ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
5. ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
7. ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT F.I.R.M. COMMUNITY PANEL NO. 48367C0425E, THIS PROPERTY DOES NOT LIE IN A 100-YR FLOODPLAIN LOMR 04-06-1004P.
8. 7.5' SIDE YARD BUILDING SETBACK ON THE WEST PROPERTY LINE DUE TO THE FIRE LANE & ACCESS EASEMENT.

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

SITE PLAN DATA TABLE	
ACREAGE	4.02 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	ASSISTED LIVING/OFFICE
PROPOSED STRUCTURES	(4) 1 STORY - COMMERCIAL - 39,988 sf
64 UNITS	16 UNITS / BUILDING
F.A.R.	23%
PERCENT IMPERVIOUS	62%
PKG REQ=1 / 4 BEDS, 4 STAFF PKG PER BLDG, 15 FOR CLUBHOUSE / OFFICE	
PARKING REQUIRED	47 PARKING SPACE
PARKING PROVIDED	50 ( INCLUDES 9 HC)
OPEN SPACE	38%



OWNER/APPLICANT  
WILLOW PARK SERVICES, LLC  
P.O. BOX 1840  
WILLOW PARK, TX. 76008  
PH: (817) 441-2102

REVISIONS	
NO.	DESCRIPTION

6021 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(817) 231-8100 (F) 817-231-8144  
Texas Registered Engineering Firm F-10958  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**Barron-Stark**  
Engineers

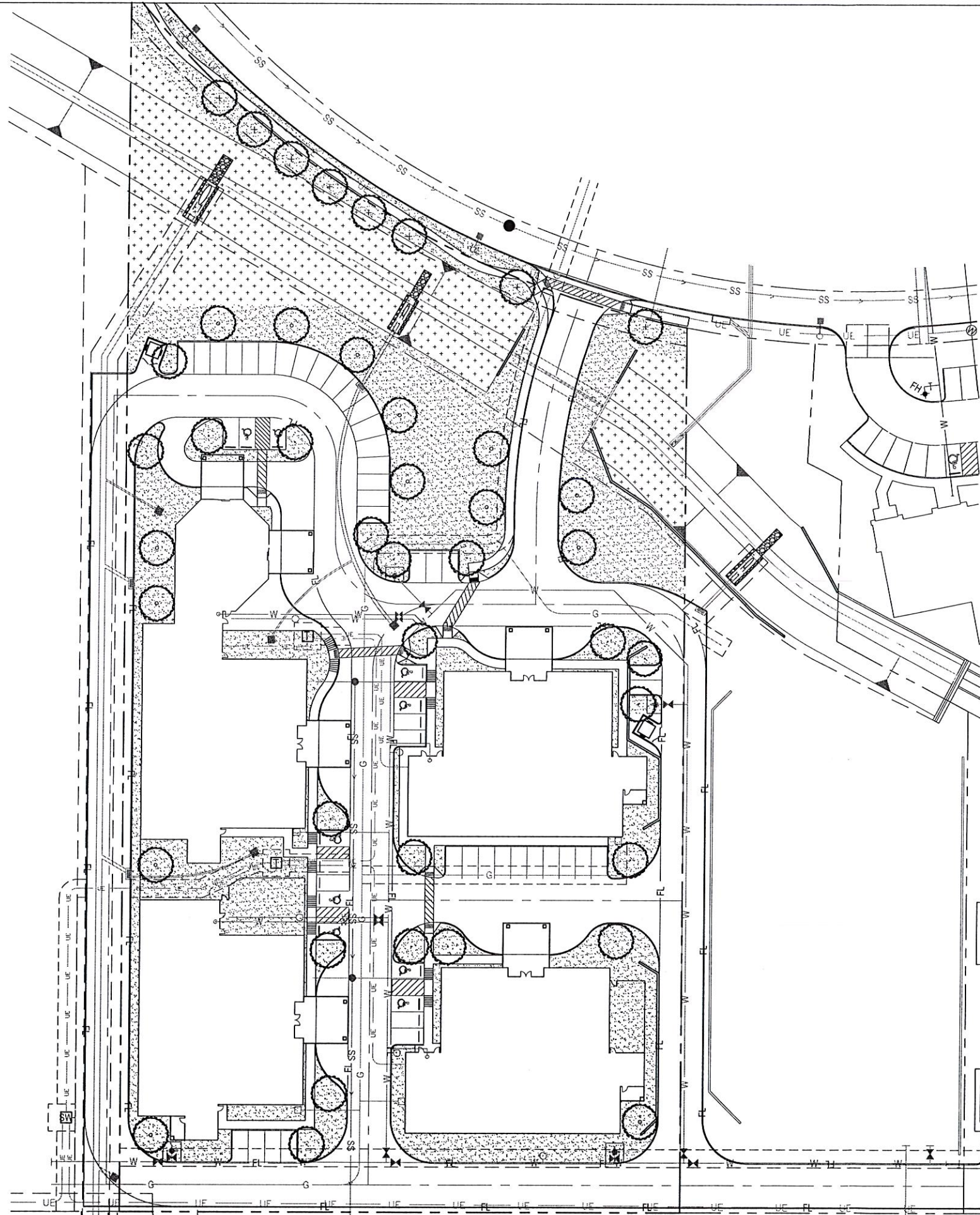


**SITE PLAN**  
VERANDA VILLAGE ASSISTED LIVING  
LOT 4R-2R  
CROWN POINTE ADDITION, PHASE 2  
CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

CLIENT No.	107
PROJECT No.	9578
DESIGN:	BLC
DRAWN:	RCP
CHECKED:	CFS
DATE:	AUGUST 2019

SHEET  
**C2.0**





CITY REQUIREMENTS

- 1. INTERIOR LANDSCAPING  
GROSS PARKING 64,875 SF  
INTERIOR LANDSCAPE AREA  
REQUIRED 6,488 SF (10%)  
PROVIDED 6,623 SF (10.21%)  
1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE  
 $\frac{6488}{400} = 16.22 = 17$  TREES REQUIRED  
20 TREE PROPOSED
- 2. PERIMETER LANDSCAPING  
10' BUFFER REQUIRED AND PROVIDED  
NORTH PROPERTY LINE  
 $\frac{372'}{50} = 7.44 = 8$  TREES REQUIRED  
8 TREE PROPOSED
- 3. NONVEHICULAR OPEN SPACE  
MINIMUM 15% SITE TO BE LANDSCAPE  
TOTAL SITE 175,251 SF  
REQUIRED 175,251 x 15% = 26,288 SF  
PROVIDED 30,395 SF (17.34%)  
1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE  
NONVEHICULAR (areas not in interior or buffers)  
 $\frac{30,395}{2500} = 12.16 = 13$  TREES REQUIRED  
14 TREES PROPOSED

LANDSCAPE LEGEND

COMMON  
BERMUDA SOD  
(CYNODON DACTYLON)

COMMON BERMUDA  
HYDROMULCH  
(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.

HYDROMULCH INSTALLATION NOTES:

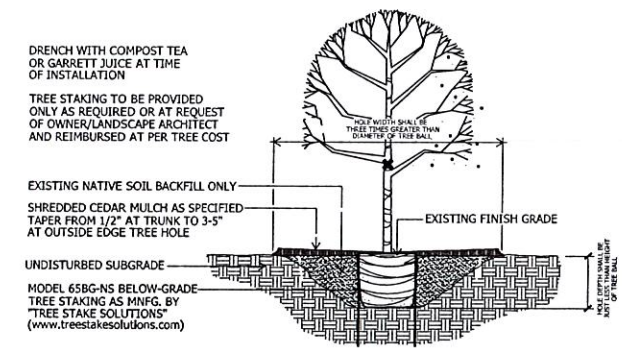
- a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- c. SEED SHALL BE HULLED, TREATED LAWN-TYPE SEED, DELIVERED TO SITE IN ORIGINAL SEALED CONTAINERS. MINIMUM PURITY GERMINATION SHALL BE 90%.
- d. FERTILIZER SHALL BE COMPLETE FERTILIZER, DRT, FREE-FLOWING, AND BALANCED IN COMPOSITION, CONFORMING TO ALL STATE LAWS.
- e. ALL HYDROMULCH AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

PLANTLIST

INTERIOR LANDSCAPE				
MATERIAL	SIZE	HT	SPR	NOTES
LACEBARK ELM	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS PARVIFOLIA SEMPERVIRENS				
LIVE OAK	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS VIRGINIANA				
PERIMETER LANDSCAPE				
MATERIAL	SIZE	HT	SPR	NOTES
CEDAR ELM	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS CRASSIFOLIA				
CHINKAPIN OAK	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MUhlenbergia				
NON-VEHICULAR LANDSCAPE				
MATERIAL	SIZE	HT	SPR	NOTES
BURR OAK	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MACROCARPA				
CHINESE PISTACHE	3" CAL.	10-12'	5-6'	NURSERY GROWN
PISTACIA CHINENSIS				

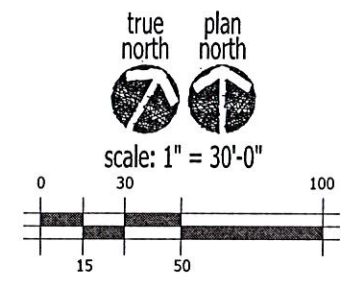
LANDSCAPE NOTES

- 1. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
- 2. 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.



TREE PLANTING

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



appr. by: \_\_\_\_\_  
drawn by: \_\_\_\_\_  
date: 11-08-19

revisions

NO.	DESCRIPTION	DATE



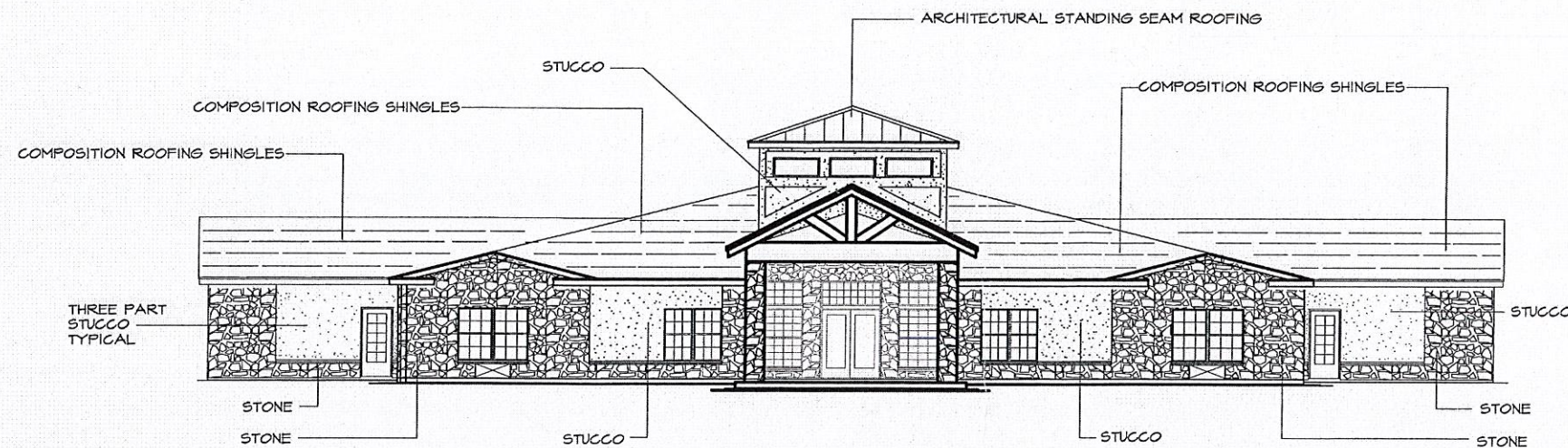
Leeming  
Design Group  
Landscape Architecture  
4013 Balfour Street, Suite 101-18 North Richland Hills, Texas 76180  
(817) 577-5889 Fax (817) 577-5896 leemingdesigngroup@leemingdesign.com

LANDSCAPE PLAN

VERANDA VILLAGE  
ASSISTED LIVING  
WILLOW PARK, TEXAS

file name:  
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FRONT ELEVATION ASSISTED LIVING

SCALE: 1/8" = 1'-0"

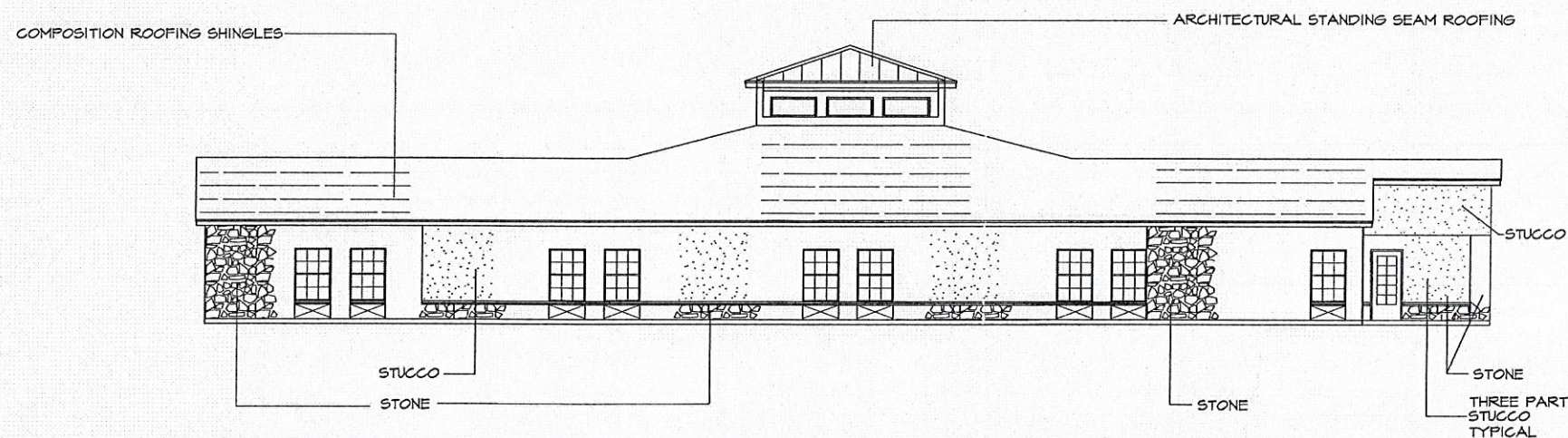
100 PERCENT MASONRY COMBINATION OF STONE AND THREE PART STUCCO



STONE



THREE PART STUCCO



REAR ELEVATION ASSISTED LIVING

SCALE: 1/8" = 1'-0"

STEVEN L. CROUCH  
ARCHITECT

3712 FALCON DRIVE  
FORT WORTH, TEXAS  
76119  
817-360-7719



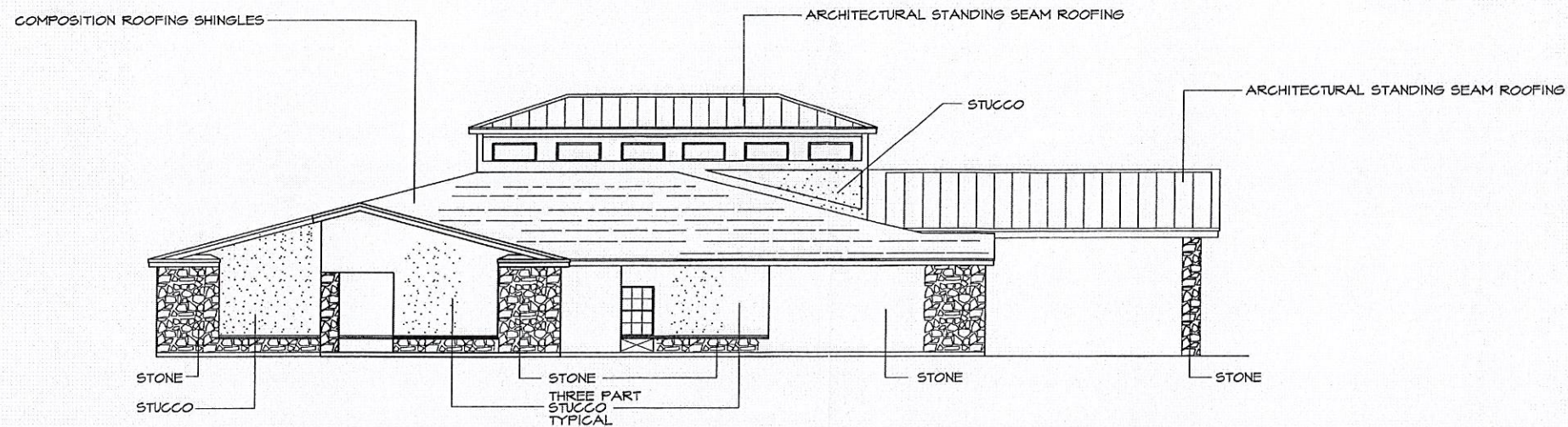
VERANDA VILLAGE OF WILLOW PARK  
ASSISTED LIVING IN WILLOW PARK  
WILLOWPARK, TEXAS

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STEVEN L. CROUCH  
ARCHITECT  
ALL RIGHTS RESERVED

DRAWN BY:  
SC  
PROJECT NUMBER: 1820  
CHECKED BY: SC  
DATE ISSUED:  
11-11-2019

SHEET:  
1  
OF SHEETS





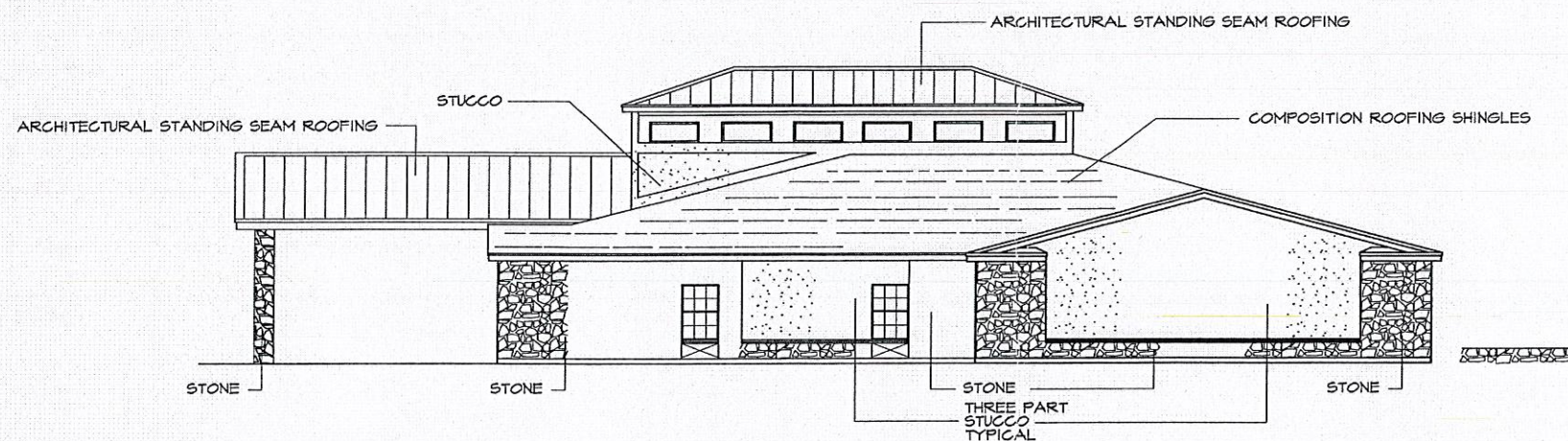


## LEFT SIDE ELEVATION ASSISTED LIVING

SCALE: 1/8" = 1'-0"

100 PERCENT MASONRY COMBINATION OF STONE AND THREE PART STUCCO

 STONE
  THREE PART STUCCO



## RIGHT SIDE ELVATION ASSISTED LIVING

SCALE: 1/8" = 1'-0"