



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday June 26th, 2018 6:00 pm
Agenda

Call to Order

Determination of Quorum

Election of Chair for Planning and Zoning Commission.

Approval of Minutes for May 23rd, 2018.

Items to be considered and acted upon

1. Consider and Act on a Final Plat of Lots 1-4 Block 3, Lots 1-58 Block 4, Lot 1X Block 4, the Village at Willow Park Subdivision, being 14.05 acres in the J. Cole Survey, Abstract 218; J.S. Oser Survey, Abstract 1029, and A.J. Hood Survey, Abstract 2587, City of Willow Park, Parker County, Texas.
2. Consider and Act on a Site Plan for Lot 3, Block 3, The Village at Willow Park and the parking lot adjacent to Willow Crossing Dr.
3. Consider a request to rezone from PD-EC Planned Development-Event Center to PD-SF Planned Development-Single Family, 11.79 acre tract of land being part of a 140.3 acre tract of land A McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, the M. Edwards Survey, Abstract 1955, and the J. Froman Survey, Abstract 471, all in Parker County, Texas, being a portion of the certain tract described in DOC. # 201612056, Official Public Records, Parker County, Texas. Located north of I-20 Service Road between Kings Gated Road and Crown Pointe Blvd.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation to City Council
4. Consider and Act on a Site Plan for Lot 11, Block B, Crown Pointe Addition.
5. Consider a request to amend the square footage requirements for accessory buildings and accessory uses in the "R-1" Single-Family District.

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 June 14th, 2018 at 5:00 pm

Betty Chew

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 Mr. Bernie Parker, at (817) 441-7108 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 26, 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a Final Plat of a 14.05 acre subdivision, The Village at Willow Park Phase I. The property is located on the southeast corner of Willow Crossing Drive and Willow Bend Drive

BACKGROUND:

The preliminary plat for this proposed 24.19 acre subdivision was approved April 17, 2018. A "Planned Development" was recommended for approval by the Planning and Zoning Commission and approved by the City Council November 14, 2017. The owner/developer is The Morrison Group, Inc. represented by Bryce Pool. Pape Dawson Engineers will serve as project engineers.

The Planned Development will consist of:

PD-Commercial Zoning 14.16 acres

PD-Townhome Zoning (58 units) 10.03 acres

The Final Plat represents 4 commercial lots and parking area (4.02 acres) and the 58 townhome lots (10.03 acres).

Access to the subdivision will be off Willow Bend Drive (north-south) and Willow Crossing Drive (east-west) both existing 60' collector streets. The townhome lots will be accessed from 24' private internal streets. The private streets and access easements will be constructed to City standards. On street parking was approved for the east side of Willow Bend Drive. It will be constructed with development of the commercial/retail/office development. A Traffic Impact Analysis (TIA) has been prepared by Lee Engineering as stipulated in the PD.

The subdivision will be served by the City of Willow Park utility systems. There are existing eight (8") inch water mains in Willow Bend Drive and Willow Crossing Drive. The developer will extend and loop these water mains in the subdivision. Fire hydrants will be installed in the subdivision in compliance with International Fire Code and ISO regulations for the development. There is an existing eight (8") sanitary sewer main in Willow Bend Drive and an existing eight (8") sanitary sewer main along the south side of Tract 2 and Tract 3. The developer will extend these sanitary sewer mains into the subdivision.

The developer will install appropriate sized water and sanitary sewer taps to service each lot and building. Utility extension will be in accordance with the City of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows primarily north to south. A master Stormwater drainage plan has been submitted and approved by the City's Engineer. Onsite detention will be provided as required by the master drainage plan. Stormwater drainage improvement infrastructure will be installed with each phase of the development.



City of Willow Park Development Services

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

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

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

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (if assigned): _____

Name of Additions: The Village at Willow Park

Location of Addition: Southeast of the intersection of Interstate 20 & Willow Bend Drive

Number of Lots: 63 Gross Acreage: 14.05 Ac Zoning: PD # of New Street Intersections: 0

PROPERTY OWNER:

Name: Pape-Dawson Group, Inc.

Contact: Bryce Pool

Address: 1620 Wabash Ave.

Phone: (817) 907-7371

City: Fort Worth

Fax: _____

State: Texas Zip: 76107

Email: _____

Signature: _____

APPLICANT:

Name: Pape-Dawson

Contact: Brandon O'Donald

Address: 6500 West Freeway, Ste. 700

Phone: (817) 870-3668

City: Fort Worth

Fax: _____

State: Texas Zip: 76116

Email: bodonald@pape-dawson.com

Signature: _____

SURVEYOR:

Name: Yazel Peebles & Associates, LLC

Contact: Kenneth H. Yazel, Jr. RPLS 6182

Address: PO Box 210097

Phone: (882) 233-2030

City: Bedford

Fax: _____

State: Texas Zip: 76095

Email: kyazel@ypassociates.com

Signature: _____

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: The Village at Willow Park
Applicant: Bryce Pool, The Morrison Group
Property Owner(s): The Morrison Group, Inc.
Location of Addition: Northeast of the intersection of Willow Bend Dr. & Willow Crossing Dr.

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

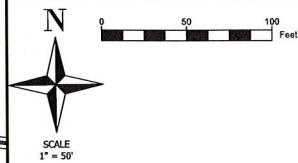
V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	REP P.D.	11/14/2017
B.	A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	✓	✓
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	✓

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



DEVELOPER:
THE MORRISON GROUP, INC.
1620 WABASH
FORT WORTH, TX 76107
PHONE: 817.927.1853

LOT 7, BLOCK 2
WILLOW PARK CROSSING
ADDITION
INSTRUMENT NUMBER
CABINET D, SLIDE 230
OPRPT

TRACT 1
CALLED 10.14 ACRES
MORRISON GROUP INC
INSTRUMENT NUMBER
201328039
OPRPCT

LOT 6, BLOCK 2
WILLOW PARK CROSSING
ADDITION
INSTRUMENT NUMBER
CABINET D, SLIDE 230
OPRPCT

WILLOW BEND HEALTHCARE
ALLIANCE, LLC
INSTRUMENT NUMBER
201315609
OPR PCT

This is to certify that I, Kenneth H. Yazel Jr., A Registered Professional Land Surveyor of the State of Texas having platted the above subdivision from an actual survey on the ground, and that: all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS §
COUNTY OF PARKER 8

WHEREAS The Morrison Group, Inc., acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION

BING 14.045 acre tract of land situated in the John Cole Survey, Abstract Number 218, located in the City of Willow Park, Parker County, Texas, being part of a called 14.05 acre tract of land described as "Tract 2" in the Special Warranty Deed to The Morrison Group, Inc. recorded in Instrument Number 201328039 of the Official Public Records, Parker County, Texas, (OPRCT), said 14.045 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod at the northeast corner of said Tract 2,
the northwest corner of Lot 1, Block 2 of Fawcett Addition to the City of Willow Park,
retrace in South D 106, Page 144, OPRPCT and on the south right-of-way line of Willow
Park Drive 89' 2" to the southeast corner of said Tract 2;

THENCE SOUTH 00 degrees 15 minutes 05 seconds East, with the east line of said Tract 2
and the west line of said Lot 1, a distance of 889.42 feet to a found 1/2" iron rod at
the southeast corner of said Tract 2 and the southwest corner of said Lot 1;

THENCE SOUTH 89 degrees 30 minutes 06 seconds West, with the south line of said
Tract 2 and the west line of 688' 0" of said Lot 1, a distance of 688' 0" to an angle point on
said south line, from which a found 5/8" iron rod with cap stamped "RPLS 3752" bears
North 19 degrees 27 minutes 31 seconds West, a distance of 0.94 feet;

THENCE North 69 degrees 28 minutes 25 seconds West, continuing along the south line
of said Tract 2 and the west line of said Lot 1, a distance of 688' 0" to the southwest
corner of said Tract 2; and on the east 1/2" iron rod line of Willow Bend Drive (RD
#1) side below in a curve to the left north by radius R=300.00 ft, Δ=100° 00' 00"
bearing North 28 degrees 32 minutes 35 seconds East, a distance of 100' 0" to the
southwest corner of said Tract 2.

The following is a true and correct copy of the original plat as recorded in the
office of Willow Bend Drive the following 7 coils:

1. With $\alpha=10^\circ$ turn to the left through a central angle of 44° , from 1000 meters 00 seconds on arc length of 1020 feet to a set 1/2" iron rod with $\alpha=10^\circ$ stop stamped "WSP05004004".
2. Much 26 degrees 35 minutes 14 seconds East, a distance of 28.64 feet to a set 1/2" iron rod with $\alpha=10^\circ$ stop stamped "WSP05004005" at the beginning of a curve to the left having a radius of 5300 feet and whose chord bears North 20 degrees 30 minutes 40 seconds East.
3. North 16 degrees 23 minutes 21 seconds East, a distance of 69.56 feet to a found 1/2" iron rod with $\alpha=10^\circ$ stop stamped "CR STARK RPLS 5004" at the beginning of a curve to the right having a radius of 5300 feet and whose chord bears North 16 degrees 19 minutes 49 seconds East, a distance of 56.09 feet.
4. With $\alpha=10^\circ$ curve to the left through a central angle of 53 degrees 05 minutes 15 seconds on arc length of 5616 feet to a found 1/2" iron rod with $\alpha=10^\circ$ stop stamped "CR STARK RPLS 5004".
5. North 06 degrees 38 minutes 18 seconds East, a distance of 51.99 feet to a found 1/2" iron rod with $\alpha=10^\circ$ stop stamped "CR STARK RPLS 5004" at the beginning of a curve to the right having a radius of 2700 feet and whose chord bears North 12 degrees 11 minutes 28 seconds East, a distance of 42.86 feet.
6. With $\alpha=10^\circ$ curve to the right through a central angle of 53 degrees 05 minutes 15 seconds on arc length of 42.30 feet to a found 1/2" iron rod with $\alpha=10^\circ$ stop stamped "CR STARK RPLS 5004".
7. North 44 degrees 44 minutes 44 seconds East, a distance of 49.32 feet to a set 1/2" iron rod with $\alpha=10^\circ$ stop stamped "WSP05004006" at the northwest corner of said Tract 2 and the intersection of the east right-of-way line of said Willow Bend Drive and the right-of-way line of said Willow Bend Drive.
- THENCE South 74 degrees 19 minutes 05 seconds East, with the north line of said Tract 2 and the south right-of-way line of said Willow Crossing Drive, a distance of 100.00 feet to a found 1/2" iron rod with $\alpha=10^\circ$ stop stamped "CR STARK RPLS 5004" at the beginning of a curve to the left having a radius of 660.00 feet and whose chord bears South 80 degrees 07 minutes 21 seconds East, a distance of 133.49 feet.
- THENCE Southeasterly with said curve to a found 1/2" iron rod at the line of said Tract 2 and the intersection of the south right-of-way line of said Willow Crossing Drive through a central angle of 11 degrees 36 minutes 29 seconds on arc length of 133.72 feet to the POINT OF BEGINNING and containing 14.045 acres, or 611,769 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Morrison Group, Inc. (owners) acting by and through the undersigned, its duly authorized agent does hereby adopt this plat of the hereinabove described land, to be described as LOTS 1-4 BLOCK 3, LOTS 1-58 BLOCK 4, AND LOT 1X BLOCK 4 OF THE VILLAGE AT MALLOW PARK, an addition to the City of Willow Park, Parker County, Texas and does hereby dedicate to the Public's use forever the easements shown hereon.

EXECUTED at Fort Worth, Texas, this ____ day of _____, 2018.

The Morrison Group, Inc.

Bryce Pool For The Morrison Group, Inc.

STATE OF TEXAS ~

Before Me, the undersigned authority, on this day personally appeared Bryce Pool, for The Morrison Group, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires _____

APPROVED by the City of Willow Park, Parker County,
Texas, this the ____ day of _____, 2018

Mayor, City of Willow Park

City Secretary

Chairman, Planning and Zoning Commission

Fire Inspector

City Engineer, City of Willow Park

LOT 1, BLOCK 2
FAWCETT ADDITION
CABINET D, SLIDE 144
OPRXT

CHRIST CHURCH WEST
ASSEMBLY OF GOD
INSTRUMENT NUMBER
201300011
OPRPT

SITUATED IN THE J. COLE SURVEY, ABSTRACT 218, J S OXER SURVEY,
ABSTRACT 1029, AND THE A J HOOD SURVEY, ABSTRACT 2587

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 26, 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider and act on a Site Plan for a Retail Building and Parking Lot on Lot 3, Block 3, The Village at Willow Park Addition, City of Willow Park, Texas located on Willow Bend Drive and Willow Crossing.

BACKGROUND:

The property is zoned PD-C Commercial District. This property is located in Planning Area 4, as identified in the City's Comprehensive Plan. Planning Area 4 is situated along and adjacent to Interstate 20. The area is seen as a prime location for regional retail and commercial uses. The Village at Willow Park development includes a residential "townhome" component and is designed to have the retail and commercial uses be in close proximity and pedestrian friendly for the neighborhood.

This 11,300 square foot retail/commercial building and parking lot to the north are the first of 4 commercial lots to be developed on the east side of Willow Bend Drive, adjacent to the 58 unit townhome development. The property has frontage on Willow Bend Drive a sixty (60') foot collector street. The parking lot will serve this commercial development as well as the commercial development to the north.

All infrastructure water, sanitary sewer, fire hydrants, streets, access and fire lanes will be installed by the subdivision developer.

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plans for Lot 3, Block 3, The Village at Willow Park and the parking lot adjacent to Willow Crossing Drive.

EXHIBITS:

Site Plan
Landscape Plan
Elevation Drawings

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: The Village at Willow Park	
(X) Residential		(X) Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description):	
Brief Description of the Project: Commercial / Retail / Townhomes			
Existing zoning: PD		# of Existing Lots (<i>plats only</i>): 1	
Proposed zoning: PD		# of Proposed Lots (<i>plats only</i>): 4 COM - 58 TH	
Applicant/Contact Information (<i>this will be the primary contact</i>)			
Name: Brandon O'Donald		Mailing Address: 6500 West Freeway, Ste 700, Fort Worth, 76116	
Company: Pape - Dawson			
Primary Phone: 817-870-3668		E-mail: bodonald@pape-dawson.com	
Property Owner Information (<i>if different than above</i>)			
Name: Bryce Pool		Mailing Address: 1620 Wabash Ave, Fort Worth, 76107	
Company: The Morrison Group, Inc.			
Primary Phone: 817-907-7371		E-mail: brycepool@me.com	
Other Phone:		Fax:	
(X) Developer / () Engineer / () Surveyor Information (<i>if applicable</i>)			
Name: See Above		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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



City of Willow Park Development Services Department

SITE PLAN REQUIREMENTS

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

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- 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: _____

6/5/12



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



City of Willow Park Development Services Department

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



City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.	X		
32		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.	X		
33		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.	X		
34		Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.		X	
35		Boundaries of detention areas are located. Indicate above and/or below ground detention.		X	
36		Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		X	
37		Communication towers are shown and a fall distance/collapse zone is indicated.	X		
38		Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		X	
39		Explain in detail the proposed use(s) for each structure		X	
40		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):		X	
41		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:		X	
42		Provide service verification from all utility providers	X		
43		List any variance requested for this property, dates, and approving authority	X		
44		Provide storm water and drainage study and design		X	
45		Proposed domestic water usage (gallons per day, month, and year)	X		
46		Are any irrigation wells proposed?	X		
47		Applicant has received Landscaping Ordinance and requirements		X	
48		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		X	
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plants and/or other Site Plans for Board review		X	



Site Plan

Applicant Questions:

Total gross lot area of the development: 14.045 acres sq. ft.

Area of lot covered with structures and impervious surfaces: 194,903 sq. ft.

Total number of structures: 62 Total number of habitable structures: 58

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

Proposed use for each structure:

Retail / Commercial / Townhome

Building stories: various

Building height: various ft.

Total number of parking spaces: 327 Commercial
116 Garage for TH

Number of handicap spaces: 10

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: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: various ft.

Rear building setback: various ft.

Side building setback: various ft.

Side building setback: various 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: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm?	<input checked="" type="radio"/> Yes	No
Will the building have a fire sprinkler/suppression system?	<input checked="" type="radio"/> Yes	No
Is the building taller than two-stories?	Yes	No
If yes, how many stories?	<u>various</u>	
Will the project require installation of a new fire hydrant?	<input checked="" type="radio"/> Yes	No
If yes, how many fire hydrants?	<u>3</u>	
What is the size of the proposed fire connections?	<u>6"</u>	

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: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

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

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

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

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

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

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

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

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

Staff Review: (for official use only)

Base flood elevations confirmed? Yes ☐ No ☐

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

Flood proofing measures approved? 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: _____ Date: _____



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions: REFER TO LANDSCAPE PLANS

Total gross lot area of the development: _____ sq. ft.

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

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

Area of green space/landscaped areas: _____ sq. ft.

Percentage of green space/landscaped areas: _____ %

Total number of parking spaces: _____

Does the site include any vegetative erosion or storm water control? Yes No

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature: _____ Date: _____

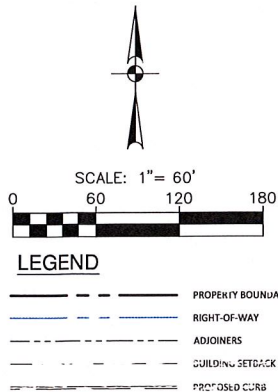
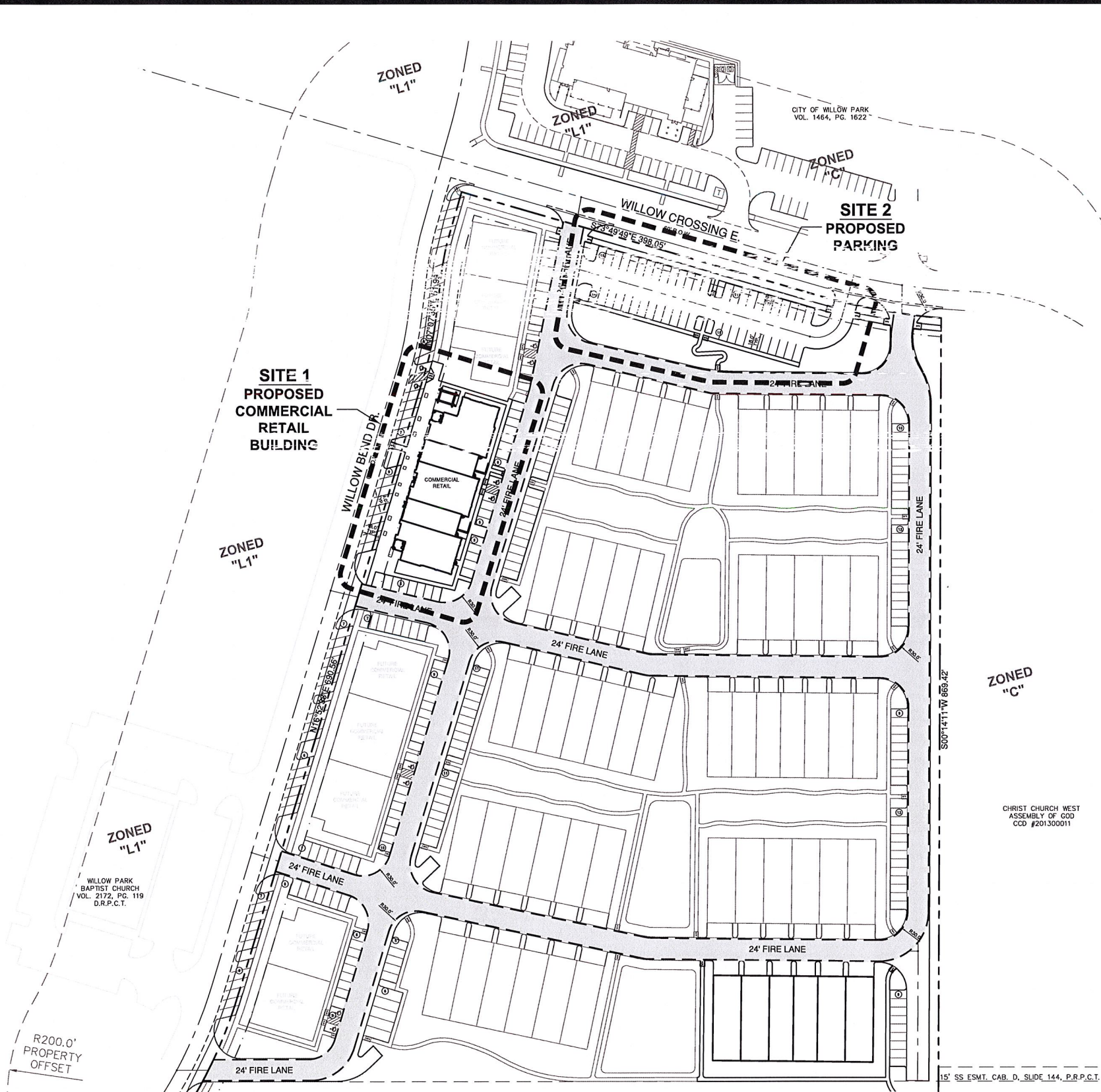
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 PLOT DATE: JUN 21, 2018 11:41 AM
 FILE & PATH: S:\projects\610127\002\design\24 civil\24.3 plan sheets - specific\SITE-PLAN-EAST.dwg
 LAYOUT: C3.0 OVERALL SITE PLAN

Date: Jun 21, 2018, 11:41am User: jmorison
 Plot: S:\projects\610127\002\design\24 civil\24.3 plan sheets - specific\SITE-PLAN-EAST.dwg

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The Village at Willow Park	
West of Willow Bend Drive	
Commercial / Retail	5 units (11,306 ground s.f.)
Total	(11,306 ground s.f.)

Commercial / Retail	
Regular Shared C / R	85
Handicapped Shared C / R	4
Total Shared C / R	89

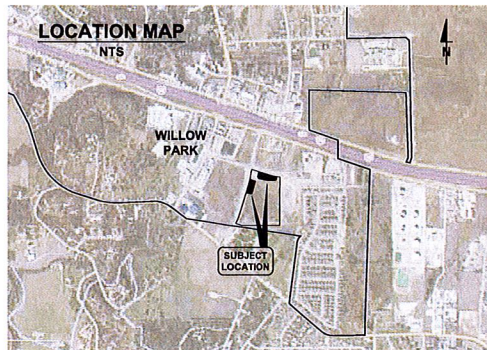


GENERAL NOTES

- COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO AND THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PHASE SURVEYING INCLUDING LOCATING AND VERIFYING PROJECT BENCHMARKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORDS. THE CONTRACTOR SHALL PROVIDE CLEAN AND ACCURATE FULL-SIZE RECORD DRAWINGS WHICH CLEARLY DESCRIBE ANY DEVIATIONS FROM THE PLANS.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING, IN ORDER OF PRECEDENCE: (1) DETAILS SHOWN IN THESE PLANS AND SPECIFICATIONS, (2) CITY STANDARD DETAILS AND SPECIFICATIONS, (3) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), (4) TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAY, STREETS AND BRIDGES."
- IN AREAS WHICH ARE TO REMAIN UNDISTURBED, THE CONTRACTOR SHALL PRESERVE, PROTECT AND/OR RESTORE ALL AREAS DISTURBED BY THE CONSTRUCTION TO ORIGINAL CONDITION OR BETTER AT CONTRACTOR'S SOLE EXPENSE.
- IN THE EVENT THAT EXISTING PRIVATE UTILITY SERVICES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC. MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY.
- THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE. ALL DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS, AND IF DISTURBED, THEY SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR.
- IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THIS PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING UNSUITABLE SPOIL MATERIAL, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY REMOVED & DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT.
- THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK AND PREPARE THE SITE IN AN ORDERLY MANNER OF APPEARANCE BEFORE ACCEPTANCE BY THE DEVELOPER OR HIS REPRESENTATIVE.
- HAUL ROADS, ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER, CITY AND/OR OWNER.

SITE PLAN NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
- TYPICAL PARKING SPACE DIMENSION IS 9.0'x18.0'.



MORRISON GROUP
 1620 WABASH
 FORT WORTH, TX, 76107
 OFF: (817) 927-1853
 CELL: (817) 907-7371
 FAX: (817) 927-4939
 CONTACT: BRYCE POOL

JOB NO: 61027-00
 DESIGNED: PD
 DRAWN: PD
 CHECKED: BO
 DATE: JUNE 21, 2018
 SHEET: C3.0

THE VILLAGE OF WILLOW PARK

WILLOW PARK, TEXAS

OVERALL SITE PLAN

PAPE-DAWSON
ENGINEERS
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
 6500 WEST HWY. STE 700 | FORT WORTH, TX 76116 | (817) 870-8688
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION #410

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 RELEASED FOR "REVIEW
 PURPOSES" UNDER THE
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 BRANDON O'DONALD,
 P.E. #00241
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PRELIMINARY REVIEW

CONK
ARCHITECTURE pc
6421 Camp Bowie Blvd, Suite 401a, Fort Worth, TX 76116 phone 817.909.8079

Willow Park Elevation Studies
7 July 2015



Image 1

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Willow Park Elevation Studies
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Image 2

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Image 3

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Image 5

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Image 6

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Willow Park Elevation Studies
7 July 2015

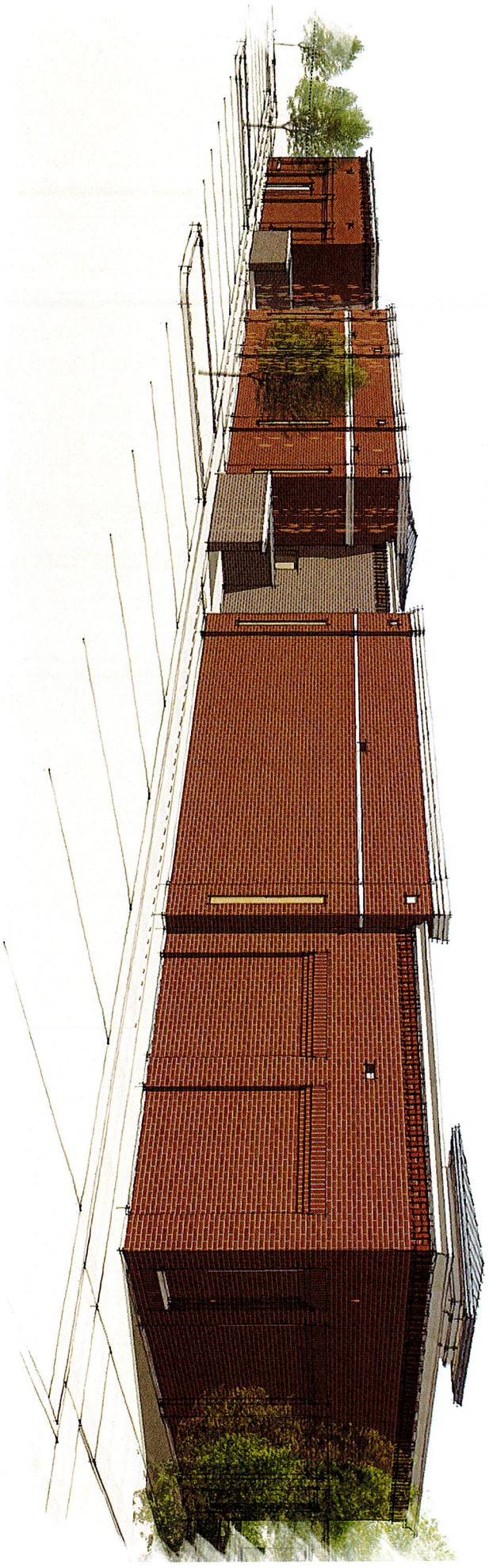


Image 7

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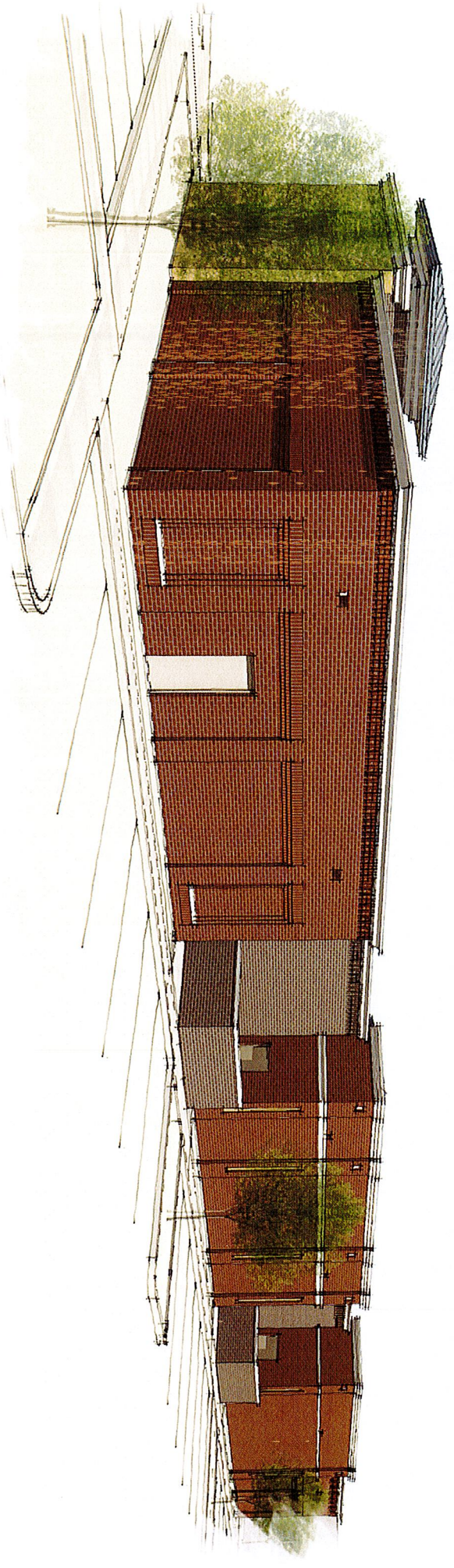


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Willow Park Elevation Studies
7 July 2015

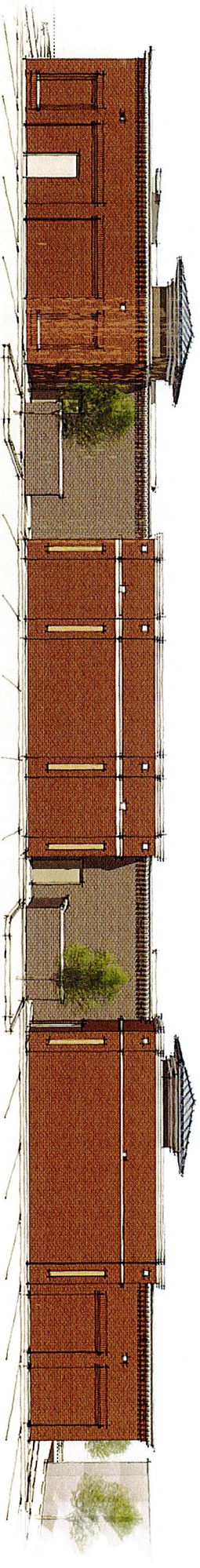


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Willow Park Elevation Studies
7 July 2015



Image 10



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 26, 2018	Department: Development Services	Presented By: Betty Chew
---------------------------------------	--	------------------------------------

AGENDA ITEM: 3

Zoning change request to rezone to “PD” Planned Development District – Single Family, 11.79 acre tract of land being part of a 140.3 acre tract of land the A. McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, the M. Edwards Survey, Abstract 1955, and the J. Foreman Survey, Abstract 471, City of Willow Park, Parker County, Texas located north of I-20 Service Road between Kings Gate Road and Crown Pointe Blvd.

BACKGROUND:

This zoning change request is for 11.79 acres of the 140.3 acre Planned Development approved by Council on October 25, 2016. (See Exhibit A) The 11.79 acres “Tract 5” was zoned for an Event Center. The owner is requesting “Tract 5” be zoned Single-Family. (See Exhibit B) The base zoning district for the single family (SF) planning area is “R-5” Single-Family Medium Density District. This will zone 41.4 acres (122 units) for single-family detached homes.

The property is located in Planning Area 3 which is situated along Interstate 20 making the area attractive for commercial and retail uses. Medical facilities are located on the western side of the area. The former race track, a part of this development, is also located in this planning area as well as a large floodplain which runs north and south through the area. The floodplain is proposed to be developed as a greenbelt which will enhance the open space for the existing and proposed residential and commercial development. Due to the areas visibility along Interstate 20, a more compact area of mixed-use retail, office and residential development as proposed will be suitable.

The Future Land Use Plan identifies this area as the Town Center. The town center is a mixed-use area of the community that will include a wide array of land use types. The new development in the Interstate 20 and Crown Pointe Blvd. area is establishing a common design and development theme which can carry through into this area. Shopping and dining are key components to this urban center. Residential uses, such as quality multifamily units and townhomes, are appropriate uses for the area. Design within the Town Center should focus on internal and external connectivity by providing connections to adjacent neighborhoods. A significant area of floodplain runs through the heart of this development and the Town Center District. While development within the area can be difficult, the open space will be used to facilitate the larger urban center district. Utilizing the open space of the greenbelt area will serve as an amenity which will help to make the town center a place not only for the residents of the area but the entire community and visitors. The Town Center will continue to have a residential component. This residential component, is essential to the area. The Future Land Use Plan provides for higher quality multifamily units in the urban core with higher densities.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the zoning request for “PD” Planned Development District/”SF” Single Family District zoning subject to the regulations approved with the PD.

The proposed use is in compliance with the Comprehensive Plan.

EXHIBITS:

PD Concept Plan EXHIBIT “A”

PD Concept Plan EXHIBIT “B”

PD Development Zoning Regulations

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

PLANNED DEVELOPMENT APPLICATION

Name of Applicant/Company: Willow Park North LLC / WPD Trinity LLC Phone: (817) 850-3600

Address of Applicant: 17018 IH 20 Cisco Tx 76437
Street City State Zip

Applicant's Fax: () Email: Kyle.Wilks@wilksdevelopment.com

Property Owner's Name: SAME AS APPLICANT Phone: ()

Owner's Address: _____
Street City State Zip

Owner's Fax: () Email: _____

Engineer's Name: JORDAN ENGINEERING, LLC Phone: (817) 319-9931

Engineer's Address: 211 HUDSON OAKS DR HUDSON OAKS TX 76087
Street City State Zip

Engineer's Fax: () N/A Email: jbishop@jordanengineer.com

Location of Property: NORTH OF IH-20, WEST OF KINGS GATE RD

Legal Description of Property: _____

Project Name: WILLOW PARK NORTH

Brief Description of Project: MIXED USE DEVELOPMENT

Existing Zoning: PD Existing Use: _____ Existing Acres: 140.50 Existing Lots: _____

Intended Use of property: ☒ Residential ☒ Commercial

Proposed Lots: _____ # Proposed Units: _____

Application Fee: 5/30/2018 \$150.00

Signature of Owner: _____

Before me, the undersigned authority, on this day personally appeared _____, know to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day or _____, 20____.

NOTARY PUBLIC:

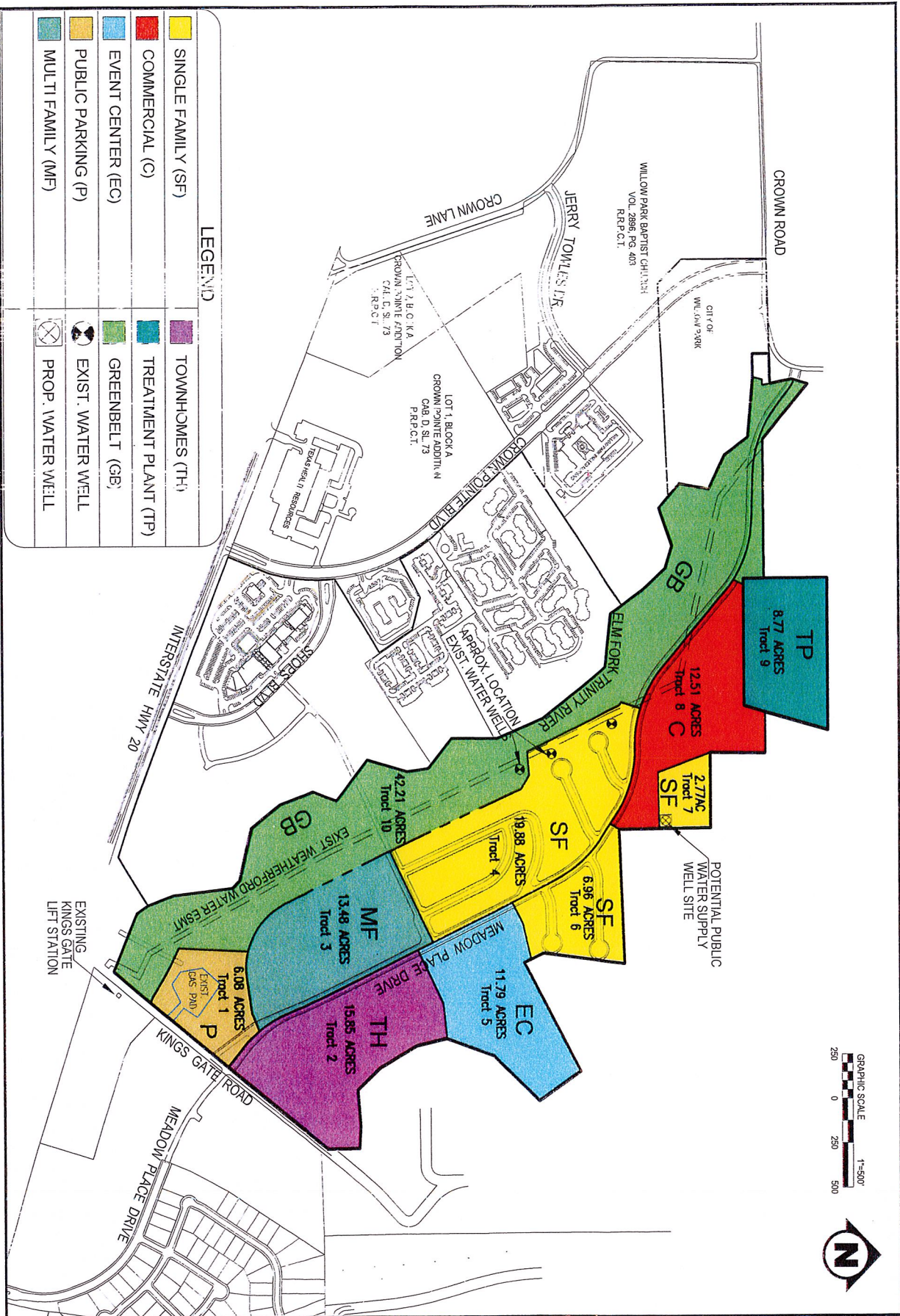
For Office Use Only

Total Fees: _____

Payment Method: _____

Submittal Date: _____

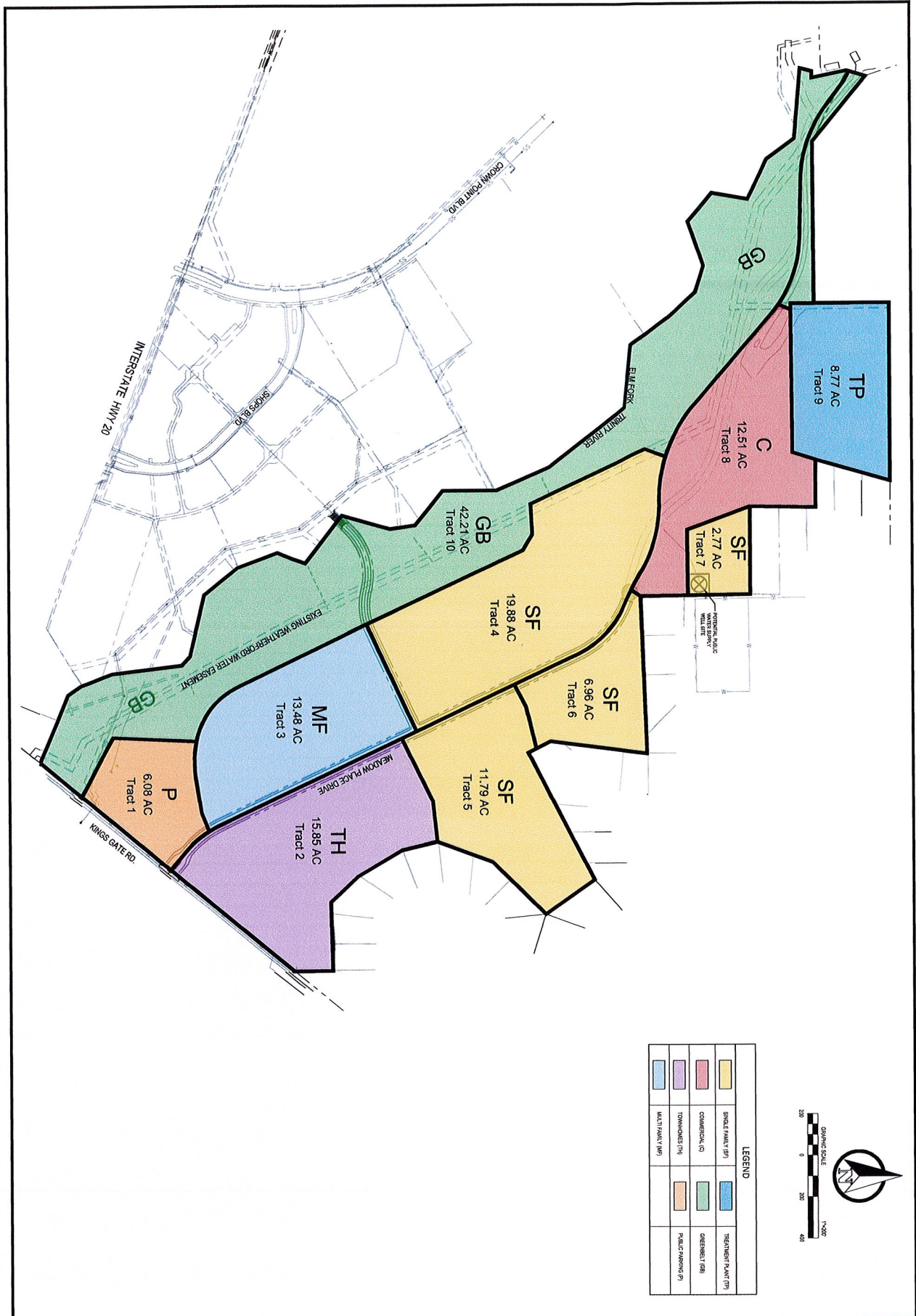
Accepted By: _____



PD CONCEPT PLAN SHOPS AT WILLOW PARK - NORTH CITY OF WILLOW PARK PARKER COUNTY, TEXAS		Barron-Stark-Swift Consulting Engineers Together	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE												
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PROJECT NO. 5343 DESIGN: JMS DRAWN: JMS CHECKED: JMS DATE: AUGUST 2016 SHEET: 1.0	PROJECT NO. 5343 DESIGN: JMS DRAWN: JMS CHECKED: JMS DATE: AUGUST 2016 SHEET: 1.0																	

"A" TIEHXZ





PD CONCEPT PLAN WILLOW PARK NORTH CITY OF WILLOW PARK, PARKER COUNTY, TEXAS		JE JORDAN ENGINEERING, LLC CIVIL ENGINEERING & LAND PLANNING 12524 AUTUMN LEAVES TRL FORT WORTH, TEXAS 76244 (817) 319-9931 TEXAS REG. FIRM # 17586	REVISION SCHEDULE <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. NO.	DESCRIPTION	DATE												
REV. NO.	DESCRIPTION	DATE																
CLIENT: J. 005 - J08 F. 1706 DATE: MAY 2018 SHEET #		DESIGN: MAB DRAWING: EJD CHECKED: MAB																

16-11-1961



16-11-1961

16-11-1961



Planned Development District Zoning Regulations

1. Definitions.

- a. Accessory use means any use that is customarily incidental to the primary use of the property on which it is located. An accessory use may include accessory buildings and structures. Amenity centers and clubhouses are accessory uses to single family detached development, and may be located on separate platted lots. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
- b. Concept Plan means the Concept Plan attached as Exhibit A, as amended in accordance with Section 3.
- c. Event center means a facility that may include some or all of the following types of uses: event space for weddings, meetings, parties, and other types of events; meeting rooms; game courts; fitness center/gym; swimming pools; athletic fields and facilities; childcare, dining; catering kitchen; spa facilities and services; and other similar uses.
- d. Property means the property depicted and described on Exhibit B.
- e. Public parking means parking available to the public that may be used to satisfy the parking requirement for a use located within or outside of the boundaries of this planned development district. Public parking may also provide excess parking that is not required by the Zoning Ordinance.
- f. Townhome means a single family dwelling unit horizontally attached to another dwelling unit by a common wall. Townhomes may be located on the same platted lot or on separate platted lots. The term townhome does not include a dwelling unit located above another dwelling unit.
- g. Zoning Ordinance means Ordinance No. 244-88 adopted by the Willow Park City Council on October 11, 1988.

2. Applicable Regulations. Development and use of the Property shall comply with the Zoning Ordinance, as amended by Ordinance No. ____ establishing these planned development district zoning regulations. In the event of a conflict between the Zoning Ordinance or any other City ordinance, rule, or regulation and these planned development district zoning regulations, these planned development district zoning regulations shall control. With the exception of the Zoning Ordinance and these planned development district zoning regulations, no other zoning regulations shall apply to the development or use of the Property.

3. Concept Plan; Future Approvals.

- a. Development and use of the Property shall comply with the Concept Plan.

- b. The Concept Plan may be amended from time to time provided each planning area shown on the Concept Plan maintains roadway contiguity as shown on the original Concept Plan attached as Exhibit A. City approval of a plat confirms the Concept Plan amendment. Once the city approves the plat, the Concept Plan attached as Exhibit A is automatically amended consistent with the approved plat.
 - c. Any revision to the Concept Plan that does not meet the requirements of Section 3(b) shall constitute a zoning amendment that requires compliance with the procedures for a change in zoning.
 - d. When the Concept Plan is amended pursuant to Section 3(b), the developer shall file a copy of the updated Concept Plan that includes the date of the amendment with the Community Development Department and the City Secretary, and a copy of the amended plan shall be included in the City's official files for this planned development district.
 - e. With the exception of amended Concept Plans, which shall be governed exclusively by Sections 3(b)-(d), there shall be no requirements for approval of site plans, concept plans, or development plans referenced in the Zoning Ordinance. The Building Official shall issue a building permit if the permit application demonstrates compliance with these planned development district zoning regulations.
4. Base Zoning Districts. Each planning area shown on the Concept Plan shall have a base zoning district as follows:
- a. The base zoning district for the single family (SF) planning area shall be "R-5" Single-Family High Density District.
 - b. The base zoning district for the commercial (C) planning area shall be "C" Commercial District.
 - c. The base zoning district for the event center (EC) planning area shall be "C" Commercial District.
 - d. The base zoning district for the public parking (P) planning area shall be "C" Commercial District.
 - e. The base zoning district for the multi-family (MF) planning area shall be the "R-3" Multifamily District.
 - f. The base zoning district for the townhome (TH) planning area shall be "R-5" Single-Family High Density District.
 - g. The base zoning district for the treatment plant (TP) planning area shall be "C" Commercial District.

- h. The base zoning district for the greenbelt (GB) planning area shall be "FP" Flood Plain District.

5. Permitted Uses.

- a. In the single family (SF) planning area, the following uses are permitted by right: single family detached homes and accessory uses.

- b. In the commercial (C) planning area, the following uses are permitted by right:

- Accessory uses.
- Amphitheater
- Antique shops
- Assisted living or skilled nursing facility
- Athletic facility, which may include athletic fields for football, soccer, baseball, and other sports
- Bakeries
- Banks, financial institutions
- Barber and beauty shops
- Bicycle sales and service
- Book and stationery stores, newsstands
- Business college and private school facilities
- Caterer or wedding service
- Cigar or tobacco stores
- Cleaning, pressing and laundry collection
- Confectioner stores
- Copy center
- Custom dressmaking or millinery shops
- Day care nursery or pre-school
- Drug stores, health product stores
- Dry good, variety, notion stores
- Event center
- Express offices
- Fitness center, gym
- Florist, jewelry, and gift shops
- Grocery stores, vegetable and meat markets
- Hardware store
- Health and medical products for personal use
- Horse stables
- Hotel and/ or motel
- Household and office furniture
- Imaging or x-ray center
- Laboratory test facilities
- Lodge & Civic clubs
- Medical provider offices (doctor, dentist, vision, chiropractic, and other)

- Medical supplies
 - Movie Theater
 - Musical instrument sales and supplies
 - New Car sales
 - Optometry facility
 - Pawnshops
 - Personal services
 - Pet shop and related sales
 - Photograph, portrait, camera shops and photo-finishing
 - Physical therapy facility
 - Professional offices (engineering, accounting, attorney, insurance, and other)
 - Public parking
 - Radio and television sales and servicing
 - Real estate offices
 - Restaurants, cafes, cafeterias, delicatessen (with or without drive-thru windows or drive-ins)
 - Retail stores (no limitation on type or size)
 - Services, personal (salons, spas, licensed massage providers, and similar service uses)
 - Service stations (no repair work)
 - Shoe repair
 - Small animal hospital with no outside kennels
 - Tailor, clothing or apparel shops
 - Temporary concrete or asphalt batch plant during construction on the Property
 - Temporary construction offices and trailers
 - Temporary sales or leasing offices
 - Theater
- c. In the event center (EC) planning area, the following uses are permitted by right: an event center, public parking, and accessory uses.
- d. In the public parking (P) planning area, the following use is permitted by right: public parking, food trucks, and outdoor dining areas.
- e. In the multi-family (MF) planning area, the following uses are permitted by right: multi-family, single family detached homes and accessory uses. A maximum of 208 multi-family dwelling units are permitted in the multi-family (MF) planning area.
- f. In the townhome (TH) planning area, the following uses are permitted by right: townhomes, single family detached homes, and accessory uses. A maximum of 110 townhomes are permitted in the townhome (TH) planning area.

- g. In the treatment plant (TP) planning area, the following uses are permitted by right: a public wastewater treatment plant, public parking, food trucks and outdoor dining areas, and accessory uses.
- h. In the greenbelt (GB) planning area, the following uses are permitted by right: open space (passive or active), including horseback riding, hike and bike trails, parks, accessory uses, public parking, and food trucks and outdoor dining areas.

6. Development Standards. Development of the Property shall be subject to the development standards for the applicable base zoning district, as set forth in the Zoning Ordinance, except as follows:

- a. Single family detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:
 - i. Minimum lot size: 5,000 square feet
 - ii. Minimum lot width: 50 feet
 - iii. Minimum lot depth: 100 feet
 - iv. Minimum front yard setback: 15 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
 - v. Minimum side yard setback: 5
 - vi. Minimum rear yard setback: 20
 - vii. Maximum lot coverage: 45 percent (includes the footprint of all enclosed buildings on a lot)
 - viii. Maximum building height: 35 feet and two stories unless sprinklers installed then 50 feet and three stories
 - ix. Maximum number of single family detached homes within the Property: 97
 - x. Minimum gross living area per dwelling unit: 2,200 square feet
 - xi. Front entry garages are permitted.
- b. Townhomes may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, and living area requirements for a townhome:
 - i. Minimum lot size: 1,600 square feet
 - ii. Minimum lot width: 20 feet

- iii. Minimum lot depth: 80 feet
 - iv. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
 - v. Minimum side yard setback: none, except a minimum five foot side setback is required on a corner side yard that abuts a street
 - vi. Minimum rear yard setback: none
 - vii. Minimum setback from the boundary of the townhome (TH) planning area: 20 feet
 - viii. Maximum lot coverage: none
 - ix. Maximum building height: 35 feet and two stories unless sprinklers installed then 50 feet and three stories
 - x. Maximum density: ten dwelling units per gross acre
 - xi. Minimum gross living area per dwelling unit: 1,200 square feet
- c. Front and rear yard setbacks in the commercial (C) planning area and the event center (EC) planning area shall be a minimum of 20 feet.
 - d. The front yard setback shall apply based on the zoning of the lot, regardless of whether property along a block face is split by two or more zoning districts that require different front yard setbacks.
 - e. Setbacks and building lines shall not be required on plats.
 - f. There shall be no requirement for garages to be provided for multifamily development.
7. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.
 8. Overlay Districts. No overlay zoning district regulations shall apply to the Property, including, but not limited to, the I-20 overlay district regulations.
 9. Existing Stables. Stables and restroom buildings in existing at the time of the establishment of this planned development zoning district are not subject to the exterior construction requirements of the Zoning Ordinance or any minimum setback requirements.

10. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot. If the City Manager does not approve a request for an alternative landscape plan within 30 days after the alternative landscape plan is submitted to the City, the City Manager shall place the request on the Planning and Zoning Commission's agenda for consideration at its next regularly scheduled meeting following the end of such 30-day period. The P&Z may approve the request if the P&Z finds that the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance. The decision of the P&Z shall be final.
11. Signs. The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance. If the City Manager does not approve a request for an alternative sign plan within 30 days after the alternative sign plan is submitted to the City, the City Manager shall place the request on the Planning and Zoning Commission's agenda for consideration at its next regularly scheduled meeting following the end of such 30-day period. The P&Z may approve the request if the P&Z finds that the alternative sign meets the spirit and intent of the City's sign ordinance. The decision of the P&Z shall be final.
12. Fencing. Perimeter fencing is not required.
13. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain. Required parking spaces are not required to be located on the same platted lot as the use that the parking serves.
14. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent private lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch thick concrete and otherwise constructed in accordance with the City's standard specifications.
15. Hike and Bike Trail; Open Space.
 - a. A hike and bike trail that is a minimum of three feet in width and a maximum of 11 feet in width shall be constructed within the greenbelt (GB) planning area shown on the Concept Plan. The trail shall be constructed of crushed granite or hot mix asphaltic or concrete. Construction of the trail shall be phased with the development, and shown on each final plat. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning area shown on the Concept Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include lakes.

- b. With the exception of the areas referenced in Section 15(a) that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.
- c. There are no park land dedication, park fee, or open space requirements applicable to this Property.

16. Storm Water. Storm water from the Property shall be discharged directly into the Clear Fork of the Trinity River. Storm water detention and retention are not required for the development of the Property.

17. Streets.

- a. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
- b. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 26, 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 4

To Consider a Site Plan for a restaurant on Lot 11, Block B, Crown Pointe Addition located at 480 Shops Blvd.

BACKGROUND:

The property is zoned "PD-IH 20 Overlay District." This property is located in Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is situated along and adjacent to Interstate 20. This area includes medical facilities as well as commercial and retail uses. This 8,000 square foot restaurant will have both indoor and outdoor seating. The proposed Hike and Bike Trail along the Clear Fork Trinity River crosses the back of the property. The 4.44 acre lot is located on the corner of Community Drive and Checkout Lane, both 25 foot access and fire lane easements. All infrastructure water, sanitary sewer, fire hydrants, streets, access and fire lanes will be installed by the subdivision developer.

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 11, Block B, Crown Pointe Addition.

EXHIBITS:

Site Plan
Landscape Plan
Elevation Drawings

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: <i>Manitoba's Latin Grill</i>	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ <i>880,000</i> (round up to nearest whole dollar)		Project Address (or description):	
Brief Description of the Project: <i>Resturant</i>			
Existing zoning: <i>Commercial</i>		# of Existing Lots (plats only):	
Proposed zoning:		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: <i>Kyle Wilks</i>		Mailing Address: <i>17010 IH-20, Cisco TX 76437</i>	
Company: <i>Wilks Development</i>			
Primary Phone: <i>817-819-2574</i>		E-mail: <i>Kyle@wilksdevelopment.com</i>	
Property Owner Information (if different than above)			
Name: <i>Same as Above</i>		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
() Developer / () Engineer / () Surveyor Information (if applicable)			
Name: <i>Jordan Bishop P.E.</i>		Mailing Address: <i>211 Hudson Oaks Dr Hudson Oaks, TX 76087</i>	
Company: <i>Jordan Engineering LLC</i>			
Primary Phone: <i>817-319-9931</i>		E-mail: <i>Jbishop@jordanengineer.com</i>	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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



City of Willow Park Development Services Department

SITE PLAN REQUIREMENTS

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

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- 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: 5/25/2018

Pd 06/05/2018 CK#10069



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



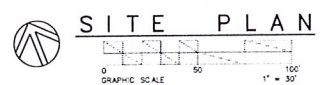
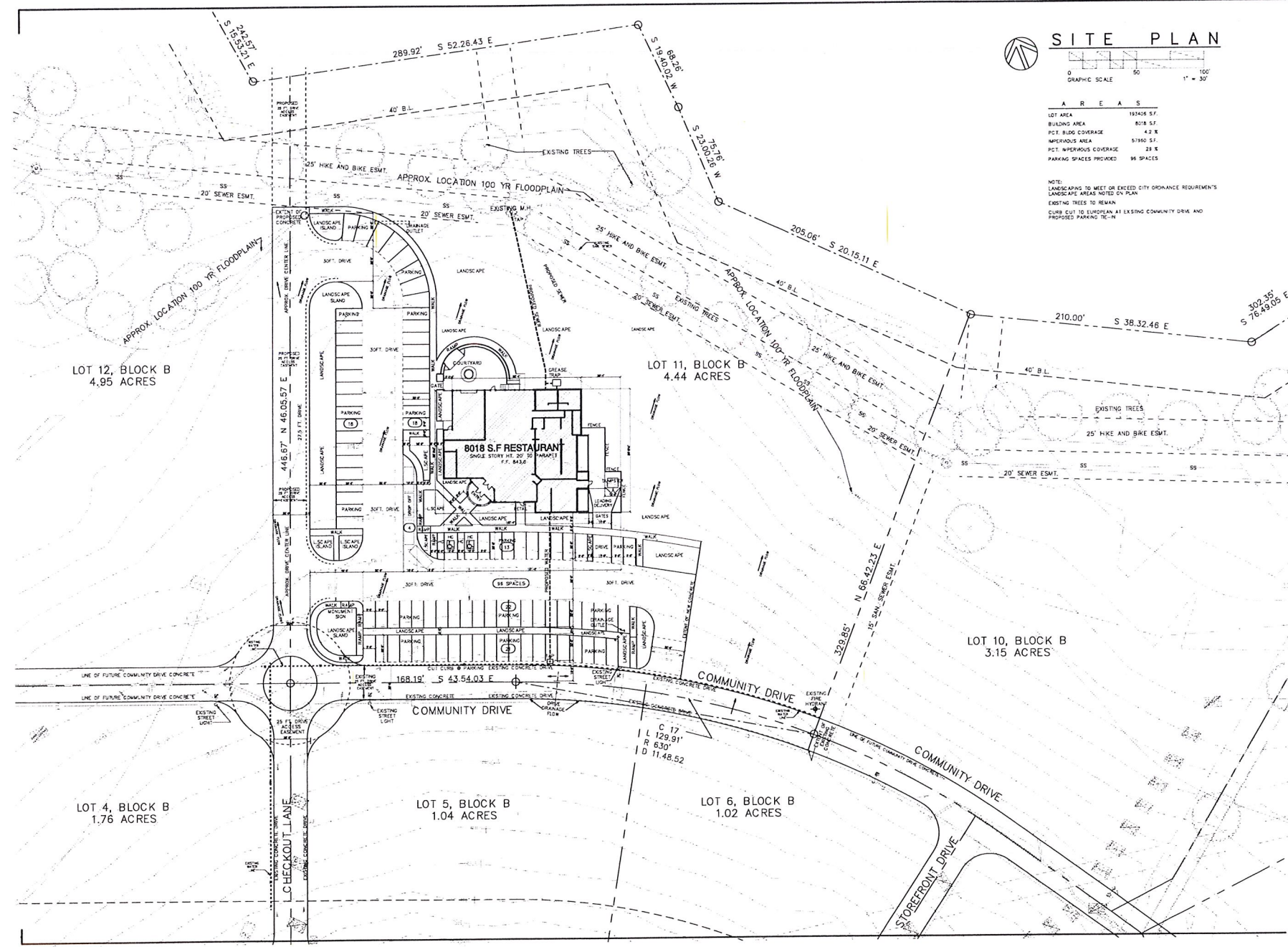
City of Willow Park Development Services Department

18		<p>Driveways within 200 feet of the property line:</p> <p><u>X</u> a. Are accurately located and dimensioned.</p> <p>_____ b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p>_____ 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.</p> <p>_____ d. Typical radii are shown.</p>			
19	NA	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.		N/A	
20	K	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.			
21		<p>Off-site streets and roads:</p> <p><u>X</u> a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p>_____ 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.</p> <p>_____ 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.</p> <p>_____ d.. Distance to the nearest signalized Intersection is indicated</p>			
22	K	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.			
23	K	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.			
24	K	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.			
25	K	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	K	Paving materials, boundaries and type are indicated.			
27	K	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.		N/A	
29	K	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	K	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.		N/A	
31	✓	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall			



City of Willow Park Development Services Department

	✓	details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.		✓	
32	✓	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	✓	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	✓	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	✓	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		Communication towers are shown and a fall distance/collapse zone is indicated.		N/A	
38		Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		N/A	
39		Explain in detail the proposed use(s) for each structure <i>Restaurant</i>		✓	
40		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	✓	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	✓	Provide service verification from all utility providers		N/A	
43	✓	List any variance requested for this property, dates, and approving authority		N/A	
44	✓	Provide storm water and drainage study and design		N/A	
45	✓	Proposed domestic water usage (gallons per day, month, and year)		N/A	
46	✓	Are any Irrigation wells proposed? <i>No</i>		✓	
47	✓	Applicant has received Landscaping Ordinance and requirements		✓	
48	✓	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review			
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review			



A R E A S	
LOT AREA	193408 S.F.
BUILDING AREA	8018 S.F.
PCT. BUILD COVERAGE	4.2 %
IMPERVIOUS AREA	57950 S.F.
PCT. IMPERVIOUS COVERAGE	29 %
PARKING SPACES PROVIDED	96 SPACES

NOTE:
LANDSCAPING TO MEET OR EXCEED CITY ORDNANCE REQUIREMENTS
LANDSCAPE AREAS NOTED ON PLAN
EXISTING TREES TO REMAIN
CURB CUT TO EUROPEAN AT EXISTING COMMUNITY DRIVE AND
PROPOSED PARKING ISLAND

NO.	DATE	BY
1	05-18-2018	



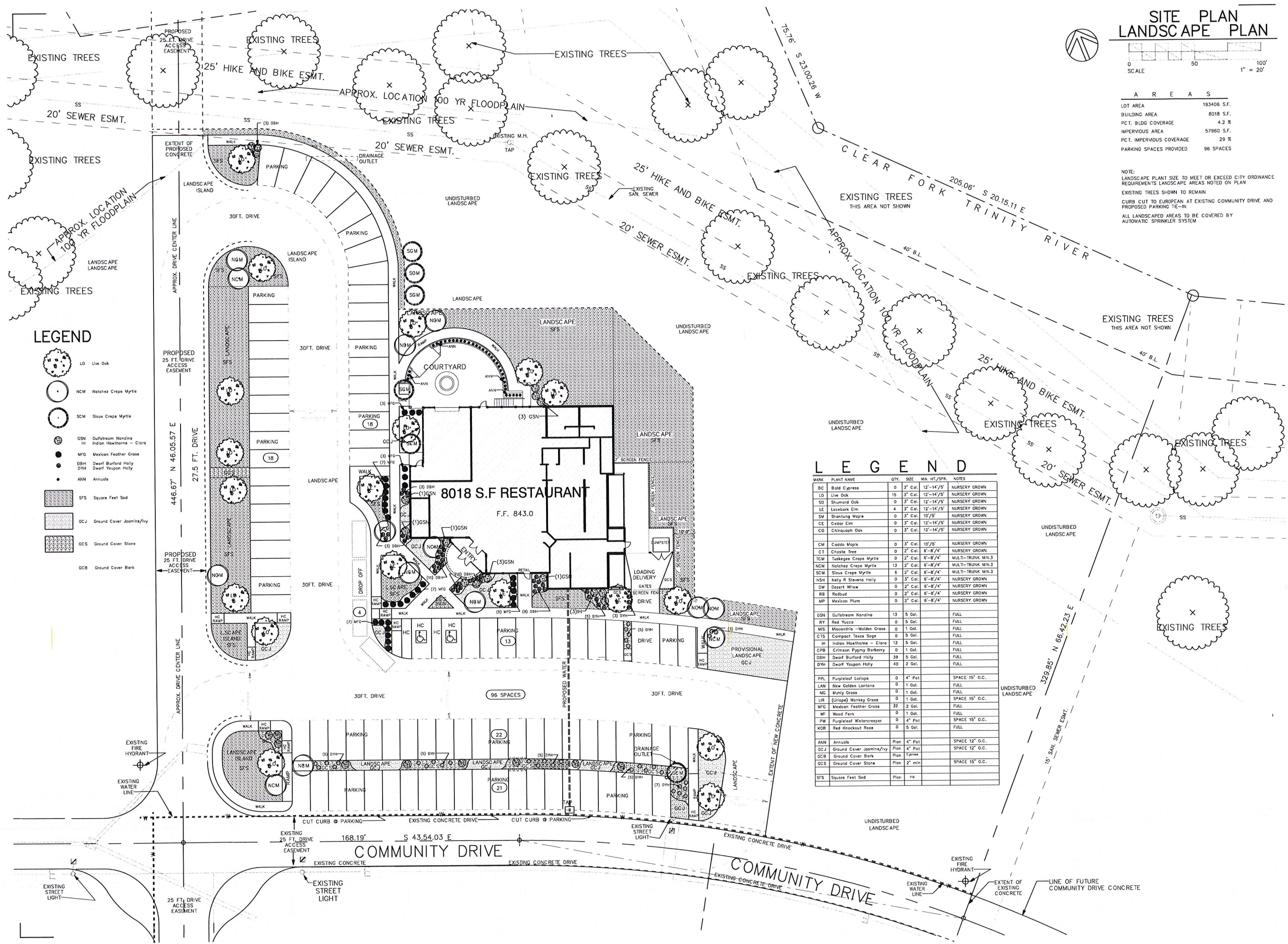
DESIGN
ROBERT BROWN
ENGINEER
17384
09/24/21
BARDHITK.WILKS.COM



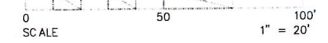
SITE PLAN FOR
MARIPOSA'S LATIN KITCHEN
LOT 11, BLOCK B
CROWN POINTE ADDITION
WILLOW PARK, TEXAS

SITE PLAN
MARIPOSA'S LATIN KITCHEN
OWNER:
WILKS DEVELOPMENT
17018 LIA, 28
CISCO, TX 78847
817-460-5400
ENGINEER:
JORDON ENGINEERING LLC
JORDON BISHOP P.E.
211 HAZARD CIRCLE
HAZARD, TX 78047
817-319-9851

A1.0



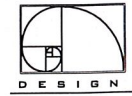
SITE PLAN
LANDSCAPE PLAN



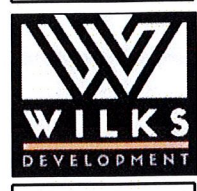
A R E A S	
LOT AREA	193406 S.F.
BUILDING AREA	8018 S.F.
PCT. BLDG COVERAGE	4.2 %
IMPERVIOUS AREA	57960 S.F.
PCT. IMPERVIOUS COVERAGE	29 %
PARKING SPACES PROVIDED	96 SPACES

NOTE:
LANDSCAPE PLANT SIZE TO MEET OR EXCEED CITY ORDINANCE REQUIREMENTS LANDSCAPE AREAS NOTED ON PLAN
EXISTING TREES SHOWN TO REMAIN
CURB CUT TO EUROPEAN AT EXISTING COMMUNITY DRIVE AND PROPOSED PARKING TIE-IN
ALL LANDSCAPED AREAS TO BE COVERED BY AUTOMATIC SPRINKLER SYSTEM

NO.	DATE	BY
	05-18-2018	



GREG ROBERTSON
COMPANY
817.354.9347
GARCHI@TX.RR.COM



LEGEND

- LO Live Oak
- NCM Natchez Crepe Myrtle
- SCM Slou Crepe Myrtle
- GSN Gulfstream Nandina
- IH Indian Hawthorne - Clara
- MFG Mexican Feather Grass
- DBH Dwarf Burford Holly
- DYH Dwarf Youpon Holly
- ANN Annals
- SFS Square Feet Sod
- GCJ Ground Cover Jasmine/Ivy
- GCS Ground Cover Stone
- GCB Ground Cover Bark

LEGEND

MARK	PLANT NAME	QTY	SIZE	MIN. HT./SPR.	NOTES
BC	Bald Cypress	0	3" Cal.	12'-14'/5'	NURSERY GROWN
LO	Live Oak	15	3" Cal.	12'-14'/5'	NURSERY GROWN
SO	Shumard Oak	0	3" Cal.	12'-14'/5'	NURSERY GROWN
LE	Leucobark Elm	4	3" Cal.	12'-14'/5'	NURSERY GROWN
SM	Shantung Maple	0	3" Cal.	10'/5'	NURSERY GROWN
CE	Cedar Elm	0	3" Cal.	12'-14'/5'	NURSERY GROWN
CO	Chinquapin Oak	0	3" Cal.	12'-14'/5'	NURSERY GROWN
CW	Caddo Maple	0	3" Cal.	10'/5'	NURSERY GROWN
CT	Chaste Tree	0	2" Cal.	6'-8'/4'	NURSERY GROWN
TCM	Tussocks Crepe Myrtle	0	2" Cal.	6'-8'/4'	MULTI-TRUNK M.N.3
NCM	Natchez Crepe Myrtle	13	2" Cal.	6'-8'/4'	MULTI-TRUNK M.N.3
SCM	Slou Crepe Myrtle	6	2" Cal.	6'-8'/4'	MULTI-TRUNK M.N.3
NSH	Nelly R Stevens Holly	0	3" Cal.	6'-8'/4'	NURSERY GROWN
DW	Desert Willow	0	2" Cal.	6'-8'/4'	NURSERY GROWN
RB	Redbud	0	2" Cal.	6'-8'/4'	NURSERY GROWN
MP	Mexican Plum	0	2" Cal.	6'-8'/4'	NURSERY GROWN
GSN	Gulfstream Nandina	13	5 Gal.		FULL
RY	Red Yucca	0	5 Gal.		FULL
MIS	Miscanthus - Maiden Grass	0	1 Gal.		FULL
CIS	Compact Texas Sage	0	5 Gal.		FULL
IH	Indian Hawthorne - Clara	12	5 Gal.		FULL
CPB	Crimson Pymy Barberry	0	1 Gal.		FULL
DBH	Dwarf Burford Holly	39	5 Gal.		FULL
DYH	Dwarf Youpon Holly	40	2 Gal.		FULL
PPL	Purpleleaf Lorop.	0	4" Pot		SPACE 15" O.C.
LAN	New Golden Lantana	0	1 Gal.		FULL
MG	Muhly Grass	0	1 Gal.		FULL
LIR	(Liriope) Monkey Grass	0	1 Gal.		SPACE 15" O.C.
MFG	Mexican Feather Grass	32	2 Gal.		FULL
WF	Wood Fern	0	1 Gal.		FULL
PW	Purpleleaf Wintercreeper	0	4" Pot		SPACE 15" O.C.
XOR	Red Knockout Rose	0	5 Gal.		FULL
ANN	Annals	Plan	4" Pot		SPACE 12" O.C.
GCJ	Ground Cover Jasmine/Ivy	Plan	4" Pot		SPACE 12" O.C.
GCB	Ground Cover Bark	Plan	Express		
GCS	Ground Cover Stone	Plan	2" min		SPACE 15" O.C.
SFS	Square Feet Sod	Plan	na		

LANDSCAPE PLAN
FOR
MARIPOSA'S LATIN KITCHEN
LOT 11, BLOCK B
CROWN POINTE ADDITION
WILLOW PARK, TEXAS

SITE PLAN
LANDSCAPE
MARIPOSA'S LATIN KITCHEN
OWNER:
WILKS DEVELOPMENT
17018 L.H. 20
CISCO, TX 76837
817-850-5300
ENGINEER:
JORDON ENGINEERING LLC
JORDON BISHOP P.E.
211 HUDSON OAKS DR.
HUDSON OAKS, TX 76087
817-319-9931
LANDSCAPE DESIGN:
GREG ROBERTSON CO.
2409 NETTLE LANE
EULESS, TEXAS 76039
817-354-9347

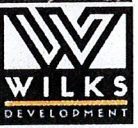
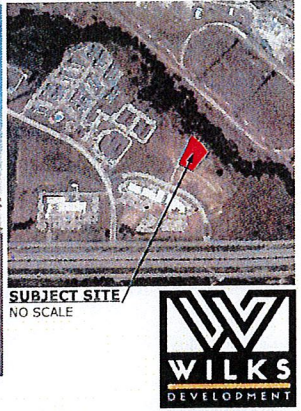
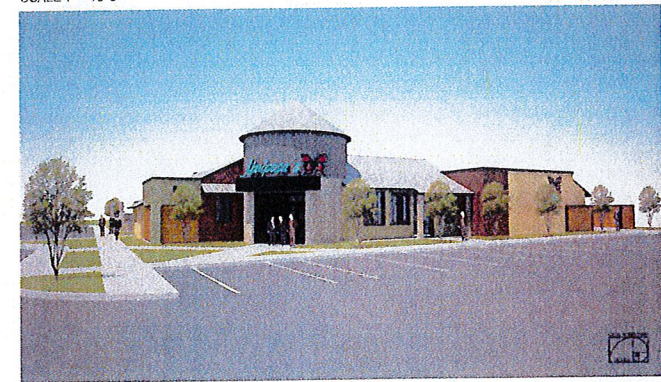
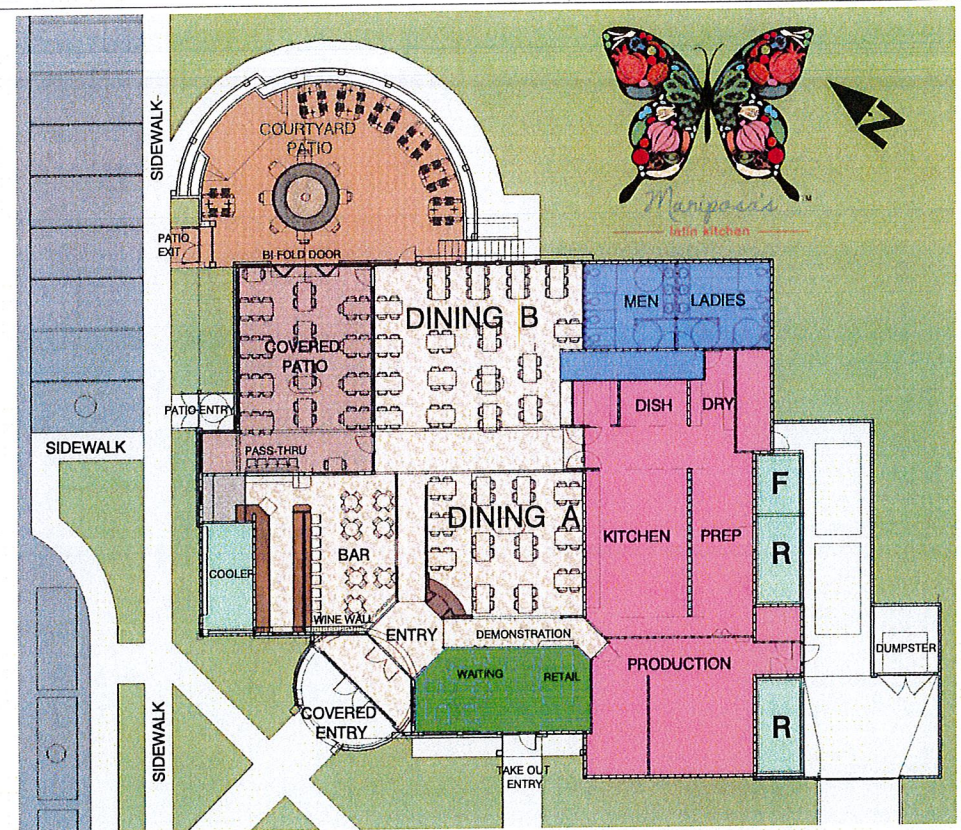
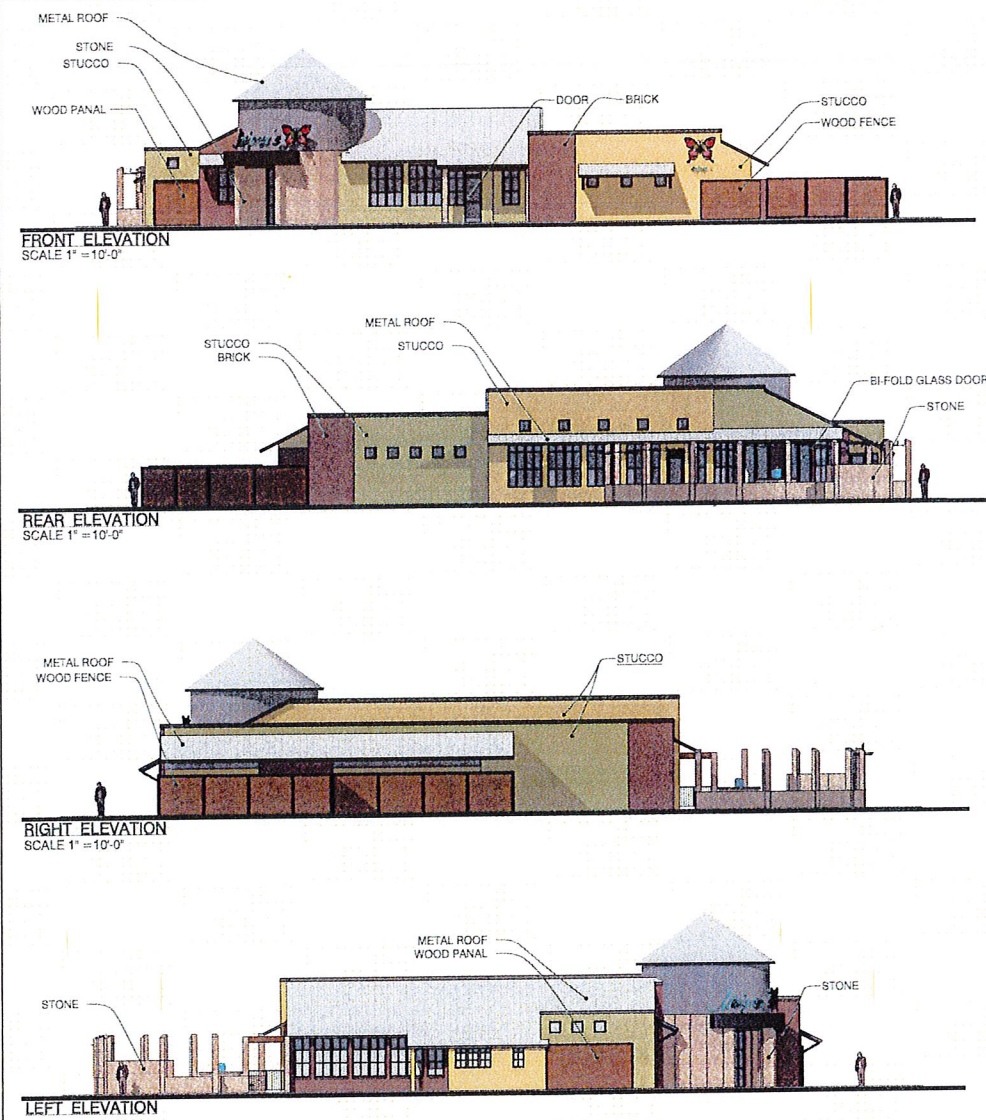
L1.0

A. 5000 SF.
B-H 6000 SF.
I-J 10000 SF.











P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: June 26, 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 5

The City of Willow Park Zoning Ordinance provides the following for accessory buildings and uses:

R-1 "SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence.

BACKGROUND:

The Zoning Ordinance was amended in July 2017 to provide regulations for accessory buildings and uses. The Planning and Zoning Commission worked for over six months and held public hearings and considered citizen comments prior to forwarding their recommendation of these regulations for accessory buildings in all residential districts to Council. City Council unanimously adopted the regulations.

There have been 20+ buildings permitted since the ordinance was adopted and 2 variance requests submitted to the Board of Adjustment since adoption of the ordinance.

James Stanley is requesting the Commission consider amending the ordinance to change the area for accessory buildings to five percent (5%) of the lot area. (See attached)

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends the Commission hold a public hearing, at the July 24, 2018 Commission Meeting to consider comments from the public prior to making a recommendation regarding the ordinance.

EXHIBITS:

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

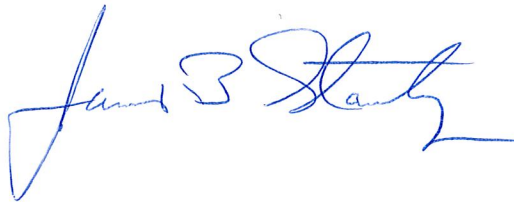
TO: Betty Chew


From: James Stanley

Subject: I wish to go before the Planing and Zoning Commission to present a proposal on city ordinance 755-17 Accessory Buildings.

I propose a change in section 2. Amendment, R-1 Single Family residential district (40,000 Sq Ft or larger). A. To read. The combined area of all accessory buildings on a lot should not exceed 5% of the total square footage of the lot. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.

James B Stanley
113 Spanish Oak Rd
Willow Park, TX
H- 817-441-8723
Cell 817-832-1020



RECD.
05/22/2018


CITY OF WILLOW PARK

ORDINANCE 755-17

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 14 "ZONING REGULATIONS," ARTICLE 14.03, ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS IS AMENDED PROVIDING ACCESSORY BUILDING AND USE REGULATIONS; PROVIDING FOR PUBLICATION; AND AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT

The following section of Chapter 14, "Zoning Regulations," Article 14.03 "ESTABLISHMENT OF REGULATIONS AND RESTRICTIONS" of this section Zoning Regulations is amended, as follows:

SECTION 14.03.007 ACCESSORY BUILDING AND USE REGULATIONS:

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (40,000 sq./ft. or larger):

- A. The combined area of all accessory buildings on a lot shall be no greater than fifty percent (50%) of the residence. Gutters and downspouts are required on all accessory buildings larger than two hundred (200) square feet.

- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
- D. Rear yard setback: Accessory buildings shall be located towards the rear of the property. Accessory buildings shall be located no closer than ten (10') foot from the rear property line.
- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in the R-1 District is fourteen (14') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

R-1/S,R-2,R-3,R-4,R-5 RESIDENTIAL DISTRICTS (Single Family Residence)

- A. There shall be one (1) accessory building per lot no larger than two hundred (200) square feet.
- B. Front yard setback: No accessory building is permitted in the front yard setback.
- C. Side yard setback: Where building lines, setback lines or side yard lines are shown on a recorded plat, the minimum side yard setback shall be as shown on the plat. In all other locations, the minimum side yard setback shall be ten (10') feet.
- D. Rear yard setback: Accessory buildings shall be located towards the rear of the property. Accessory buildings shall be located no closer than ten (10') foot from the rear property line.
- E. Accessory buildings shall not be permitted within a utility easement, drainage easement or drainage way or floodplain.
- F. The maximum exterior wall height of an accessory building in these zoning districts is eight (8') feet.
- G. All accessory buildings shall be constructed of materials which are of a comparable color pallet to the main use building and have a roof pitch similar to the main use building.

Detached accessory buildings are prohibited in all residential districts in front of the main building.

Detached carports shall be located no closer than the front of the main building and observe all building setback requirements.

Detached carports are considered as accessory buildings and shall meet the requirements of the zoning district. All carports must be secured and anchored in compliance with building code regulations.

Accessory buildings are not permitted without a main use building, unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a one hundred (100') foot front building setback from all property lines is required.

Portable buildings, including storage containers, overseas shipping containers, cargo, or freight containers are prohibited to be used as accessory buildings. The use of storage containers may be allowed for a maximum sixty (60) day period during moving or construction with issuance of a permit.

SECTION 3. SEVERANCE

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

SECTION 4. RECITALS

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

SECTION 5. PUBLICATION

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

SECTION 6. EFFECTIVE DATE

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

PASSED AND ADOPTED this 11th day of July, 2017.

ATTEST:

THE CITY OF WILLOW PARK, TEXAS

Kandice Garrett, City Secretary

Doyle Moss, Mayor

The Willow Park City Council in acting on Ordinance No. 755-17, did on the 11th day of July, 2017 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	____✓____	_____	_____
Amy Fennell, Place 2	____✓____	_____	_____
Greg Runnebaum, Place 3	____✓____	_____	_____
John Gholson, Place 4	____✓____	_____	_____
Marcy Galle, Place 5	____✓____	_____	_____