



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday August 28th, 2018 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Minutes for June 26th, 2018 and July 24th, 2018.

Items to be considered and acted upon

1. Consider and Act on a Site Plan for a professional office building on Lot 1R, Block 5R, El Chico Addition, located at 4971 E I 20 Service Rd.
2. Consider and act on a Site Plan for a Bank and professional office building on Lot 3R, Block C, Crown Pointe Addition, located at 100 Crown Pointe Blvd
3. Consider and Act on a Site Plan Addendum for a Youth Worship Addition to Christ Chapel Bible Church – West located at 3910 E I 20 Service Rd.
4. Consider and act on a Final Plat of Lot 3, 4, 5, Block 1, Squaw Creek West Addition, City of Willow Park, Parker County, Texas.
5. Consider and Act on a request to rezone from R-1 Single Family District to R-3 Multifamily District (8.08 acres) and C Commercial District (3.61 acres), 11.69 acres J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas, located at 8892 East Bankhead Hwy.
6. Consider and Act on a Preliminary Plat of an 11.69 acre tract J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas.
7. Consider a Concept Plan for Willow Park Baptist Church located on a 35.816 acre tract of land, Wesley Franklin Survey Abstract No. 468, City of Willow Park, Parker County, Texas.

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 August 9th, 2018 at 5:00 pm.

Director of Development Services _____

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact 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.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Road, Willow Park, TX 76087
Wednesday, June 26, 2018 at 6:00 p.m.
Minutes

Call to Order

The meeting was called to order at 6:00 p.m.

Determination of Quorum

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

Absent:
Commissioner Sharon Bruton

Also Present:
Betty Chew

Election of Chair for Planning and Zoning Commission

Jared Fowler was elected to serve as Chair of the Planning and Zoning Commission.

Approval of Meeting Minutes for May 23, 2018

Motion was made by Commissioner Wilkins to approve the minutes for the May 23, 2018, meeting.

Seconded by Commissioner Weikert

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

Motion passed with a vote of 5-0

1. Consider and Act on a Final Plat of Lots 1-4 Block 3, Lots 1-58 Block 4, Lot 1 X 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.

Betty Chew briefed the Commission on the Final Plat of Lots 1-4 Block 3, Lots 1-58, Block 4, Lot 1X, Block 4, The Village at Willow Park, Phase I. The Final Plat includes 4 commercial lots and parking area (4.02 acres) and the 58 townhome lots (10.03 acres). The developer will construct all infrastructure improvements including water, sewer, storm water drainage and street.

Bryce Pool, developer of the subdivision addressed the Commission to answer questions.

Motion made by Commissioner Lane to recommend approval of the Final Plat of Lots 1-4, Block 3; Lots 1-58, Block 4, Lot 1X, Block 4, The Village at Willow Park Addition.

Seconded by Commissioner Weikert.

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

Motion passed with a vote of 5-0.

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.

Betty Chew briefed the Commission on the site plan for an 11,300 square foot retail building and parking lot to be constructed on Willow Bend Drive and Willow Crossing.

Bryce Pool, developer of the property addressed the Commission to answer questions.

Motion made by Commissioner Wilkins to recommend approval of the Site Development Plan for Lot 3, Block 3, The Village at Willow Park Addition and the parking lot adjacent to Willow Crossing Drive, as presented.

Seconded by Commissioner Lane.

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

Motion passed with a vote of 5-0.

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 1-20 Service Road between Kings Gate Road and Crown Pointe Blvd.

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request and answer commission questions. Property owners were notified by mail, Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing:

Kyle Wilks, owner of the property addressed the Commission presenting his request.

George Kucinich – 716 Queensway Rd. addressed the Commission.

Chairman Fowler closed the Public Hearing.

Motion made by Commissioner Lane to recommend rezoning from “PD-EC” Planned Development – Event Center to “PD- SF” Planned Development – Single Family District, the 11.79-acre tract as requested.

Seconded by Commissioner Weikert.

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

Motion passed with a vote of 5-0.

4. Consider and Act on a Site Plan for Lot 11, Block B, Crown Pointe Addition.

Betty Chew briefed the Commission on the Site Plan for an 8,000 square foot restaurant to be located on the corner of Community Drive and Checkout Lane.

Crystal Padilla, owner of Mariposa’s Latin Kitchen addressed the Commission with her plans for locating her restaurant in Willow Park.

Motion made by Commissioner Lane to recommend approval of the Site Development Plan for Lot 11, Block B, Crown Point Addition, as presented.

Seconded by Commissioner Weikert.

Aye votes” Chairman Fowler, Commissioners Lane, Wilkins, Weikert and Smith.

Motion passed with a vote of 5-0.

5. Consider a request to amend the square footage requirements for accessory buildings and accessory uses in the “R-1” Single Family District.

Betty Chew briefed the Commission on the request from James Stanley to amend the "R-1" Single Family Residential District accessory building and accessory use regulations to allow the total area of accessory buildings to be 5% of the lot area.

James Stanley, 113 Spanish Oak Road, addressed the Commission with his request stating he has a 3-acre lot and feels the allowable area should be based on lot size.

Motion was made by Commissioner Lane to set a public hearing for July 24, 2018 to consider comments regarding the accessory building area.

Seconded by Commissioner Wilkins.

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

Motion passed with a vote of 5-0.

Chairman Fowler adjourned the meeting at 6:45 p.m.

APPROVED

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 28, 2018	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a Site Plan for a 3,133 square foot office building on Lot 1R, Block 5R, El Chico Addition, City of Willow Park, Texas located at 4971 E. I-20 Service Rd

BACKGROUND:

The property is zoned "C-IH-20 Overlay District". The property is located in Planning Area 4, as identified in the City's Comprehensive Plan. Planning Area 4 represents the areas adjacent to Interstate 20. This area is seen as a location for regional retail and commercial due to the visibility of the corridor, higher design standards were identified with a cohesive look. Backage roads (Pitchfork Road) allow for traffic flow and connectivity. This office building (3,133 sq ft) is the final phase of development for this lot. All parking and driveway improvements are in place. The landscaping and irrigation were installed with other phases of development. The only infrastructure improvements required are water and sanitary sewer taps which are shown on the site plan.

The building façade will be the same as the building construction in 2017 on the northwest corner of the property.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 1R, Block 5R, El Chico Addition.

EXHIBITS:

Site Plan
Building Elevations
Floor Plan

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: LOT 1R, BLOCK 5R, EL CHICO ADDITION	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ 125,000 (round up to nearest whole dollar)		Project Address (or description): 4971 E. INTERSTATE 20 SERVICE ROAD N., 76086	
Brief Description of the Project: PROPOSED 3133 SF SINGLE STORY OFFICE BUILDING			
Existing zoning: COMMERCIAL		# of Existing Lots (plats only): 1	
Proposed zoning: COMMERCIAL		# of Proposed Lots (plats only): 1	
Applicant/Contact Information (this will be the primary contact)			
Name: PAM BENSON		Mailing Address: PO BOX 121302	
Company: JUBILEE CAFE, INC.			
Primary Phone: 817-980-7189		E-mail: pbe1056232@aol.com	
Property Owner Information (if different than above)			
Name: SAME AS APPLICANT		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
() Developer / (X) Engineer / (X) Surveyor Information (if applicable)			
Name: MARK WESTFALL, PE CYNTHIA SWIFT, PM		Mailing Address: 6221 SOUTHWEST BLVD., #100, FW, TX 76132	
Company: BARRON-STARK-SWIFT CONSULTING ENGINEERS, INC.			
Primary Phone: 817-231-8100 817-231-8114		E-mail: markw@barronstark.com cynthias@barronstark.com	
Other Phone: 817-846-2878 Cell		Fax: 817-231-8144	
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

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.		✓	
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.		✓	
3	✓	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	✓	A written and bar scale is provided. 1"=200' unless previously approved by staff 30'		✓	
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.		✓	
6	NA	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.		✓	
7	NA	Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.	✓		
8	NA	Existing topography lines are shown and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.	✓		
9	✓	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	✓	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.		✓	
11	NA	Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.	✓		
12	✓	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		✓	
13	✓	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
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.		✓	
15	✓	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
16	NA	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.	✓		
17	✓	Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.		✓	



City of Willow Park Development Services Department

18		<p>Driveways within 200 feet of the property line:</p> <p><input checked="" type="checkbox"/> a. Are accurately located and dimensioned.</p> <p><input checked="" type="checkbox"/> 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><input checked="" type="checkbox"/> 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><input checked="" type="checkbox"/> 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.		✓	
20	✓	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.			✓
21	NA	<p>Off-site streets and roads:</p> <p><input checked="" type="checkbox"/> 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><input type="checkbox"/> 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><input type="checkbox"/> 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><input type="checkbox"/> 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.			✓
23	✓	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.			✓
24	NA	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.		✓	
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. <i>EXISTING</i>			✓
26	✓	Paving materials, boundaries and type are indicated.			✓
27	✓	Access easements are accurately located/ tied down, labeled and dimensioned.			✓
28	NA	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.		✓	
29	✓	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	✓	Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.			✓
31	NA	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall		✓	



City of Willow Park Development Services Department

	NA	details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.	✓		
32	NA	The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.	✓		
33	NA	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. <i>EXISTING</i>	✓		
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	NA	Boundaries of detention areas are located. Indicate above and/or below ground detention.	✓		
36	X/NA	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements. <i>W/ PERMIT PLANS</i>		✓	
37	NA	Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38	✓	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	✓	Explain in detail the proposed use(s) for each structure		✓	
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		✓	
43	NA	List any variance requested for this property, dates, and approving authority	✓		
44	✓	Provide storm water and drainage study and design		✓	
45	✓	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	NA	Are any irrigation wells proposed?	✓		
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		✓	



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 171,017 sq. ft.

Area of lot covered with structures and impervious surfaces: 110,604 sq. ft.

Total number of structures: 1 PROPOSED Total number of habitable structures: 0
4 EXISTING

Square footage of each building: 5564 EXIST sq. ft. 1530 EXIST sq. ft. 8282 EXIST sq. ft.
5775 EXIST sq. ft. 3133 PROPOSED sq. ft.

Proposed use for each structure:

EXISTING AND PROPOSED OFFICE USE

Building stories: 1

Building height: 19.5' ft.

Total number of parking spaces: 144

Number of handicap spaces: 12

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

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

Staff Review: (for official use only)

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER

Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 25 ft.

Side building setback: 10 ft.

Side building setback: 10 ft.

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

Does the site include any drainage easements? Yes No ☒

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

Staff Review: (for official use only)

Does the site plan include all the required designations? ☒ Yes ☐ No

Are the setbacks for the building sufficient? ☒ Yes ☐ No

Are there any easement conflicts? Yes ☒ No

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY CHEW

Date:

08/07/2018



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? Yes ☒ No

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

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

If yes, how many stories? 1

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

If yes, how many fire hydrants? 0

What is the size of the proposed fire connections? NA

Staff Review: (for official use only)

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

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

Does the project have the minimum 24' hard surface? ☒ Yes No

Is the fire lane appropriate? ☒ Yes No

Does the site have the proper turning radius? ☒ Yes No

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

08/09/2018



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

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

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

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

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

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

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

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

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

Staff Review: (for official use only)

Base flood elevations confirmed? N/A Yes ☒ No ☐

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

Flood proofing measures approved? Yes ☒ No ☐

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DAREK TURNER

Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 171,017 sq. ft.

Area of lot covered with structures and impervious surfaces: 110,604 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 64 %

Area of green space/landscaped areas: 61,734 sq. ft.

Percentage of green space/landscaped areas: 36 %

Total number of parking spaces: 144

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

Yes

No



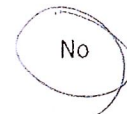
NA PROPOSED BUILDING SITE IS LESS THAN ONE ACRE
AND SURROUNDED BY ESTABLISHED EXISTING VEGETATION

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns?

Yes

No



Approved

Not Approved

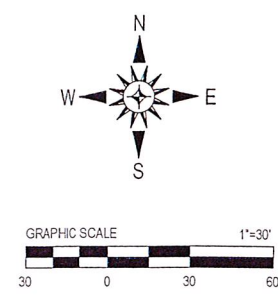
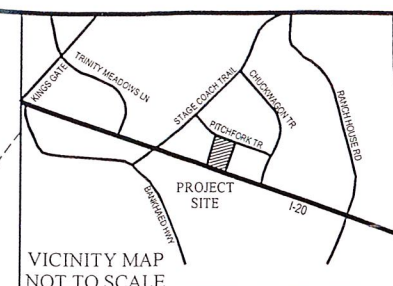
Needs More Information or Corrections

Landscaping Approval Signature:

BETTY CHEW

Date:

08/09/2018














NOTE:

APPROXIMATELY 8400 SQUARE FEET OF ASPHALT
PAVING TO BE REMOVED AND REPLACED WITH
PROPOSED OFFICE BUILDING.

NO EXISTING VEGETATION TO BE REMOVED.

SITE PLAN DATA TABLE	
ACREAGE	3.926 ACRES
EXISTING ZONING	COMMERCIAL & 120 CORRIDOR
PROPOSED USE	OFFICE
PROPOSED STRUCTURES	ONE (1) STORY - COMMERCIAL
PARKING REQUIRED	1 PARKING/2004 = 122 PARKING SPACE
PARKING PROVIDED	138 (INCLUDES 12 HC)
PROPOSED BUILDING WATER USAGE	32 GAL/DAY 960 GAL/MONTH 11,520/YR

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

BLOCK 12
EL CHICO ADDITION
V 277, P 357

ZONED: R-1 RESIDENTIAL

PLOWMAN FAMILY PROPERTIES, LLC
 BLOCK 3 & 4 AND PORTION
 OF BLOCK 73, EL CHICO ADD.
 INST # 201514605

ZONED 'C' IH 20 OVERLAY

LOT 1R, BLK 5R
3.926 ACRES

PRACTICE EVOLUTIONS, LLC
LOT 2R, BLOCK 5R
EL CHICO ADDITION

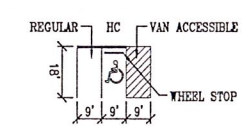
RED ROOSTER, LLC
ALL OF BLOCK 8 &
LOT 2, BLOCK 73
EL CHICO ADDITION
V 2078, P 1830

ZONED 'C' IH 20 OVERLAY

LANDSCAPE NOTES:

1. EXISTING NATIVE TREES AND CANOPY TO REMAIN.
2. EXISTING SHRUBS, ROCK GARDENS, WATERFALL AND NATIVE CACTUS TO REMAIN.
3. ALL VEGETATION AND GREEN SPACE IS EXISTING WITH EXISTING IRRIGATION
4. EXCAVATION AND GRADING WILL BE AT PROPOSED BUILDING SITE ONLY WITH MINIMAL DISTURBANCE OF EXISTING VEGETATION AND GREEN SPACE.



FRONTAGE ROAD
INTERSTATE HIGHWAY NO. 20
(VARIABLE WIDTH RIGHT-OF-WAY)

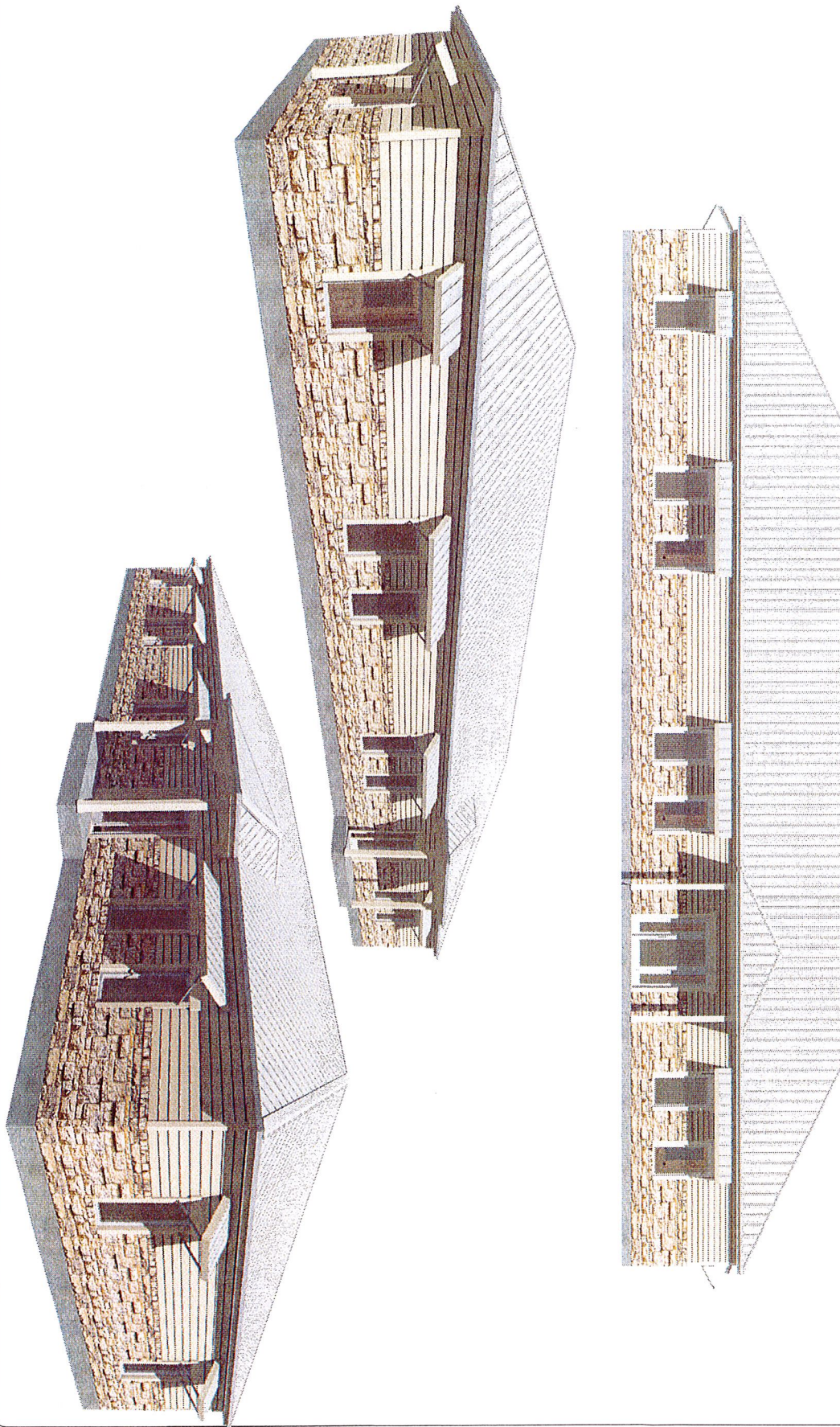


TYPICAL
PARKING LAYOUT

ENGINEER: BARRON-STARK-SWIFT CHARLES F. STARK, PE 6221 SOUTHWEST BLVD SUITE 100 FORT WORTH, TX 76132	SURVEYOR: BARRON-STARK-SWIFT CURTIS YARGER, RPLS 6221 SOUTHWEST BLVD SUITE 100 FORT WORTH, TX 76132	APPLICANT: JUBILEE CAFE, INC. PAM BENSON PO BOX 121302 FORT WORTH, TX 76021
---	--	---

LANDSCAPE PLAN
LOT 1R, BLOCK 5R
EL CHICO ADDITION
an addition to
THE CITY OF WILLOW PARK
according to the plat recorded in
Cabinet D, Slide 486
PARKER COUNTY, TEXAS
Revised: July 17, 2018
Revised: August 14, 2018

NO. DATE	REVISIONS DESCRIPTION	
5221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm #1-10583 Texas Registered Survey Firm #1-10194000 www.barronstark.com		
 <div style="display: inline-block; vertical-align: middle;"> <h2 style="margin: 0;">Barron-Stark-Swift</h2> <p style="margin: 0;">Consulting Engineers</p> <p style="margin: 0;">"Together."</p> </div>		
 <p style="font-size: small;"> STATE OF TEXAS CHARLES F. STARK 57357 PROFESSIONAL ENGINEER EXPIRATION DATE 06-14-2018 Charles F. Stark </p> <p style="font-size: x-small;"> NOTE: THIS ELECTRONIC SEAL/SIGNATURE IS AUTHORIZED BY CHAPTER 1, SUBCHAPTER 1, TEXAS REGISTRATION NO. 973125 </p>		
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="text-align: left; width: 80%;"> <h1 style="margin: 0;">LANDSCAPE PLAN</h1> <h1 style="margin: 0;">LOT 1R, BLOCK 5R</h1> </div> <div style="text-align: center; width: 80%;"> <p>EL CHICO ADDITION</p> <p>WILLOW PARK, PARKER COUNTY, TEXAS</p> </div> </div>		
CLIENT No.	297	
PROJECT No.	8126	
DESIGN:	CFS	
DRAWN:	EVB	
CHECKED:	CFS	
DATE:	SEPTEMBER 22, 2016	
SHEET		
1 OF 1		



WORKSPACE 360
PROPOSED
"UNION PACIFIC BLDG"

SHEET
NUMBER

A 1

SCALE: 1/4" = 1'

DATE: 07-18-18

DRAWN BY: MLP

AR - 18051

WORKSPACE 360
'UNION PACIFIC BLDG'
PRESENTATION SET

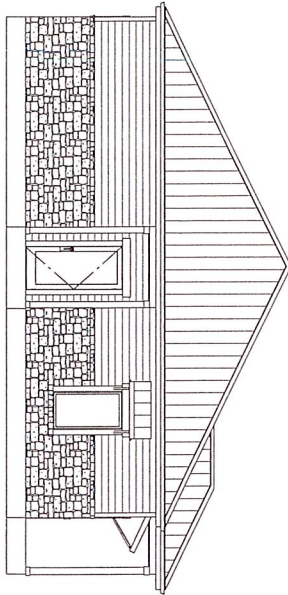
THIS PLAN IS PROPERTY OF PIERTECH DESIGN CONSULTANTS (PDC) AND IS NOT TO BE REPRODUCED OR RE-USED WITHOUT WRITTEN PERMISSION FROM PDC. THIS PLAN IS INTRODUCED TO PROVIDE THE INFORMATION NECESSARY TO RULE THE BID STRUCTURE. BUILDER AND OWNER OF BINDER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF PIERTECH DESIGN CONSULTANTS (PDC) IS LIMITED TO THE INSIDE VALUE OF THE PLAN.

3D RENDERINGS

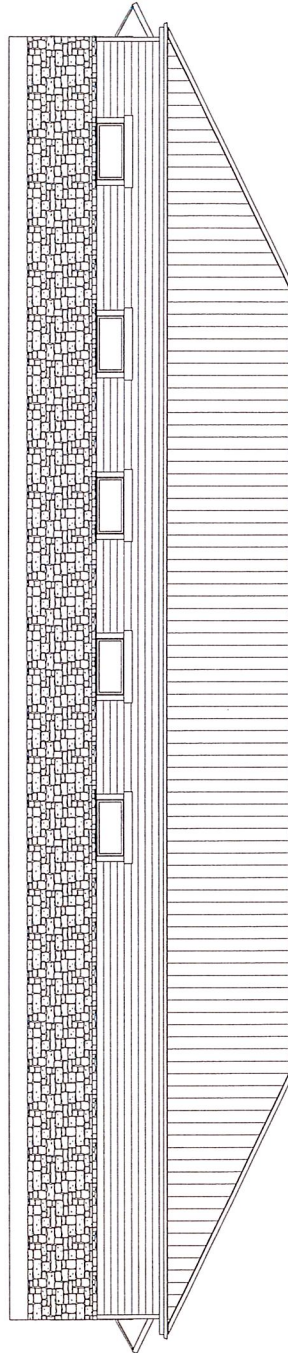
AI
BD.
MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

PIERTECH
DESIGN CONSULTANTS
308 S. FRONT ST., ALEDO, TX, 76009
(817) 441-1742, FAX: (817) 441-1033

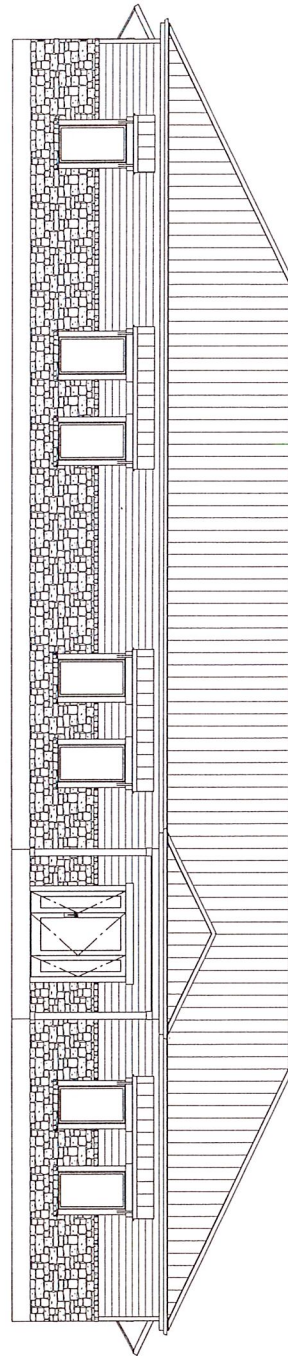
NORTH ELEVATION



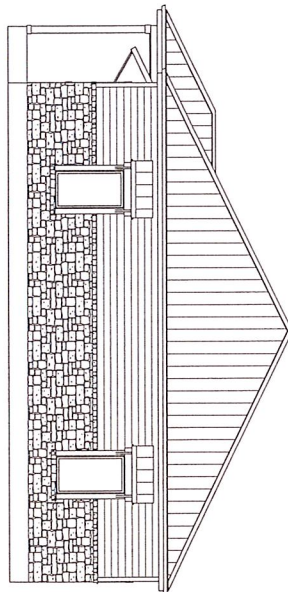
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SHEET
NUMBER
A3

SCALE: 1/4" = 1'
DATE: 07-18-18
DRAWN BY: MLP
AR - 18051

WORKSPACE 360
"UNION PACIFIC BLDG"
PRESENTATION SET
THIS PLAN IS PROPERTY OF PIERCE DESIGN CONSULTANTS DBA AND IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM PDC. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SHOWN STRUCTURE. OWNER AND OWNER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF PIERCE DESIGN CONSULTANTS IS LIMITED TO THE INVOICE VALUE OF THE PLAN.

ELEVATIONS

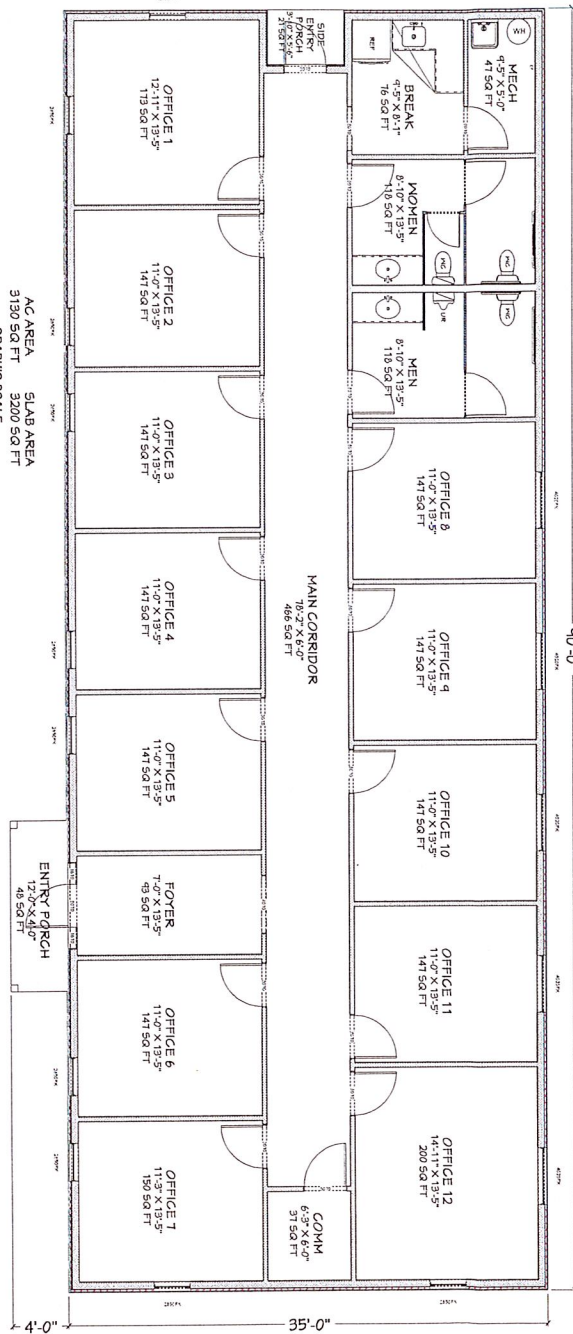
AI
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MICHAEL L. PIERCE
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DESIGN CONSULTANTS
208 S. FRONT ST., ALEDO, TX, 76009.
(817) 441-1742, FAX: (817) 441-1033

PROPOSED FLOOR PLAN

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30'

AC AREA 3130 SQ. FT.
SLAB AREA 5200 SQ. FT.
GRAPHIC SCALE



SHEET
NUMBER
A2

SCALE: 1/4" = 1'
DATE: 07-18-18
DRAWN BY: MLP
AR • 18051

WORKSPACE 360
'UNION PACIFIC BLDG'
PRESENTATION SET

THIS PLAN IS PROPERTY OF PIERTECH DESIGN CONSULTANTS, LLC, AND IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM PDC. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO OBTAIN THE NECESSARY PERMITS AND OBTAIN THE OWNER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF PIERTECH DESIGN CONSULTANTS IS LIMITED TO THE AMOUNT PAID FOR THIS PLAN.

FLOOR PLAN

AI
BD.
MICHAEL L. PIERCE
PROFESSIONAL
BUILDING DESIGNER

PIERTECH
DESIGN CONSULTANTS
208 S. FRONT ST., ALEDO, TX, 76008,
(817) 441-1742, FAX: (817) 441-1033



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 28, 2018	Department: Development Services	Presented By: Betty Chew
---	--	------------------------------------

AGENDA ITEM: 2

To Consider a Site Plan for a bank and office building on Lot 3R, Block C, Crown Pointe Addition located at 100 Crown Pointe 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 5,900 square foot building will house a 3,750 square foot bank and 2,160 square foot office area. The 1.73 acre lot is located on the corner of Crown Pointe Blvd. and I-20 Service Rd. 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 1R, Block C, 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: BANK SITE @ SHOPS OF WILLOW PARK	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ \$600,000 (round up to nearest whole dollar)		Project Address (or description): 120 CROWN POINT BLVD, WILLOW PARK	
Brief Description of the Project: PROPOSED SINGLE STORY OFFICE/RETAIL/BANK		100 SUITE 101-102	
Existing zoning: COMMERCIAL		# of Existing Lots (plats only): 1	
Proposed zoning: COMMERCIAL		# of Proposed Lots (plats only): 1	
Applicant/Contact Information (this will be the primary contact)			
Name: KYLE WILKS		Mailing Address: 17010 INTERSTATE 20, CISCO, TX 76437	
Company: THE SHOPS AT CROWNE PARK, LLC			
Primary Phone: Cynthia's # 817-231-8114		E-mail: cynthias@barronstark.com	
Property Owner Information (if different than above)			
Name: SAME AS APPLICANT		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
() Developer / (x) Engineer / (x) Surveyor Information (if applicable)			
Name: CYNTHIA SWIFT, PM		Mailing Address: 6221 SOUTHWEST BLVD., #100, FW, TX 76132	
Company: BARRON-STARK-SWIFT CONSULTING ENGINEERS, INC.			
Primary Phone: 817-231-8114		E-mail: cynthias@barronstark.com	
Other Phone: 817-846-2878 Cell		Fax: 817-231-8144	
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

Applicant: Please complete the following

For Office Use Only

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



City of Willow Park Development Services Department

18		<p>Driveways within 200 feet of the property line:</p> <p><input checked="" type="checkbox"/> a. Are accurately located and dimensioned.</p> <p><input type="checkbox"/> 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><input type="checkbox"/> 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><input type="checkbox"/> 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.		✓	
20	NA	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.		✓	
21	NA	<p>Off-site streets and roads:</p> <p><input checked="" type="checkbox"/> 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><input checked="" type="checkbox"/> 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><input type="checkbox"/> 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><input type="checkbox"/> d.. Distance to the nearest signalized intersection is indicated</p>	✓	✓	
22	Ch	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.		✓	
23	Ch	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.		✓	
24	Ch	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.		✓	
25	Ch	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	Ch	Paving materials, boundaries and type are indicated.		✓	
27	Ch	Access easements are accurately located/ tied down, labeled and dimensioned.		✓	
28	Ch	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.		✓	
29	Ch	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	NA	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.	✓		
31	Ch	Screening walls are shown with dimensions and materials. An Inset is provided that shows the wall		✓	



City of Willow Park Development Services Department

	<i>CB</i>	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. <i>ON PRIOR SITE PLAN - INSTALLED</i>		✓	
32	<i>CB</i>	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	<i>CB</i>	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	<i>NA</i>	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. <i>EXISTING</i>		✓	
35	<i>CB</i>	Boundaries of detention areas are located. Indicate above and/or below ground detention.	✓		
36	<i>NA</i>	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	<i>CB</i>	Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38	<i>NA</i>	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable	✓		
39	<i>NA</i>	Explain in detail the proposed use(s) for each structure			
40	<i>NA</i>	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	<i>NA</i>	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	<i>NA</i>	Provide service verification from all utility providers	✓		
43	<i>CB</i>	List any variance requested for this property, dates, and approving authority <i>N/A</i>			
44	<i>CB</i>	Provide storm water and drainage study and design	✓		
45	<i>CB</i>	Proposed domestic water usage (gallons per day, month, and year)			
46	<i>NA</i>	Are any Irrigation wells proposed?	✓		
47	<i>CB</i>	Applicant has received Landscaping Ordinance and requirements		✓	
48	<i>CB</i>	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	<i>CB</i>	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		✓	



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 75,359 sq. ft.

Area of lot covered with structures and impervious surfaces: 31,048 sq. ft.

Total number of structures: 1 PROPOSED Total number of habitable structures: 0

Square footage of each building: 2167 sq. ft. 3,750 sq. ft. sq. ft.

Proposed use for each structure:

RETAIL/OFFICE/BANK

Building stories: 1

Building height: 27.6' ft.

Total number of parking spaces: 65

Number of handicap spaces: 2

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

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

Staff Review: (for official use only)

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 40 ft.

Rear building setback: 25 ft.

Side building setback: 40 ft.

Side building setback: 10 ft.

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

Yes ☒

No

Does the site include any drainage easements?

Yes

No

☒

Does the site include any roadway/through fare easements?

Yes

No

☒

Staff Review: *(for official use only)*

Does the site plan include all the required designations?

☒ Yes

No

Are the setbacks for the building sufficient?

☒ Yes

No

Are there any easement conflicts?

Yes

☒ No

Does the proposed project pose any planning concerns?

Yes

☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY CHEW

Date:

08/09/2018



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? Yes ☒ No

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

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

If yes, how many stories? 1

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

If yes, how many fire hydrants? 2

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

Staff Review: (for official use only)

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

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

Does the project have the minimum 24' hard surface? Yes ☒ No

Is the fire lane appropriate? Yes ☒ No

Does the site have the proper turning radius? Yes ☒ No

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

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

Approved

Not Approved

Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date: 08/09/2018



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 ☒ X

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

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

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

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

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

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

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

Staff Review: (for official use only)

Base flood elevations confirmed? N/A Yes No

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

Flood proofing measures approved? N/A Yes No

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 75,359 sq. ft.

Area of lot covered with structures and impervious surfaces: 31,048 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 41.2% %

Area of green space/landscaped areas: 44,311 sq. ft.

Percentage of green space/landscaped areas: 58.8 %

Total number of parking spaces: 65

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

NA PROPOSED BUILDING SITE IS LESS THAN ONE ACRE
AND SURROUNDED BY ESTABLISHED EXISTING VEGETATION

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No



Approved

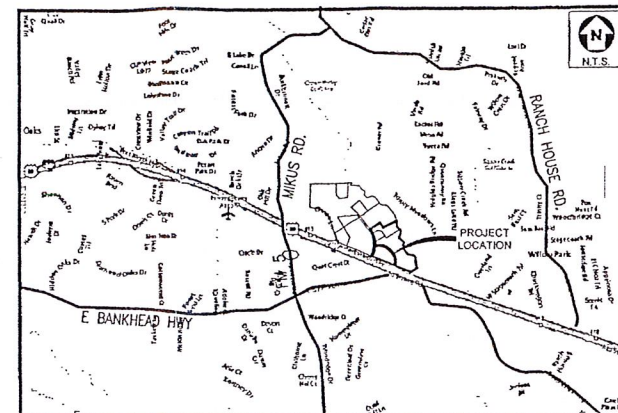
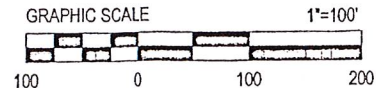
Not Approved

Needs More Information or Corrections

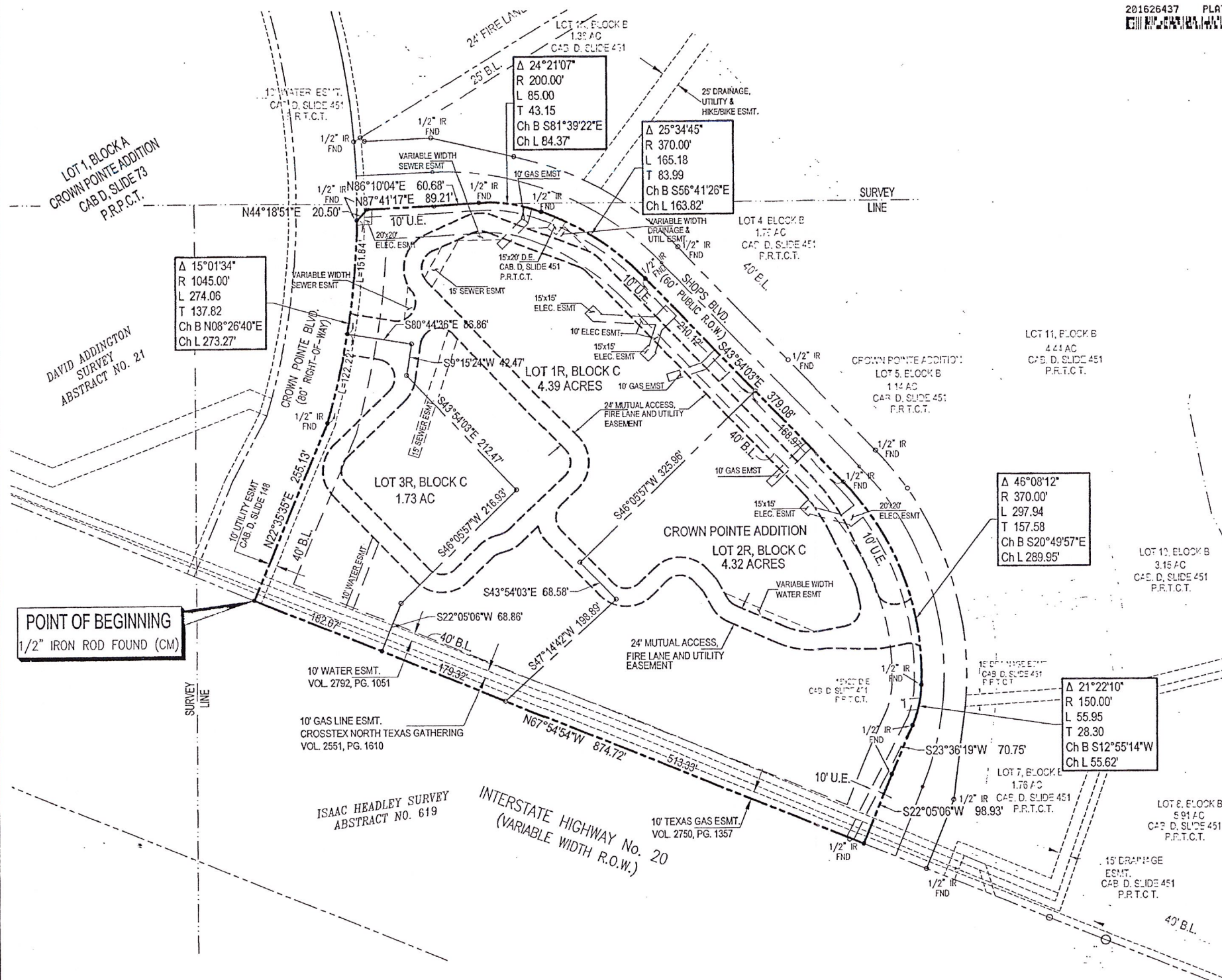
Landscaping Approval Signature:

BETTY CHEW

Date: 08/09/2018



LOCATION MAP



FINAL PLAT
LOT 1R - 3R, BLOCK C
CROWN POINTE ADDITION
 BEING A REPLAT OF LOTS 1-5, BLOCK C
 CROWN POINTE ADDITION
 AS RECORDED IN CABINET D, SLIDE 451
 PLAT RECORDS PARKER COUNTY, TEXAS

BEING 10.44 ACRES SITUATED IN THE
 ISAAC HEADLEY SURVEY, ABSTRACT No. 619

CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

SEPTEMBER 2016

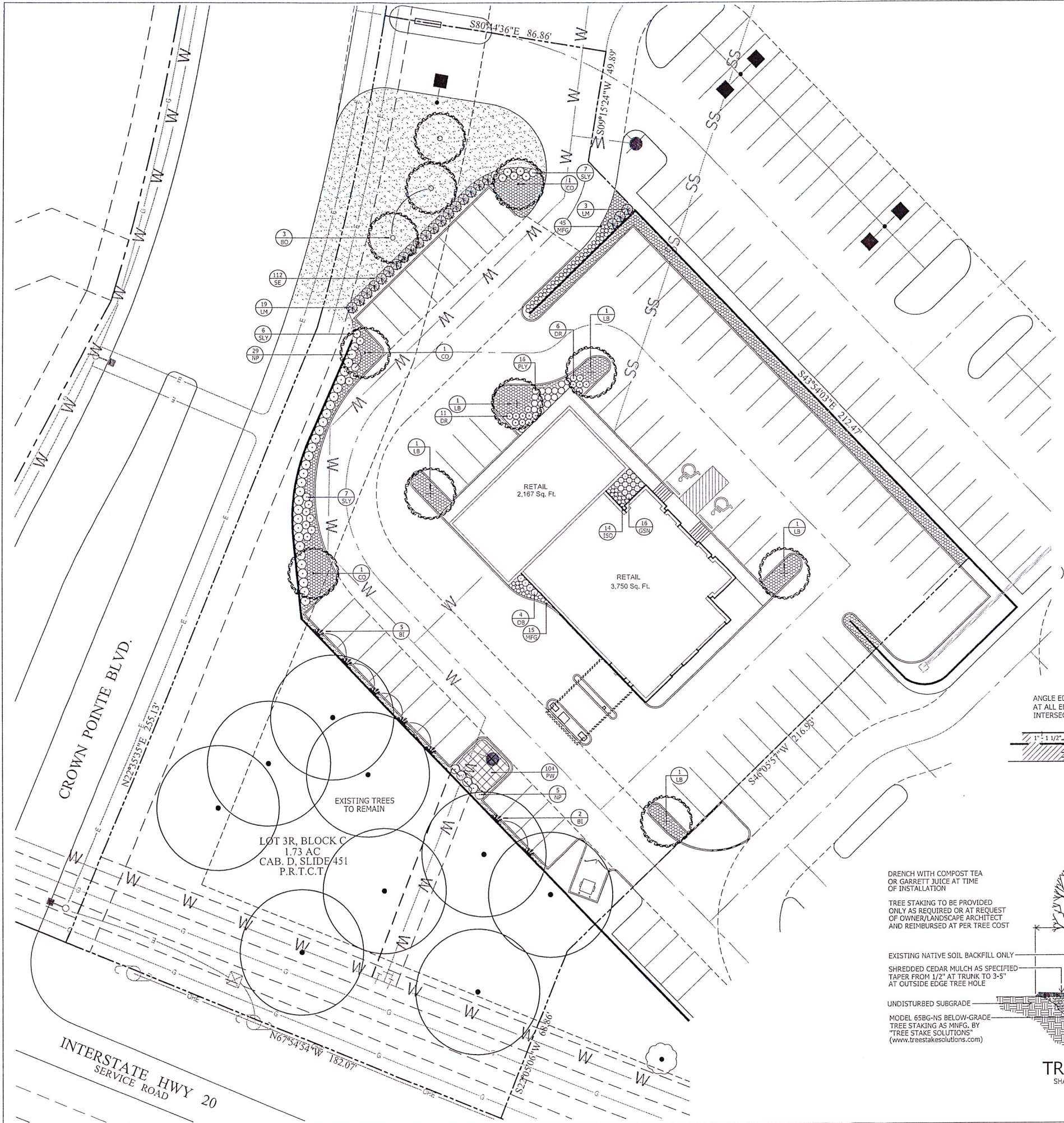
FINAL PLAT	
Approved by the City of Willow Park	
APPROVED BY:	CITY COUNCIL
Signed: <i>[Signature]</i>	City of Willow Park, Texas
Signed: <i>[Signature]</i>	date 11-17-2016
Signed: <i>[Signature]</i>	date 11-17-16
	City Administrator

FILED FOR RECORD	
PARKER COUNTY, TEXAS PLAT RECORD	
CABINET D	SLIDE 640
DATE 11-17-2016	

Barron-Stark-Swift
 Consulting Engineers
 Together.

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

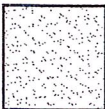
OWNER:
 THE SHOPS AT CROWN PARK, LLC
 17010 IH-20
 CISCO, TEXAS 76437
 PH: (817) 819-2574



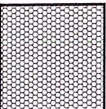
PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	3	3" CAL.	10-12'	5-6'	NURSERY.GROWN	
	QUERCUS MACROCARPA						
CO	CHINKAPIN OAK	3	3" CAL.	10-12'	5-6'	NURSERY.GROWN	
	QUERCUS MUHLENBERGIA						
LB	LACEBARK ELM	5	3" CAL.	10-12'	6-7'	NURSERY.GROWN	
	ULMUS PARVIFOLIA SEMPERVIRENS						
LM	LINDHEIMER'S MUHLY	22	5 GAL.	24"	18"	FULL	48"oc
	MUHLENBERGIA LINDHEIMER						
NP	NEEDLEPOINT HOLLY	34	5 GAL.	26"	18"	FULL	42"oc
	ILEX CORNUTA 'NEEDLEPOINT'						
BI	BOSTON IVY	7	5 GAL.	26"	8"	STAKED	-
	PARthenocissus TRICUSPIDATA 'VEITCHII'						
SLY	SOFTLEAF YUCCA	20	5 GAL.	15"	20"	FULL	36"oc
	YUCCA RECURVIFOLIA						
PLY	PALE LEAF YUCCA	16	5 GAL.	12"	15"	FULL	30"oc
	YUCCA PALLIDA						
DB	DWE BUREORD HOLLY	4	5 GAL.	15"	15"	FULL	30"oc
	ILEX CORNUTA 'BUREORDI' NANA						
DR	DRIFT ROSE	17	3 GAL.	12"	12"	FULL	30"oc
	ROSA 'PEACH DRIFT ROSE'						
GSN	GULFSTREAM NANDINA	16	3 GAL.	12"	12"	FULL	24"oc
	NANDINA DOMESTICA 'GULF STREAM'						
MFG	MEX. FEATHERGRASS	60	1 GAL.	12"	10"	FULL	18"oc
	NASSELLA TENUISSIMA						
ISO	INLAND SEA OATS	14	1 GAL.	10"	10"	FULL	18"oc
	CHASMANTHIUM LATIFOLIUM						
PW	WINTERCREEPER	104	1 GAL.	MIN. 3-12"	RUNNERS		18"oc
	EUONYMUS FORTUNEI 'COLORATUS'						
SE	STEEL EDGING	112	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND



COMMON
BERMUDA SOD
(CYNODON DACTYLON)



COBBLE STONE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

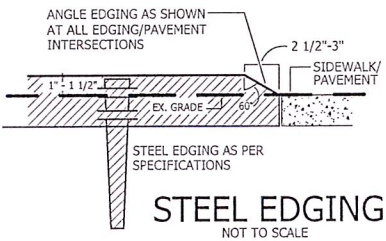
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

COBBLESTONE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.



STEEL EDGING
NOT TO SCALE

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

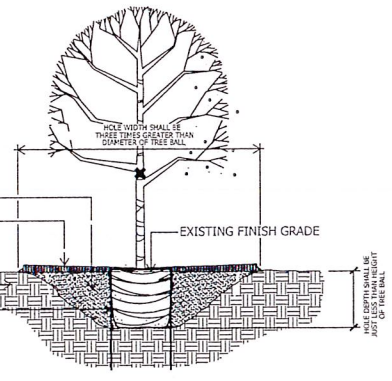
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

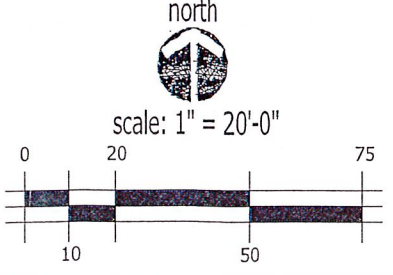
SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE

MODEL 65BG-N5 BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



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



appr. by:
drawn by:
date: 08-01-18

revisions

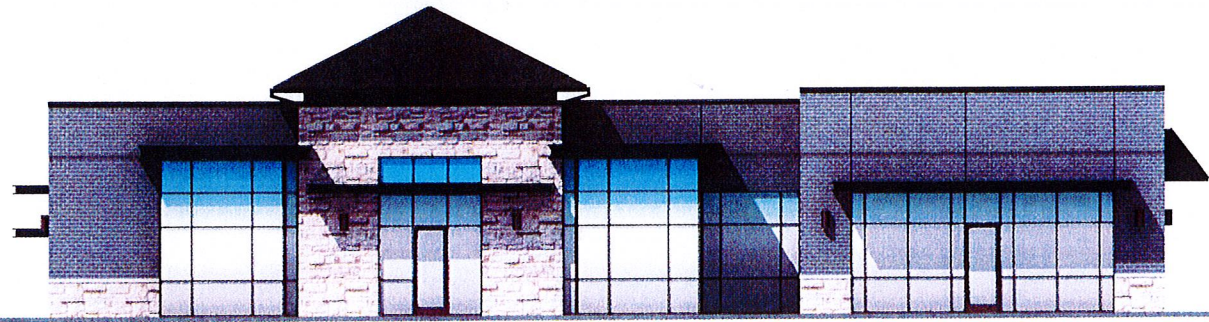


Leeming
Design Group
Landscape Architecture
4913 Rutte Street, Suite 101-B North Richland Hills, Texas 76180
(817) 574-6889 Fax (817) 574-6890
leemingdesigngroup@texasland.net

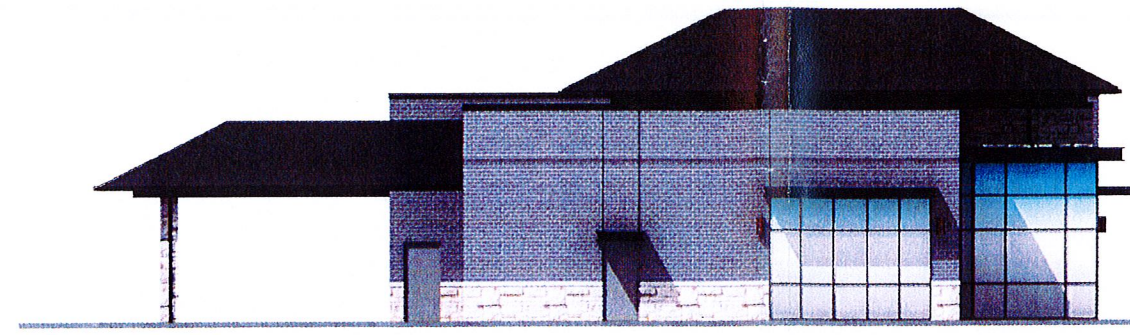
LANDSCAPE PLAN

PROPOSED BANK SITE
CROWN POINTE BLVD.
WILLOW PARK, TEXAS

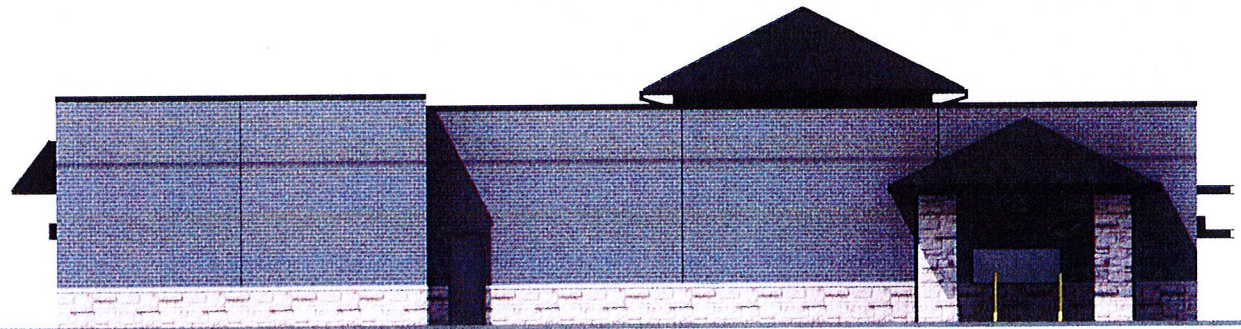
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L-1



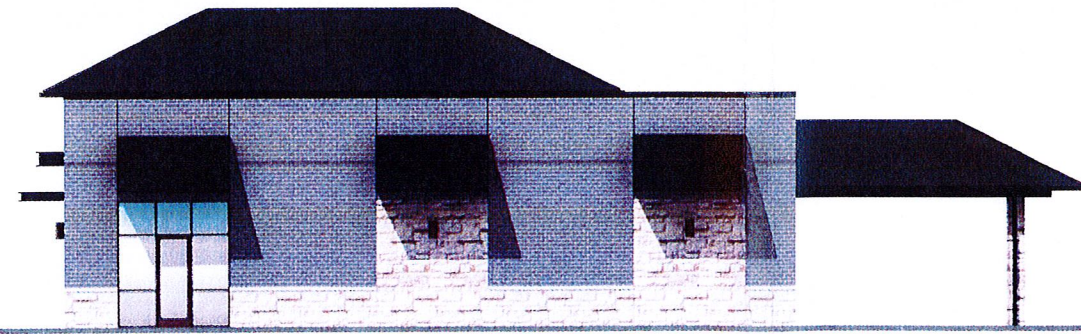
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION



RETAIL SPACE
WILKS DEVELOPMENT
120 CROWN POINTE BLVD.
WILLOW PARK, TEXAS 76087

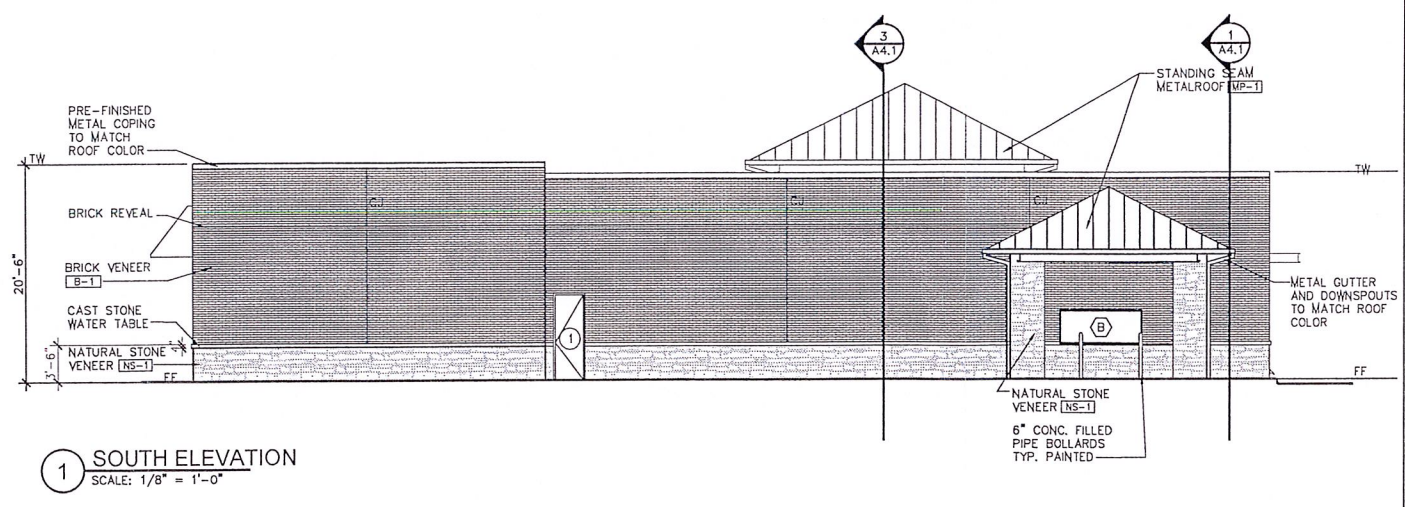
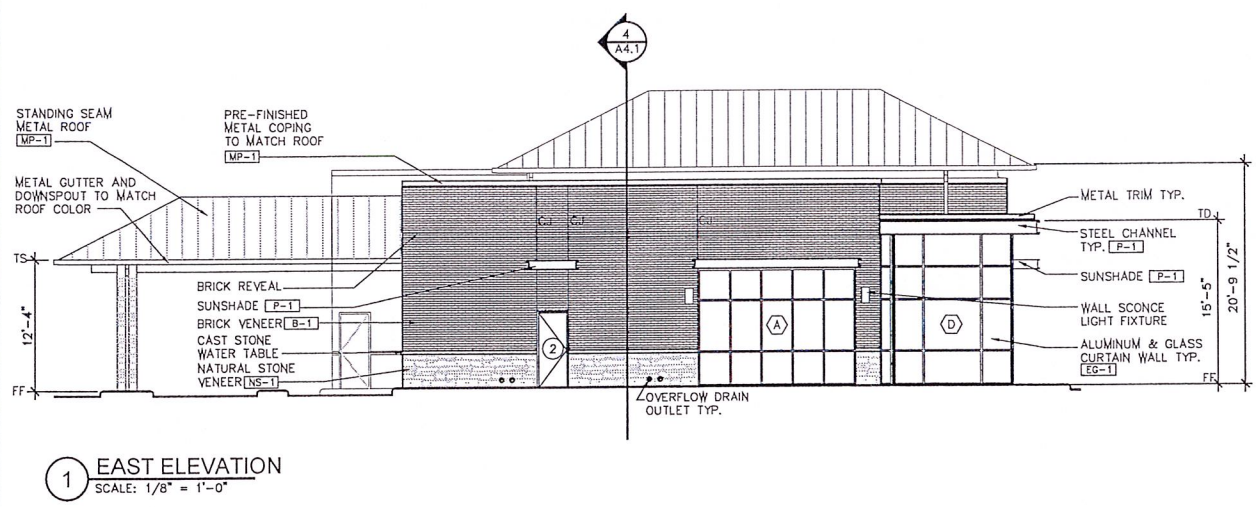
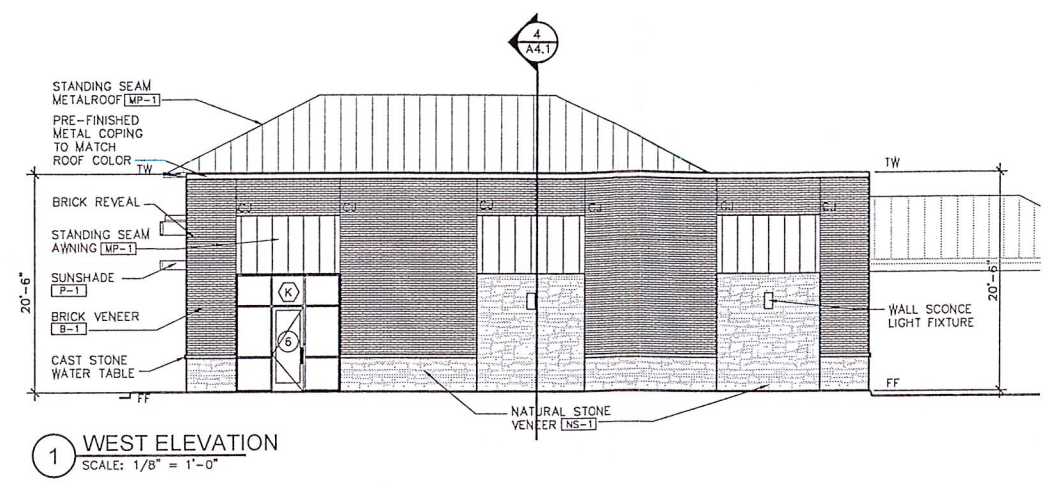
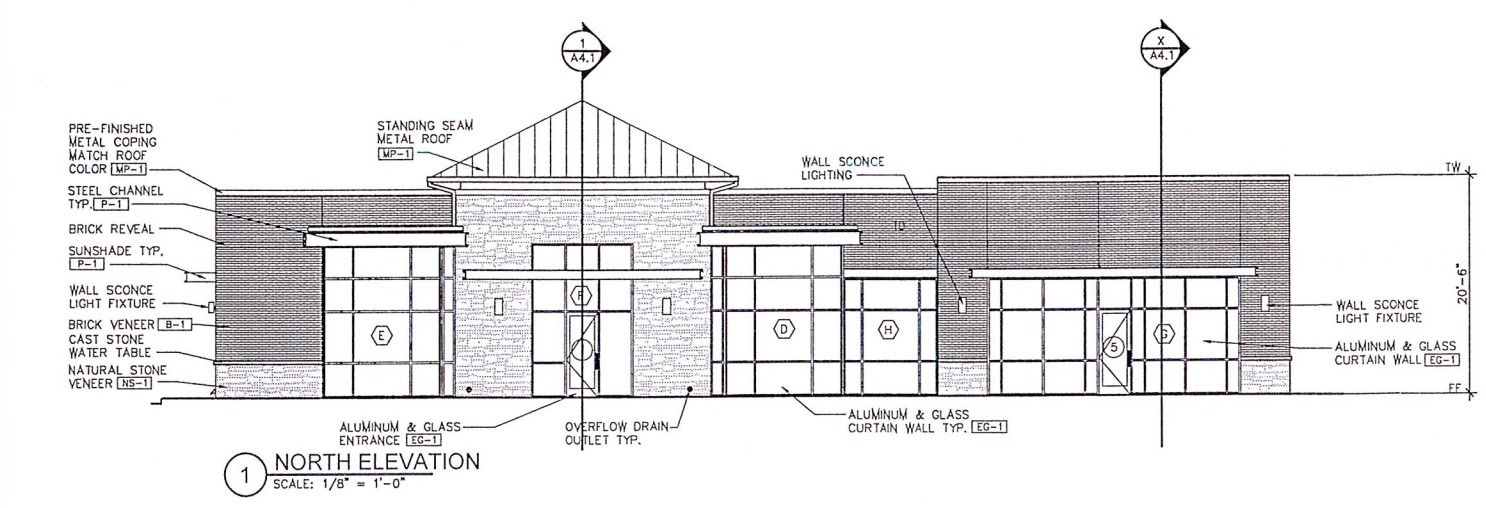
Revisions:

File Name:	18097
Project No:	18097
Date:	08/28/2018
Drawn By:	
Checked By:	JWF

SHEET

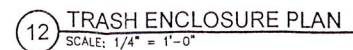
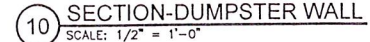
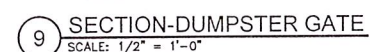
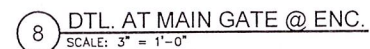
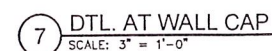
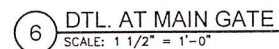
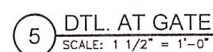
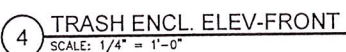
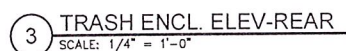
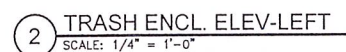
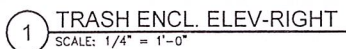
Revisions:

File Name: FLB0097
Project No: 18097
Date: 05/25/2018
Drawn By: DRAWN
Checked By: JWF



EXTERIOR MATERIAL LEGEND [X-1]					
CODE	MATERIAL	MANUFACTURER / CONTACT	SERIES / DESCRIPTION	COLOR / FINISH	REMARKS
B-1	MASONRY BRICK VENEER	YANKEE HILL BRICK COMPANY (PURCHASED FROM ACME BRICK)	FLUSH SEAM METAL PANEL	DARK IRON SPOT	
CS-1	CAST STONE				
NS-1	NATURAL STONE VENEER	STONE CHOPPED BY ACME BRICK	NATURAL STONE VENEER/SOUTH TEXAS BLEND		
EG-1	ALUMINUM AND GLASS CURTAIN WALL	KAWNEER	1600 SERIES 1	DARK BRONZE NO. 40 ANODIZED ALUMINUM	1" CLEAR INSULATED GLASS SOLARBAN 60
MP-1	STANDING SEAM METAL ROOF	PAC-CLAD		MATTE BLACK	
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS		SW 6333 TRICOM BLACK	STEEL LINTELS
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS		SW 7018 DOVETAIL	H.W. DOOR FRAMES, DUMPSTER ENCLOSURE

EXTERIOR MATERIAL CALCULATIONS				
ELEVATION	MASONRY COVERAGE	OTHER MATERIAL COVERAGE	TOTAL COVERAGE	PERCENTAGE MASONRY
NORTH	1,171 SF	992 SF	2,163 SF	54%
EAST	1,174 SF	614 SF	1,788 SF	66%
SOUTH	1,898 SF	265 SF	2,163 SF	72%
WEST	1,292 SF	496 SF	1,788 SF	88%





P & Z AGENDA ITEM BRIEFING SHEET

Council Date:
August 28, 2018

Department:
Development Services

Presented By:
Betty Chew

AGENDA ITEM: 3

To consider and act on a Site Plan addendum to expand and enclose the youth ministry area at Christ Chapel Bible Church - West Campus located at 3910 E. 1-20 Service Road, Willow Park, Parker County, Texas.

BACKGROUND:

Christ Chapel Bible Church - West Campus is submitting a site plan addendum to construct a 9,914 square foot addition to provide a 379 seat youth worship center on the north side of their Church campus. This is an addition to the original site plan approved with development of the church campus. All infrastructure water, sanitary sewer, fire hydrants, streets, access drives and fire lanes are complete and will not require changes with this addition.

The building, parking, landscape, and fire plans have been reviewed and meet the requirements of the Zoning and Subdivision Ordinances.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan Addendum for Christ Chapel Bible Church-West Campus.

EXHIBITS:

Site Plan
Elevation Drawing

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: Christ Chapel Bible Church, West	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): 3910 E. J. 20 Service Rd.	
Brief Description of the Project: building addition - enclosing Willow Park, TX 76087			
Existing zoning: Commercial		# of Existing Lots (plats only):	
Proposed zoning:		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: Scott Martzoff		Mailing Address: 410 E. 6th Street, Fort Worth, TX	
Company: Scott Martzoff Architect Inc.			
Primary Phone: 817-820-0005 817-691-8388		E-mail: scott@martzoffarch.com	
Property Owner Information (if different than above)			
Name: Rick Heyes		Mailing Address: 3740 Birchman Ave.	
Company: Christ Chapel Bible Church Fort Worth, TX 76106			
Primary Phone: 817-546-0820		E-mail: rick@christchapelbc.org	
Other Phone: 817-312-3222		Fax:	
<input type="checkbox"/> Developer / <input type="checkbox"/> Engineer / <input type="checkbox"/> Surveyor Information (if applicable)			
Name:		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 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? *N/A* Yes ☒ No

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

Flood proofing measures approved? *N/A* Yes ☒ No

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 636,282 sq. ft.
 Area of lot covered with structures and impervious surfaces: 136,639 sq. ft.
 Total number of structures: 1 Total number of habitable structures: _____
 Square footage of each building: 9,914 sq. ft. _____ sq. ft. _____ sq. ft.
 Proposed use for each structure: The Hive Structure

Student Ministry

Building stories: 1 Building height: 26' ft.
 Total number of parking spaces: 292 cars Number of handicap spaces: 6
 Does the site include any storm water retention or detention? (lower site) Yes ☒ No
 Does the project include any engineered alternatives from code requirements? Yes ☒ No

Staff Review: (for official use only)

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 08/07/2018



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? Yes ☐ No ☒

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

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

If yes, how many stories? _____

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

If yes, how many fire hydrants? _____

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

Staff Review: (for official use only)

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

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

Does the project have the minimum 24' hard surface? Yes ☒ No ☐

Is the fire lane appropriate? Yes ☒ No ☐

Does the site have the proper turning radius? Yes ☒ No ☐

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENDIR

Date:

08/09/2018



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 25 ft. Rear building setback: 25 ft.
Side building setback: 10 ft. Side building setback: 10 ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No
Does the site include any drainage easements? Yes No
Does the site include any roadway/through fare easements? Yes No

Staff Review: (for official use only)

Does the site plan include all the required designations? Yes No
Are the setbacks for the building sufficient? Yes No
Are there any easement conflicts? Yes No
Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY CHEW

Date: 08/13/2018



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 636,282 sq. ft.
Area of lot covered with structures and impervious surfaces: 136,639 sq. ft.
Percentage of lot covered with structures and impervious surfaces: 21 %
Area of green space/landscaped areas: 499,643 sq. ft.
Percentage of green space/landscaped areas: 79 %
Total number of parking spaces: 292 + 217 (upper)
Does the site include any vegetative erosion or storm water control? upper site ☒ Yes ☐ No

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? ☒ Yes ☐ No
LANDSCAPING INSTALLED

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Landscaping Approval Signature:

BETTY CHEW

Date:

08/13/2018



**PARKING
REQUIREMENT**

SANCTUARY: 619 SEATS / 3 = 219
THE HIVE: 379 SEATS / 3 = 127

TOTAL PARKING REQUIREMENT: 346
PROVIDED PARKING SPACES: 511
HANDICAP PARKING SPACES: 21

LANDSCAPING

REQUIRED LANDSCAPING PROVIDED BY
ORIGINAL CONSTRUCTION PROJECT

 **1 SITE PLAN**
Scale: 1" = 60'

 **1 ENLARGED PLAN**
Scale: 1" = 30'

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 East 6th Street
Fort Worth, Texas 76102
Phone: (817) 820-0005
Fax: (817) 820-0008

WEST CAMPUS
THE HIVE
ENCLOSURE

CHRIST CHAPEL
BIBLE CHURCH

WILLOW PARK, TX

Drawing Title:

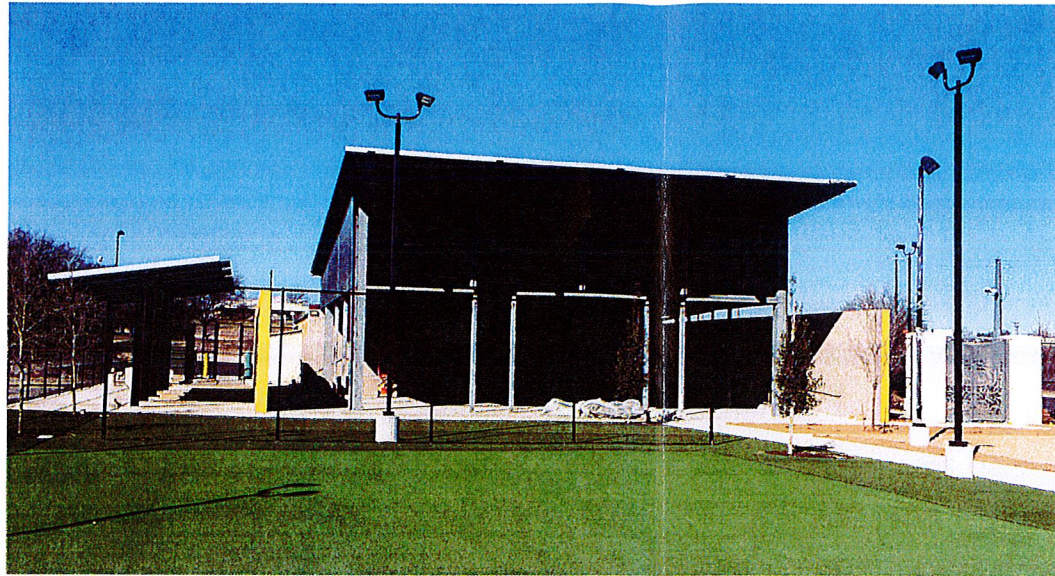
SITE PLAN

Project No.

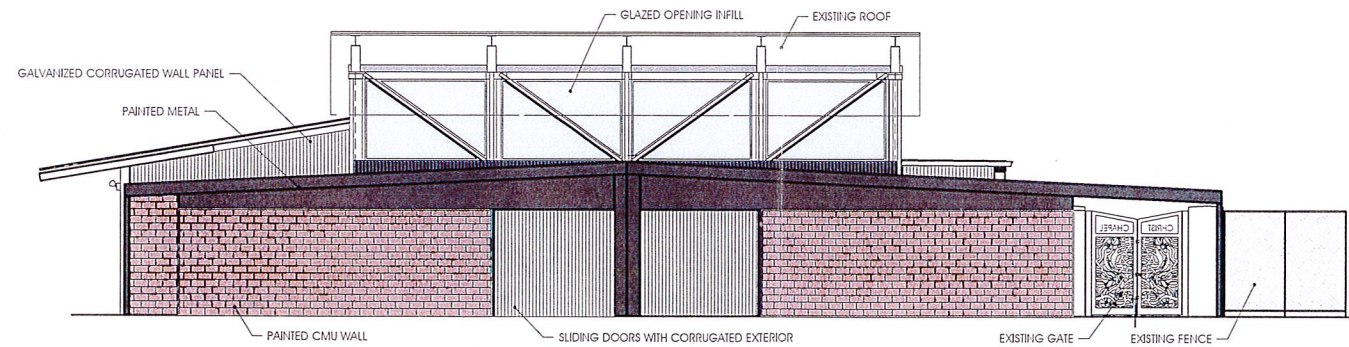
Date:

8/6/18

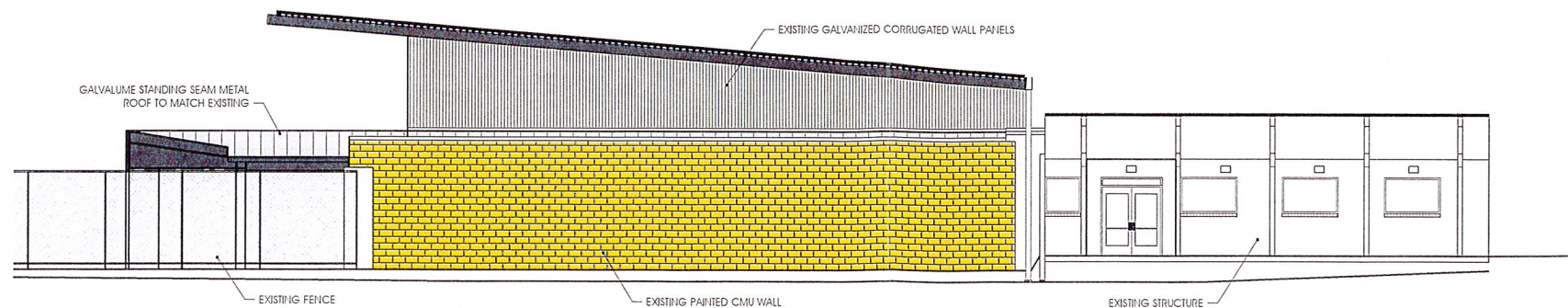
Sheet No.



3 EXISTING EAST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 East 6 th Street
Fort Worth, Texas 76102

Phone: (817) 820-0005
Fax: (817) 820-0008

WEST CAMPUS
THE HIVE
ENCLOSURE

CHRIST CHAPEL
BIBLE CHURCH

WILLOW PARK, TX

Drawing Title:	
ELEVATIONS	
Project No.	Date: 8/6/18
	Sheet No.



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:

Aug 28th, 2018

Department:

Development Services

Presented By:

Betty Chew

AGENDA ITEM: 4

Consider and act on a Replat for Lot 3, 4 and 5, Block 1, Squaw Creek West Addition, City of Willow Park, Parker County, Texas.. The property is located in the 900 Block Squaw Creek Road.

BACKGROUND:

The owner proposes to replat and reconfigure the 3 existing lots.

The Replat will facilitate the development of the property. Lot 4R will be developed with a new single family dwelling. Lots 3R and 5R are undeveloped.

The properties have frontage on Squaw Creek Road a 60 foot right of way. The lots are served by City water, a 6 inch main in Squaw Creek Road, and private septic systems.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of Lot 3R, 4R, 5R, Block 1, Squaw Creek West Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

EXHIBITS:

Plat Application
Replat

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



City of Willow Park Development Services

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

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

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

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 08.07.2018

Address (if assigned): 900 Squaw Creek Road
Name of Additions: Squaw Creek West
Location of Addition: Squaw Creek Road, Willow Park
Number of Lots: 3 Gross Acreage: 4.421 Zoning: _____ # of New Street Intersections: None

PROPERTY OWNER:

Name: Angela M. & John T. Conley Contact: Todd Conley or Angela Conley
Address: 106 Manor Court N Phone: 817-201-6369 / 817-727-3112
City: Willow Park Fax: _____
State: Tx. Zip: 76087 Email: ToddConley@conleyconstruction.com
Signature: Angela Conley

APPLICANT:

Name: Ronnie Dean Contact: Ronnie Dean
Address: 1292 Hwy 157 N. Phone: 682-518-1857
City: Mansfield Fax: —
State: Tx. Zip: 76063 Email: ronnie@dean-surveyors.net
Signature: Ronnie E. Dean

SURVEYOR:

Name: Ronnie Dean (Dean Surveyors) Contact: Ronnie Dean
Address: 1292 Hwy 157 N. Phone: 682-518-1857
City: Mansfield Fax: —
State: Tx. Zip: 76063 Email: ronnie@dean-surveyors.net
Signature: Ronnie E. Dean
817-487-9486

ENGINEER:

Name: _____

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

PRINCIPAL CONTACT: _____ Owner ☐ Applicant ☒ Surveyor ☒ Engineer ☐

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: Onco

Water Provider: City of Willow Park

Wastewater Provider: Aerobic Systems

Gas Provider (if applicable): _____

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

_____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ 100

\$ _____

\$ _____

\$ _____

Receipt Number: _____

PLAT REVIEW CHECKLIST:

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

I. GENERAL:

Name of Addition: Squaw Creek West
Applicant: Ronnie Dean
Property Owner(s): Todd J. and Angela M. Conley
Location of Addition: Willow Park - Squaw Creek Road

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT N/A APPLICANT STAFF

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT N/A

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT N/A

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

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 <i>N/A</i>	<u> </u>	<u> </u>
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)	<u>✓ </u>	<u> </u>
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)	<u>✓ </u>	<u> </u>

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 30 ft.

Rear building setback: 25' ft.

Side building setback: _____ ft.

Side building setback: _____ ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts? RELOCATE ESMNT.

Yes

No

Do the proposed easements align with neighboring easements? BTW R-3 and R-4

Yes

No

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 08/14/2018

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?

Yes

No

If yes, which road? Squaw Creek Rd.

Is the project serviced by an existing water line?

Yes

No

If yes, what size line? _____

Will the project require the extension of a water line?

Yes

No

Does the project use well water?

No

Drinking

Irrigation

If yes, which aquifer does the well pull from? _____

Is the project serviced by an existing sewer line?

Yes

No

If yes, what size line? _____

If no, what type and size is the septic system? Aerobic Septic System

Staff Review:

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

Yes

No

Any additional concerns: _____

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature:

RAYMOND TOWNSON

Date:

08/16/2018

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed?	N/A	Yes	No
Does the proposed project pose any safety concerns?		Yes	<u>No</u>

Approved

Not Approved

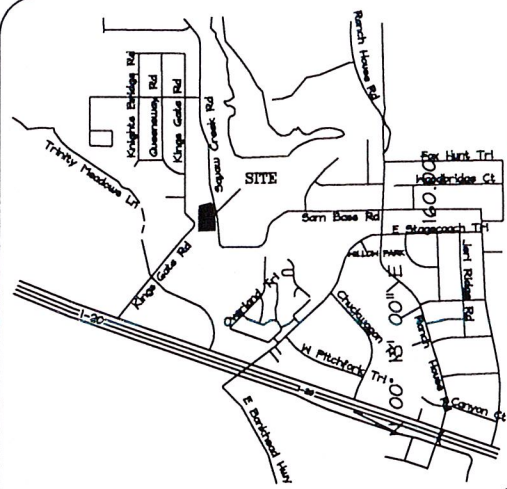
Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

08/07/2018



VICINITY MAP (NO SCALE)

GENERAL NOTES:

1. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
2. This plat does not alter or remove deed restrictions or covenants, if any on this property.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	392.84'	1,965.76'	11° 27' 00"	S 10° 34' 28" E	392.19'
C-2	80.25'	1,965.76'	02° 20' 21"	S 06° 01' 06" E	80.25'
C-3	125.01'	1,965.76'	03° 38' 37"	S 09° 00' 37" E	124.99'
C-4	187.58'	1,965.76'	05° 28' 03"	S 13° 33' 57" E	187.51'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 04° 50' 38" E	95.00'
L-2	N 64° 53' 53" E	183.04'
L-3	N 85° 34' 35" E	194.39'
L-4	N 89° 37' 22" E	45.16'
L-5	S 40° 03' 41" E	76.84'
L-6	S 54° 26' 50" E	40.01'
L-7	N 85° 02' 15" E	216.01'

NOTE:

1. This property appears to be located in Zone "X", areas not located in a Special Flood Hazard Area Inundated by 100-Year Flood, as shown by Flood Insurance Rate Map No. 48367C0425 E, dated September 28, 2008.
2. Bearings shown are referenced to, (N 73° 40' 22" E) along the North line of Lot 5 and the South line of Lot 6 as shown on that certain survey by Sands Surveying Corporation of Lots 3, 4 and 5, Block 1, Squaw Creek West Addition.

LEGEND
IRS - Iron Rod Set
UE - Utility Easement
BL - Building Line
PP - Power Pole
IRF - Iron Rod Found
ROW - Right Of Way
LP - Light Pole

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, are the sole owners of Lot 3, Lot 4 and Lot 5, Block 1, Shaw Creek West, an addition to the City of Willow Park, recorded in Volume 359-A, Page 87, Plat Records, Parker County, Texas, (P.R.P.C.T.) being Lot 3 and Lot 5, as conveyed in Instrument No. 2018-06124 and Lot 4 as conveyed in Instrument No. 2018-06122, Deed Records, Parker County, Texas, (D.R.P.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2" iron rod found in the west right-of-way line of Squaw Creek Road, (80' right-of-way), at the northeast corner of Lot 2, Block 1 of said Shaw Creek West and being the southeast corner of Lot 3 and Point Of Beginning of the herein described tract of land;

THENCE, S 85° 09' 22" W, along and with the north line of said Lot 2, 376.00 feet to a 1/2" iron rod set in the east line of Lot 2, Block 6, Willow Wood Addition, recorded in Instrument No. 83482, D.R.P.C.T.;

THENCE, N 00° 40' 38" W, along and with the east line of said Lot 2, at 125.88 feet pass the northeast corner of Lot 2 and the southeast corner of Lot 3 and continuing with the east line of Lot 3, 217.30 feet to a 1/2" iron rod found at an angle point;

THENCE, N 00° 22' 38" W, continuing with the east line of said Lot 3, at 256.70 feet pass the northeast corner of Lot 3 and the southeast corner of Lot 4, Willow Wood Addition and continuing a total distance of 324.40 feet to a 1/2" iron rod found at the southwest corner of Lot 6 of said Shaw Creek West Addition;

THENCE, N 73° 40' 22" E, along and with the south line of said Lot 6, 279.00 feet to a 1/2" iron rod found at the southeast corner of said Lot 6, in the west right-of-way line of Squaw Creek Road;

THENCE, S 16° 17' 38" E, along and with the west right-of-way line of Squaw Creek Road, 112.70 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a radius of 1,965.76 feet, a delta of 11° 27' 00" and a chord that bears, S 10° 34' 28" E, 392.19 feet;

THENCE, SOUTHERLY, along and with the west right-of-way line of Squaw Creek Road and said curve to the right, 392.84 feet to a 1/2" iron rod found at the end of curve;

THENCE, S 04° 50' 38" E, continuing along and with the west right-of-way line of Squaw Creek Road, 95.00 feet to the POINT OF BEGINNING, containing 192,564 square feet or 4.421 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 3R, Lot 4R and Lot 5R, Block 1, Shaw Creek West, an addition to the City of Willow Park, Parker County, Texas and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

Angela Michele Conley

John Todd Conley

BEFORE ME, the undersigned authority, on this day personally appeared, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this _____ day of _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS:

REPLAT

LOT 3R, LOT 4R AND LOT 5R, BLOCK 1
SQUAW CREEK WEST

Being a replat of Lot 3, Lot 4 and Lot 5,
Block 1, Squaw Creek West,
an addition to the City of Willow Park,
recorded in Volume 359-A, Page 87
Deed Records, Parker County, Texas.

August 7, 2018

3 LOTS

Owner:
Angela Michele and John Todd Conley
106 Manor Court N
Willow Park, Tx. 76087

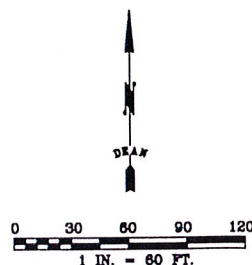
DEAN SURVEYORS
1292 Hwy 157 N. Ste 106
Mansfield Texas, 76063
882-518-1857
ronnie@deansurveyors.net

Ronnie E. Dean - R.P.L.S. No. 5314

Job No. 180614P

I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have prepared this plat from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground July, 2018





P & Z AGENDA ITEM BRIEFING SHEET

Council Date: August 28, 2018	Department: Development Services	Presented By: Betty Chew
---	--	------------------------------------

AGENDA ITEM: 5

Zoning Change request to rezone from R-1 Single Family District to R-3 Multifamily District (8.08 acres) and C Commercial District (3.61 acres), 11.69 acres J. Ozer Survey, Abstract 1029, City of Willow Park, Parker County, Texas, located at 8892 East Bankhead Hwy.

BACKGROUND:

This property was annexed in January of this year. All property when annexed is zoned R-1 until permanently zoned. The property owner is requesting permanent zoning.

The property is located in Planning Area 5, as identified in the City's Comprehensive Plan. Planning Area 5 is the far southern sector of Willow Park. The area is largely vacant with the exception of a large lot residential subdivision on the western side and a manufactured home park on the eastern side. The area should continue to be primarily residential. Bankhead Highway serves as the east-west arterial thoroughfare for the south side of Willow Park. Higher density residential options are desired as a buffer between commercial areas along Interstate 20 and lower density residential neighborhoods.

The proposed commercial zoning (3.61 acres) would be consistent with the existing development along the south side of Bankhead Highway in the area and also serve as a buffer for the mobile home development to the east.

The proposed multifamily zoning would serve as a buffer for the commercial uses as well as the mobile home park.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the zoning request for permanent zoning as requested by the property owner

EXHIBITS:

Zoning Application
Survey Plat
Future Land Use Map

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



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

ZONING CHANGE REQUIREMENTS

Name of Applicant: BARRON-STARK CONSULTING ENGINEERS, LP

Mailing Address: 6221 SOUTHWEST BLVD., #100, FORT WORTH, TX 76132

Street City State Zip
817-231-8114 cynthias@barronstark.com
Phone: 817-296-9550 Fax: 817-231-8144 Email: chucks@barronstark.com

Property Owner: BAR-KO LAND COMPANY, LLC c/o BRYSON ADAMS

Mailing Address: 2121 McCLENDON ROAD, WEATHERFORD, TX 76088

Street City State Zip
Phone: 817-253-2494 Fax: _____ Email: _____

Location of property requesting to be re-zoned: E. BANKHEAD HWY @ WILLOW BEND DRIVE

Intended Use of property: 'MF' APARTMENTS & 'C' COMMERCIAL

Current Zoning District: SITUATED IN THE CITY OF WILLOW PARK

Requested Zoning District: 8.08 ACRES 'MF' (R-3) 3.61 ACRES 'C' COMMERCIAL

Specific reason for zoning request: RE-ZONING FOR FUTURE DEVELOPMENT

FEES: \$150 (Residential) ✓ Additional fees (if applicable): _____
\$150 (Non-Residential) Additional fees (if applicable): _____

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

SEE ATTACHED "LETTER OF AUTHORIZATION" 06/13/18
SIGNATURE OF OWNER DATE

Cynthia S. [Signature]
SIGNATURE OF APPLICANT DATE 06/13/18

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

11.23 ACRES SITUATED IN THE
J. OZER SURVEY, ABSTRACT NO. 1029
E. BANKHEAD HIGHWAY @ WILLOW BEND DRIVE
PARKER COUNTY, WILLOW PARK, TX 76008

June 12, 2018

Honorable Mayor & City Council
City of Willow Park
516 Ranch House Road
Willow Park, TX 76087

Re: Zoning Application
Land Owned by: BAR-KO LAND COMPANY, LLC

Mayor & Council:

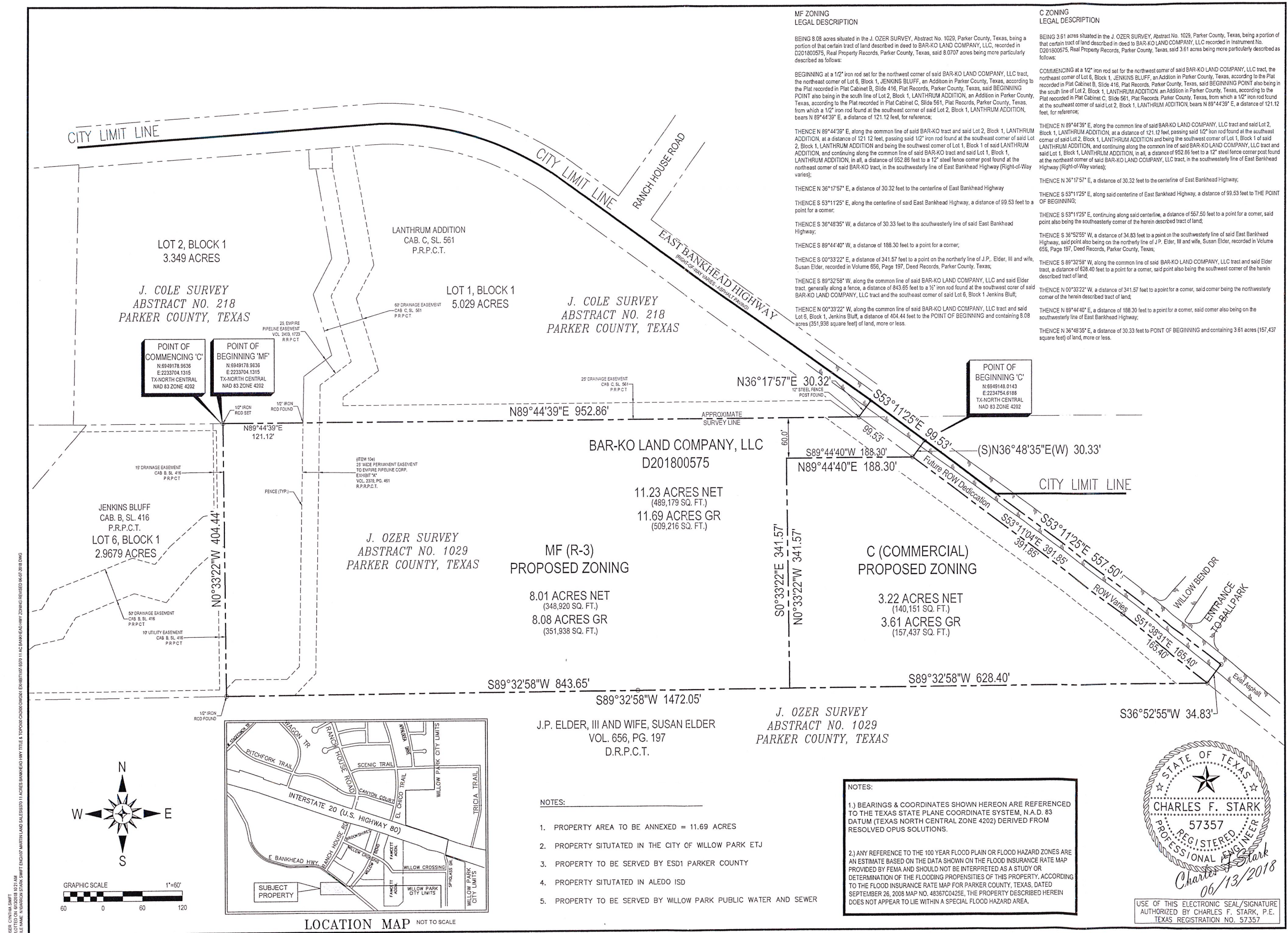
Please accept this letter as authorization for Barron-Stark Consulting Engineers, LP to submit and process a zoning request for 11.23 acres of land owned by BAR-KO LAND COMPANY, LLC situated within the J. Ozer Survey, Abstract No. 1029.

I may be reached at 817-253-2494 if there are any questions.

Sincerely,

Bryson Adams
Owner

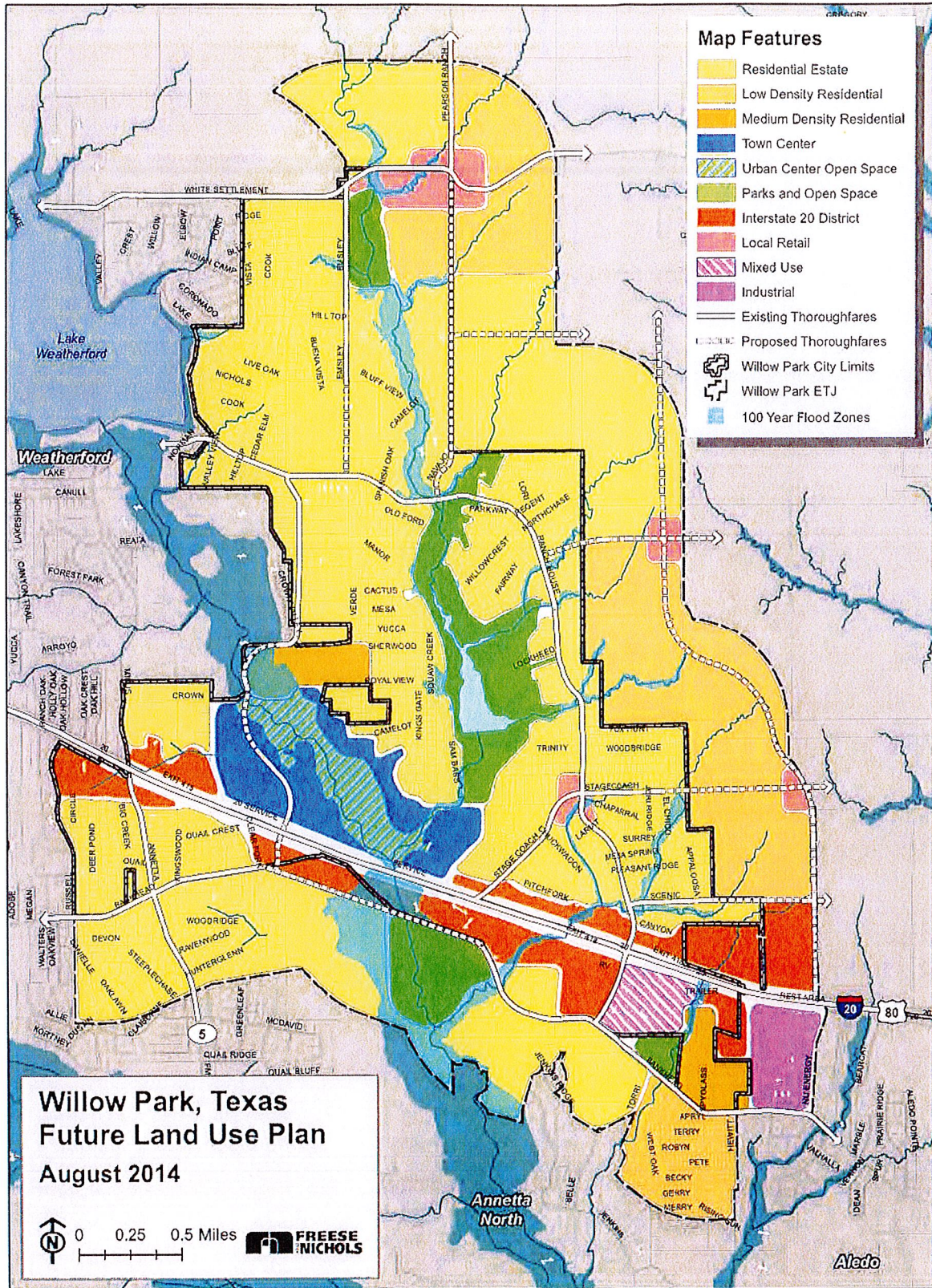




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Future Land Use Map

Future Land Use Plan





P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
August 28 th , 2018	Development Services	Betty Chew

AGENDA ITEM: 6

Consider a Preliminary Plat for Bankhead Commons Addition being 11.69 acres of land J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas located at 8892 East Bankhead Hwy.

BACKGROUND:

The owner, Bar-Ko Land Company LLC, proposes to subdivide the 11.69 acre tract into two lots. Lot 1 is a proposed 3.22 acre commercial lot. Lot 2 is a proposed 8.01 acre multi-family residential lot. There is 0.46 acres of right of way dedication for Bankhead Highway. The property is undeveloped. The property has frontage on Bankhead Highway a minor arterial (90 R.O.W.) as identified in the Willow Park Comprehensive Plan.

The lots will be served by City water, an 8 inch water main in Bankhead Highway. The water will be a looped system to provide domestic water to the subdivision as well as fire protection. Sanitary sewer service will be provided by extension from an 8 inch sanitary sewer main in Willow Bend Drive.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for Bankhead Commons Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

EXHIBITS:

Plat Application

Preliminary Plat

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



City of Willow Park Development Services

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

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

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

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (if assigned): _____

Name of Additions: BANKHEAD COMMONS

Location of Addition: BANKHEAD HWY EAST OF RANCH HOUSE ROAD

Number of Lots: 2 Gross Acreage: 11.23 Zoning: 'C' & 'MF' # of New Street Intersections: 1

PROPERTY OWNER:

Name: BAR-KO LAND COMPANY, LLC

Contact: BYRSON ADAMS

Address: 2121 MCCLENDON ROAD

Phone: 817-253-2494

City: WEATHERFORD

Fax: 817-441-2094

State: TX Zip: 76086

Email: _____

Signature: *Byrson Adams*

APPLICANT:

Name: BARRON STARK ENGINEERS

Contact: CYNTHIA SWIFT

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-231-8114

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76102

Email: cynthias@barronstark.com

Signature: *Cynthia Swift*

SURVEYOR:

Name: BARRON - STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: *Charles F. Stark*

ENGINEER:Name: BARRON STARK ENGINEERSContact: CHARLES F. STARK, PEAddress: 6221 SOUTHWEST BLVD, #100Phone: 817-296-9550City: FORT WORTHFax: 817-231-8144State: TX Zip: 76132Email: chucks@barronstark.comSignature: PRINCIPAL CONTACT: Owner X Applicant Surveyor Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERSElectric Provider: ONCORWater Provider: CITY OF WILLOW PARKWastewater Provider: CITY OF WILLOW PARKGas Provider (if applicable): ATMOS**APPLICATION FEES** \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR\$412.30 \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

11.23 AC @ \$10/AC = \$112.30 + \$300.00 = \$412.30

Additional fees (if applicable):

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

City Use OnlyFees Collected: \$  \$ \$ \$ Receipt Number:

PLAT REVIEW CHECKLIST:
****This checklist must be submitted with the initial plat application****
I. GENERAL:

Name of Addition: PROPOSED BANKHEAD COMMONS

Applicant: BARRON STARK ENGINEERS

Property Owner(s): BAR-KO LAND COMPANY, LLC

Location of Addition: E. BANKHEAD HWY EAST OF RANCH HOUSE RD

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

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

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

IV. REQUIRED DOCUMENTS FOR A REPLAT

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

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

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

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 10 ft.

Side building setback: 10 ft.

Side building setback: 10 ft.

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

Does the site include any drainage easements? Yes ☒ No

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

Staff Review:

Does the plat include all the required designations? ☒ Yes No

Are the setbacks for the building sufficient? ☒ Yes No

Are there any easement conflicts? Yes ☒ No

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

Are the proposed easements sufficient to provide service? ☒ Yes No

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

SUBJECT TO REZONING

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY CHEW

Date: 08/09/2018

Willow Park

Plat

Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes ☒ No
If yes, which road? E. BANKHEAD HWY
Is the project serviced by an existing water line? Yes ☒ No
If yes, what size line? 8"
Will the project require the extension of a water line? Yes No ☒
Does the project use well water? No ☒ Drinking Irrigation
If yes, which aquifer does the well pull from? _____
Is the project serviced by an existing sewer line? Yes ☒ No
If yes, what size line? 8"
If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?
Yes ☐ No ☒

Any additional concerns: _____

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature:

RAYMOND JOHNSON

Date:

08/09/2018

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="checkbox"/> No

DRAINAGE IMPROVEMENT PLAN WITH
FINAL PLAT -

Approved

Not Approved

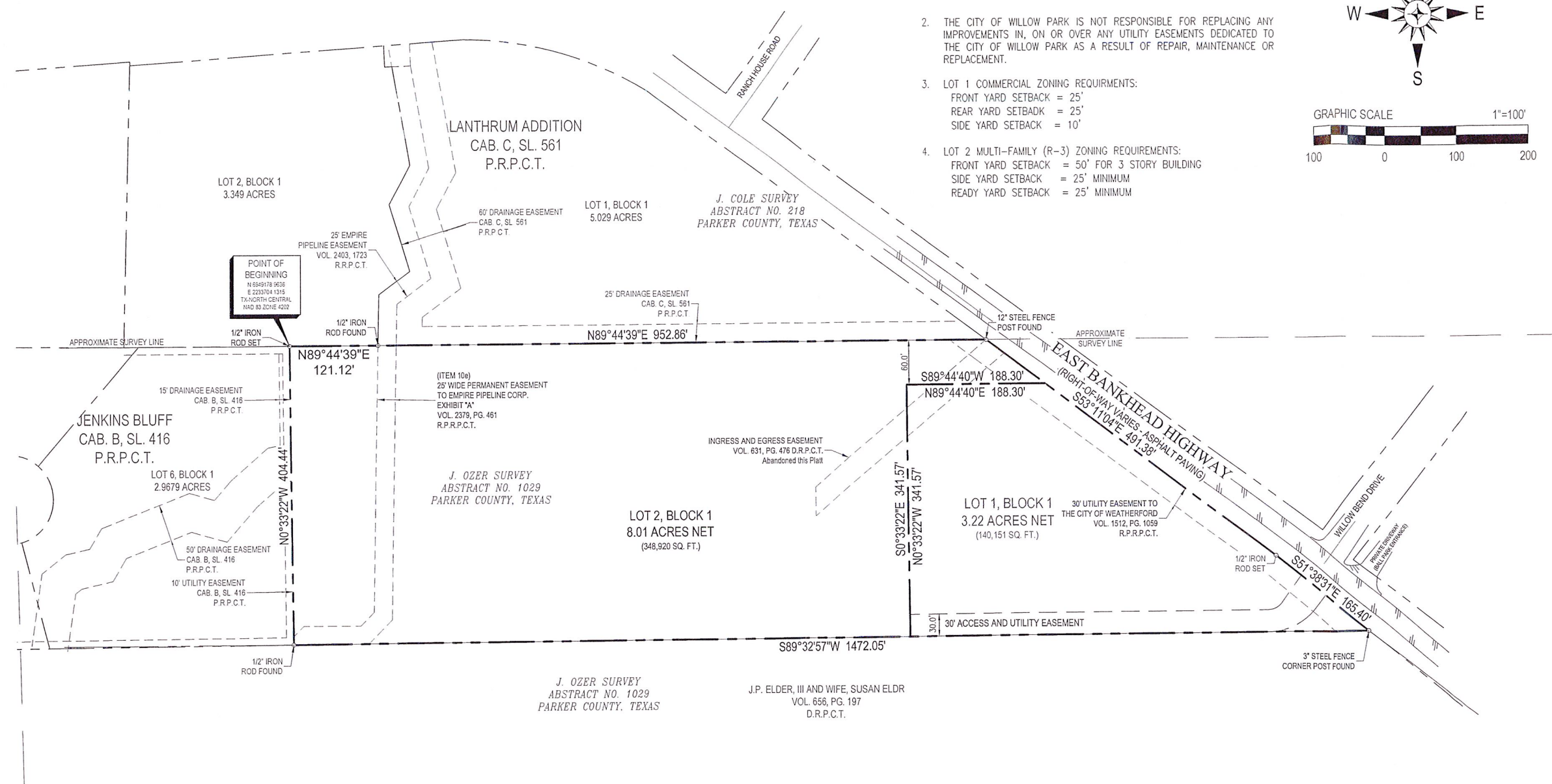
Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

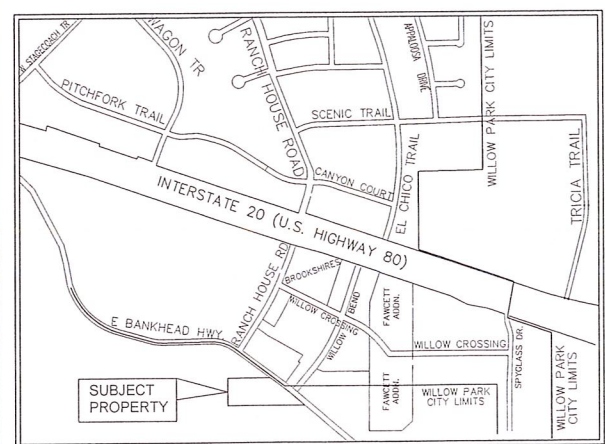
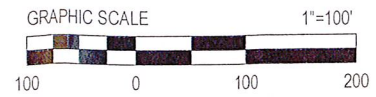
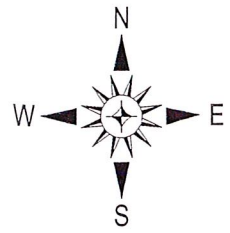
Date:

08/09/2018



GENERAL NOTES

1. THIS PLAT CONSTITUTES LOTS 1 AND 2, BLOCK 1, BANKHEAD COMMONS FOR THE PURPOSE OF CREATING TWO LOTS. LOT 1 TO BE 'C' COMMERCIAL AND LOT 2 TO BE MF (R-3) MULTI-FAMILY.
2. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, ON OR OVER ANY UTILITY EASEMENTS DEDICATED TO THE CITY OF WILLOW PARK AS A RESULT OF REPAIR, MAINTENANCE OR REPLACEMENT.
3. LOT 1 COMMERCIAL ZONING REQUIREMENTS:
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 10'
4. LOT 2 MULTI-FAMILY (R-3) ZONING REQUIREMENTS:
FRONT YARD SETBACK = 50' FOR 3 STORY BUILDING
SIDE YARD SETBACK = 25' MINIMUM
REAR YARD SETBACK = 25' MINIMUM



NOTE
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" UNLESS OTHERWISE NOTED
● SOLID CIRCLE INDICATES 1/2" STEEL FENCE POST FOUND OR AS LABELED

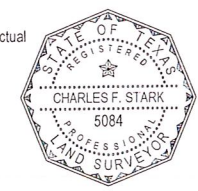
NOTES:
1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
2) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 28, 2005 MAP NO. 46850424E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS ()
COUNTY OF PARKER ()

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, RPLS
Texas Registration No. 5084
June 14, 2018

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

Preliminary Plat

Lots 1 and 2, Block 1

BANKHEAD COMMONS

An Addition to The City of Willow Park

Being 11.23 acres Situated in the
J. OZER SURVEY, Abstract No. 1029
Parker County, Texas

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



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

OWNER:
BAR-KO LAND COMPANY, LLC
2121 McCLENDON ROAD
WEATHERFORD, TEXAS 76086
PH. 817-253-2494
FAX 817-441-2094
CONTACT: BRYSON ADAMS

JOB No. 107-9478
DATE JUNE 2018

LEGAL DESCRIPTION

BEING 11.23 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being all of that certain tract of land described in deed to Quail Precision, LP, recorded in Volume 2669, Page 1703, Real Property Records, Parker County, Texas, said 11.23 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the northwest corner of said Quail Precision, LP tract, the northeast corner of Lot 6, Block 1, JENKINS BLUFF, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 416, Plat Records, Parker County, Texas, said BEGINNING POINT also being in the south line of Lot 2, Block 1, LANTHRUM ADDITION, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet C, Slide 561, Plat Records, Parker County, Texas, from which a 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION, bears N 89°44'39" E, a distance of 121.12 feet, for reference;

THENCE N 89°44'39" E, along the common line of said Quail Precision, LP tract and said Lot 2, Block 1, LANTHRUM ADDITION, at a distance of 121.12 feet, passing said 1/2" iron rod found at the southeast corner of said Lot 2, Block 1, LANTHRUM ADDITION and being the southwest corner of Lot 1, Block 1 of said LANTHRUM ADDITION, and continuing along the common line of said Quail Precision, LP tract and said Lot 1, Block 1, LANTHRUM ADDITION, in all, a distance of 952.86 feet to a 12" steel fence corner post found at the northeast corner of said Quail Precision, LP tract, in the southwesterly line of East Bankhead Highway (Right-of-Way varies);

THENCE S 53°11'04" E, along the southwesterly line of said East Bankhead Highway, generally along a fence, a distance of 491.38 feet to a 1/2" iron rod set;

THENCE S 51°38'31" E, continuing along the southwesterly line of said East Bankhead Highway, generally along a fence, a distance of 165.40 feet to a 3" steel fence corner post found at the southeast corner of said Quail Precision, LP tract and the northeast corner of that certain tract described in deed to J.P. Elder, III and wife, Susan Elder, recorded in Volume 656, Page 197, Deed Records, Parker County, Texas;

THENCE S 89°32'58" W, along the common line of said Quail Precision, LP tract and said Elder tract, generally along a fence, a distance of 1472.05 feet to a 1/2" iron rod found at the southwest corner of said Quail Precision, LP tract and the southeast corner of said Lot 6, Block 1, JENKINS BLUFF;

THENCE N 00°33'22" W, along the common line of said Quail Precision, LP tract and said Lot 6, Block 1, JENKINS BLUFF, a distance of 404.44 feet to the POINT OF BEGINNING and containing 11.23 acres (489,179 square feet) of land, more or less.

GENERAL NOTES

- THIS PLAT CONSTITUTES LOTS 1 AND 2, BLOCK 1, BANKHEAD COMMONS FOR THE PURPOSE OF CREATING TWO LOTS. LOT 1 TO BE 'C' COMMERCIAL AND LOT 2 TO BE MF (R-3) MULTI-FAMILY.
- THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, ON OR OVER ANY UTILITY EASEMENTS DEDICATED TO THE CITY OF WILLOW PARK AS A RESULT OF REPAIR, MAINTENANCE OR REPLACEMENT.
- LOT 1 COMMERCIAL ZONING REQUIREMENTS:
FRONT YARD SETBACK = 25'
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FRONT YARD SETBACK = 50' FOR 3 STORY BUILDING
SIDE YARD SETBACK = 25' MINIMUM
REAR YARD SETBACK = 25' MINIMUM

STATE OF TEXAS ()
COUNTY OF PARKER ()

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, RPLS Date
Texas Registration No. 5084

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BAR-KO LAND COMPANY, LLC** acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as LOTS 1 and 2, BLOCK 1, BANKHEAD COMMONS, an addition to the City of Willow Park, TX ("City") and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon. BAR-KO LAND COMPANY, LLC herein certifies the following:

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

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

WITNESS, my hand, this the _____ day of _____, 2018.

BAR-KO LAND COMPANY, LLC
A Texas limited liability company

By: _____
Bryson Adams

STATE OF TEXAS

COUNTY OF PARKER

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

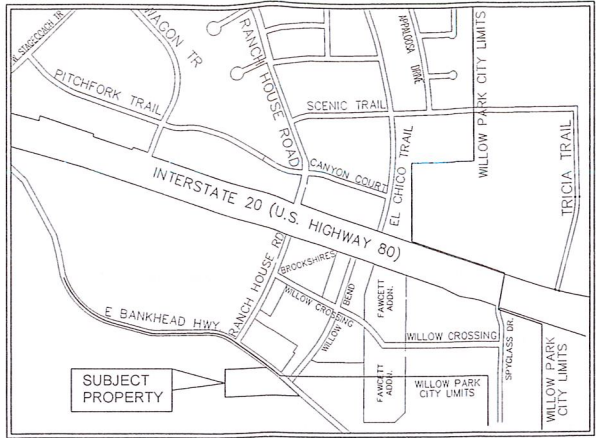
GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the _____ day of _____, 2018

Notary Public in and for the State of _____

NOTE

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C. F. STARK RPLS 5084" UNLESS OTHERWISE NOTED
- SOLID CIRCLE INDICATE 4" STEEL FENCE POST FOUND OR AS LABELED.



LOCATION MAP NOT TO SCALE

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

FINAL PLAT

On the _____ day of _____, 20____, this Final Plat was was duly

approved by the Director of Development Services of the City of Willow Park, Texas.

Signed: _____ Attest: _____
City Administrator City Secretary

Signed: _____
Mayor

Preliminary Plat

Lots 1 and 2, Block 1

BANKHEAD COMMONS

An Addition to The City of Willow Park

Being 11.23 acres Situated in the
J. OZER SURVEY, Abstract No. 1029
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FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
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FAX 817-441-2094
CONTACT: BRYSON ADAMS

JOB No. 107-9478
DATE JULY 2018

SHEET 2 of 2



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 28 th , 2018	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 7

Consider a Concept Plan for Willow Park Baptist Church located on 35.816 acre tract of land, Wesley Franklin Survey Abstract No. 468, City of Willow Park, Parker County, Texas.

BACKGROUND:

Willow Park Baptist Church owns a 50+ acre tract of land north of Texas Health Hospital and The Shops development. The Church petitioned to annex this property in May 2018. This land and adjacent property to the south were annexed and are now located in the City of Willow Park. The Church now proposes to develop their new church campus on this site. This concept plan provides a preliminary illustration to begin discussion with the City regarding this multi-phased development.

The property will be bisected by Crown Pointe Blvd. a minor arterial street (80' ROW) as identified in the City's Thoroughfare Plan. Crown Pointe Blvd. is improved to the southeast property line of this site. J.D. Towles Drive an east-west collector street (60' ROW) is on the south side of the property. Crown Lane a proposed north-south collector street (60'/70' ROW) is located on the west side of the property and runs from I-20 Service Road north to Crown Road, the northwest corner of the site. Crown Road will also serve as an east-west collector street (60' ROW). These thoroughfares are all identified on the Concept Plan and will facilitate access to and from the site. The eastern 15+ acre tract is bound to the west by Crown Pointe Blvd. and the City's wastewater treatment plant. The Clear Fork of the Trinity River is located to the eastern side of this property. A significant part of this property is located in the 100 year floodplain.

The property owner proposes developing Lot 1, being 35 acres on the west side of Crown Pointe Blvd. in two phases. Phase I of the development will be construction of the 35,000 square foot multi-purpose building and accompany parking area. Phase II will be construction of the 1,200 seat auditorium. There will be some undeveloped property on the north-west side of Lot 1. City water and sanitary sewer service is available to Lot 1.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff would recommend Commissioners review the Concept Plan prior to the meeting. Feel free to mark your copy. Chuck Stark will present the Concept Plan for the Church and will be available to answer questions. NO action is required to will be taken at this meeting regarding this agenda item. It is for information only and discussion.

EXHIBITS:

Plat Application

Preliminary Plat

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

8/22/2018



July 2, 2018

Ms. Betty Chew
City of Willow Park Planning Department
519 Ranch House Road
Willow Park, Texas 76087

Re: Concept Plan Submittal for
Willow Park Baptist Church New Campus

Ms. Chew:

Please accept this letter as the request of Willow Park Baptist Church to submit for staff, Commission, and Council consideration the attached Concept Plan of the church's new campus within the Crown Pointe Addition. Our understanding is this is an informational submittal intended to illustrate the church's plans for the campus and allow for discussion of the various development issues prior to submittal of a site plan and engineering plans for the Phase 1 development of the multi-purpose facility.

Attached with this cover letter are the following:

- 9 hard copies of the Concept Plan
- 1 electronic pdf of the Concept Plan
- 1 application fee of \$150.00

Please feel free to call me directly with any questions.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal

cc: Clark Bosher
Jim Martin

6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132
817-231-8100 * 817-231-8144 (fax)
Texas Engineering Firm F-10998 * Texas Surveying Firm #10158800

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

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

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

WILLIAMS SURVEY
ABSTRACT NO. 964

GENERAL NOTES:

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

WILLOW PARK BAPTIST CHURCH
VOL. 2896, PG. 403
D.R.P.C.T.
(REMAINDER)
35.816 ACRES

SITE PLAN DATA TABLE

TOTAL ACREAGE	35.816 Acres
BUILDING FOOTPRINTS	113,215 SF - 2.59 Acres
CONCRETE PARKING	429,615 SF - 9.90 Acres
CONCRETE / SIDEWALKS	52,200 SF - 1.20 Acres
PERCENT IMPERVIOUS	38%
OPEN SPACE	62%
F.A.R.	.07
PARKING REQUIRED	CHURCH: 1 SPACE/3 SEATS 1200 SEATS REQ. 400 SPACES ASSEMBLY: 1 SPACE/100 SQUARE FEET. 35,000 SQ. FT. REQ. 350 SPACES TOTAL REQ. PARKING = 750
PARKING PROVIDED	PHASE I 154 PHASE II 669 823 FUTURE 153 TOTAL 976
ADA PARKING PROVIDED	22
EXISTING ZONING	SINGLE FAMILY
PROPOSED USE	CHURCH
PROPOSED STRUCTURES	2 - 2 STORY AUDITORIUM & GYMNASIUM

HANLEY FAMILY
PARTNERSHIP, LP
CC# 201301215
D.R.P.C.T.

T.K. ALLEN
VOL 2140, PG 1672

HANLEY FAMILY
PARTNERSHIP, LP
CC# 201301215
D.R.P.C.T.

WILLOW PARK SERVICES, LLC
CC# 201610372
D.R.P.C.T.

LOT 5
6.61 AC.

WILLOW PARK SERVICES, LLC
CC# 201610372
D.R.P.C.T.

LOT 4R-2R
4.02 AC.

LOT 3R, BLOCK A 3.27 AC
CAB. D, SLIDE 538
P.R.P.C.T.

LOT 4R-1R
1.43 AC.

LOT 2, BLOCK B
CROWN POINTE PHASE 2
CAB. D, SLIDE 232

APPROXIMATE LOCATION
100-YR FLOODPLAIN
PER PRELIMINARY
ISWM ANALYSIS

VARIABLE WIDTH
DRAINAGE CHANNEL
CAB. D, SL. 148
P.R.P.C.T.

THE VILLAGE AT CROWN
PARK
CAB. D, SL. 195
P.R.P.C.T.

CONCEPT PLAN LOT 1, BLOCK 1 WILLOW PARK BAPTIST ADDITION

BEING 35.816 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

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

B
Barron-Stark
Engineers

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

JOB No. 245-9481
DATE JUNE 2018

SHEET 1 of 1

APPROVED BY CITY OF WILLOW PARK

APPROVED BY

CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: _____

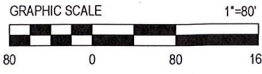
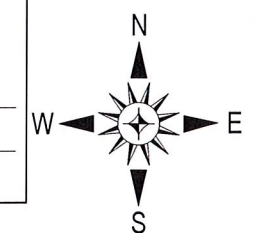
MAYOR

DATE

SIGNED: _____

CITY ADMINISTRATOR

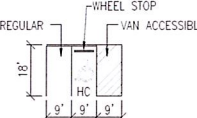
DATE



SYMBOLS LEGEND

- Sanitary Sewer Manhole / Clean Out
- Telephone Pedestal
- Oncon Vault
- Water Meter
- AT&T Vault
- Oncon Vault
- Mail Box
- Electric Transformer Site
- Water Valve
- Fire Hydrant
- Air Conditioner
- Grate Inlet
- Protection Bollard
- Mail Box
- Flag Pole
- Light Pole
- Light Pole
- Existing Water Valve
- Fire Department Connection

FIRE LANE



TYPICAL PARKING LAYOUT

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.