



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday September 25th, 2018 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

**Items to be considered and acted upon**

1. 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.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation
2. 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.
3. Consider and Act on a request to rezone from PD/HR Planned Development – Horse Racing to R-5 Single Family Medium Density District, 11.17 acres John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Texas, located on the Northeast corner of Meadow Place Drive and Kings Gate Road.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation
4. Consider and Act on a Preliminary Plat of an 11.17 acre tract John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Texas.
5. Consider and Act on a Preliminary Plat of a 140.302 acre tract A. McCarver Survey, Abstract No. 910; W. Franklin Survey, Abstract No. 458; I. Hendley Survey, Abstract No. 619; M. Edwards Survey, Abstract No. 1955; and J. Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas.
6. Consider and Act on a Final Plat of a Replat of Willow Park Business Plaza Addition being 5.45 acres John Cole Survey, Abstract No. 218; John Phelps Survey, Abstract No. 1046; and the Heirs of Francisco Sanchez Survey, Abstract No. 2347 and being a Replat of Lot 1, Block 1, Fawcett Addition, 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 September 13<sup>th</sup>, 2018 at 05:00 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.



## P & Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 25, 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

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.

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### 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.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

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

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### 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

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### ZONING CHANGE REQUIREMENTS

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Name of Applicant: BARRON-STARK CONSULTING ENGINEERS, LP

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

817-231-8114      Street      City      State      Zip  
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: \_\_\_\_\_

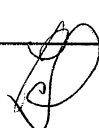
Location of property requesting to be re-zoned: E. BANKHEAD HWY @ WILLOW BEND DRIVE

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

Current Zoning District: SITUATED IN THE CITY OF WILLOW PARK

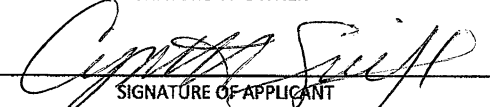
Requested Zoning District: 8.08 ACRES 'MF' (R-3) 3.61 ACRES 'C' COMMERCIAL

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

      06/13/18  
SIGNATURE OF APPLICANT      DATE

*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.

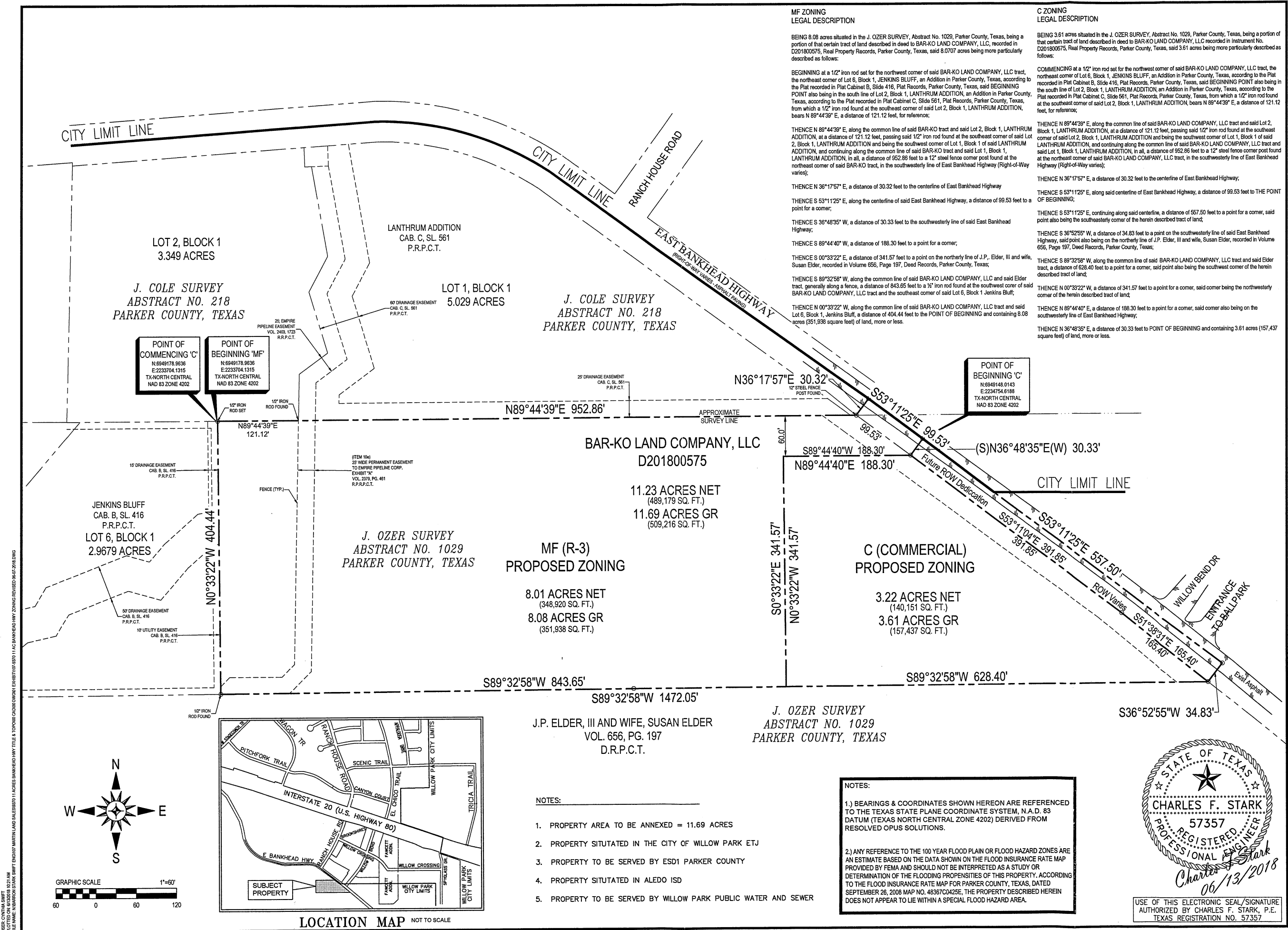
I may be reached at 817-253-2494 if there are any questions.

Sincerely,

Bryson Adams  
Owner

A handwritten signature in black ink, appearing to read "Bryson Adams", written in a cursive style.



[illegible]

**B**  
**Barron•Stark**  
Engineers

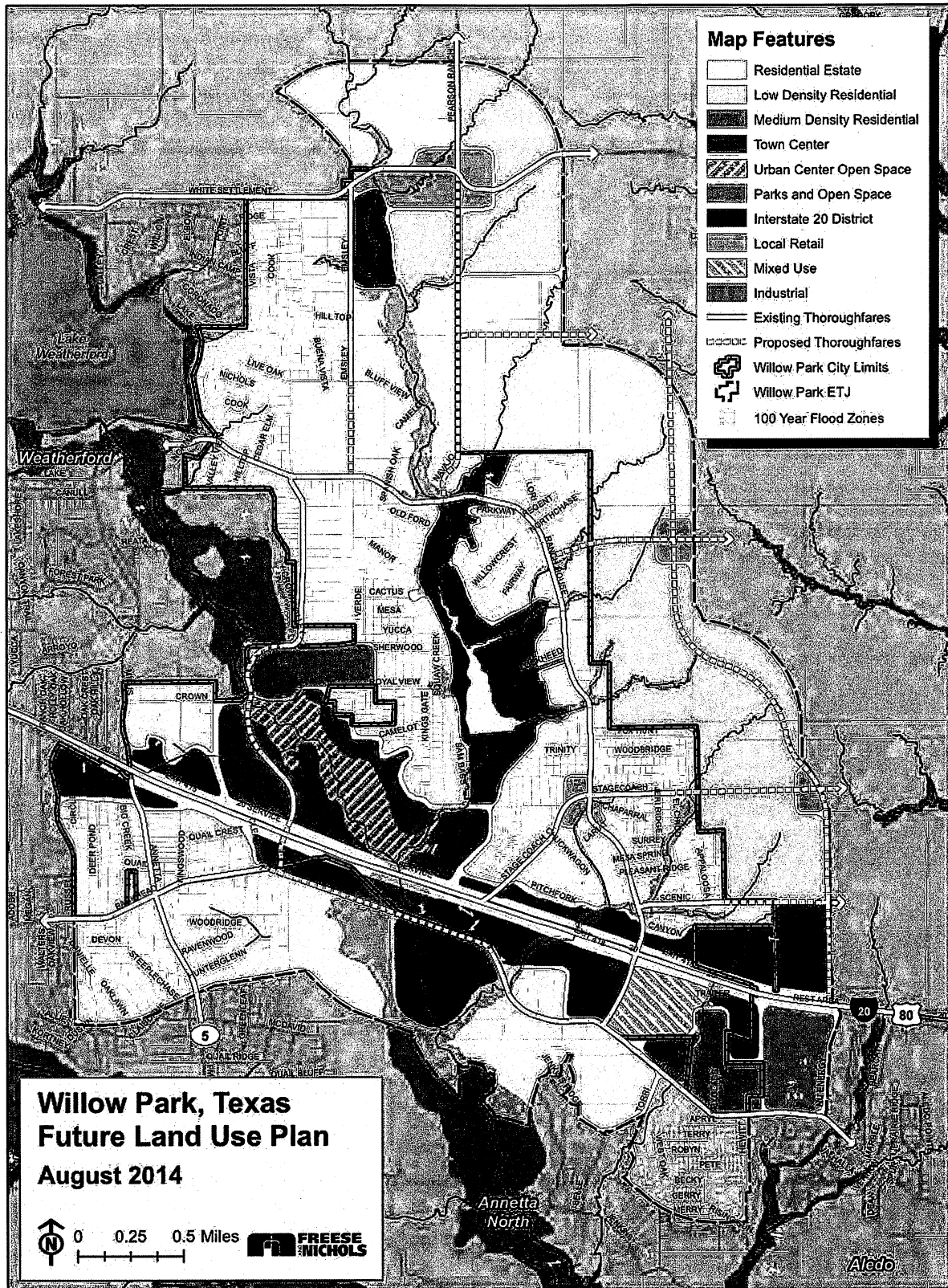
OWNER:  
BAR-KO LAND COMPANY, LLC  
c/o BRYSON ADAMS  
2121 McCLENDON ROAD  
Weatherford, Texas 76088  
817-253-2494

**ZONING EXHIBIT**  
11.69 Acres Situated in the  
J. OZER SURVEY, Abstract No. 1029  
Parker County, Texas

CLIENT No.	107
PROJECT No.	9370
DESIGN:	cfs
DRAWN:	gg
CHECKED:	cfs
DATE:	January 2018
	Revised: June 2018
SHEET	

1 of 1

## Future Land Use Map



PROPERTY OWNERS WITHIN 200 FT OF ZONING REQUEST:

Willow Park Baptist Church (R00033581)

129 Ranch House Rd.

Willow Park, TX. 76008-2649

DHKB Investments LLC (R0098086)

18 Fairview Ln.

Aledo, TX. 76008-4571

*Mailed 08/07/2018*  
*Mailed 09/11/2018*



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 25, 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 2

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:	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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: 

### APPLICANT:

Name: BARRON STARK ENGINEERS

Contact: CYNTHIA SWIFT

Address: 6221 SOUTHWEST BLVD, #100

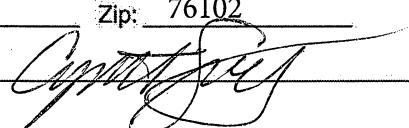
Phone: 817-231-8114

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76102

Email: cynthias@barronstark.com

Signature: 

### SURVEYOR:

Name: BARRON - STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

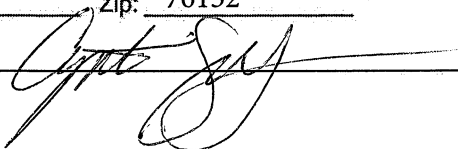
Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: 

**ENGINEER:**

Name: BARRON STARK ENGINEERS

Contact: CHARLES F. STARK, PE

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: 

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 PROVIDERS**

Electric Provider: ONCOR

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas 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 Only**

Fees 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**

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

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

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



Willow Park  
Plat  
Building Official Review

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**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

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☒ 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: RAYMON JOHNSON

Date: 08/09/2018

Willow Park  
Plat  
Flood Plain Review

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**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?                      Yes                      No ☒ X

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 ☒ X

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 ☒ X

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                      No ☒ X

DRAINAGE IMPROVEMENT PLAN WITH  
FINAL PLAT -

Approved

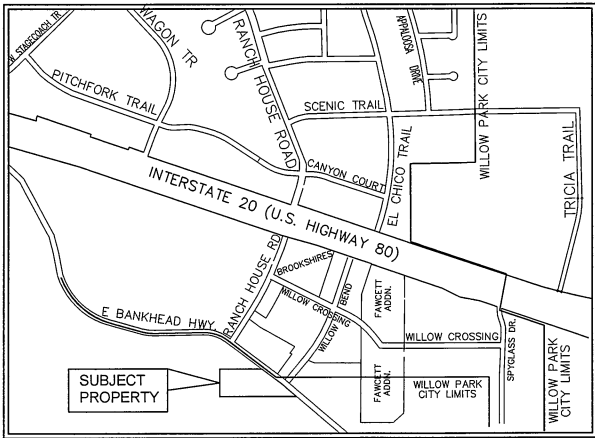
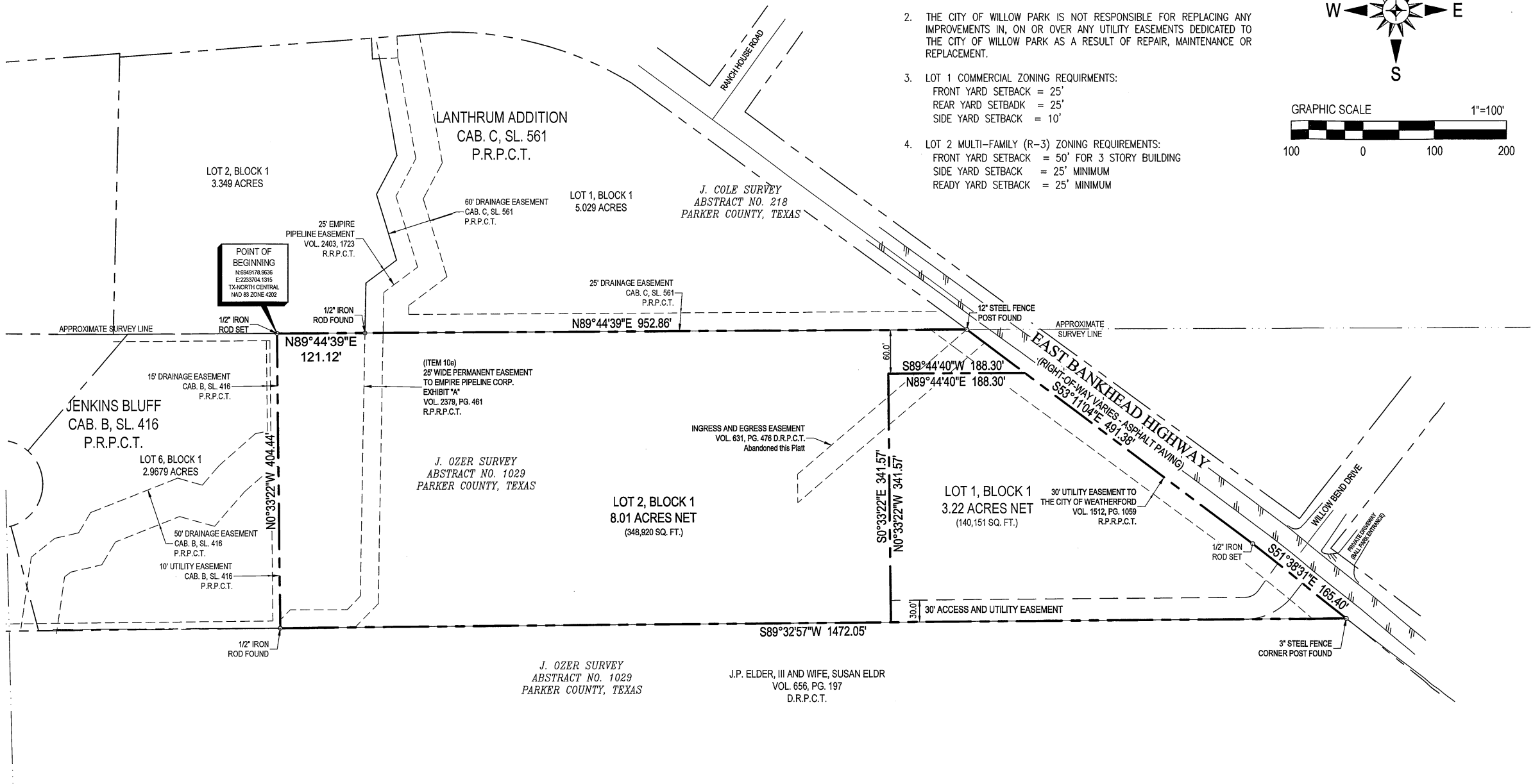
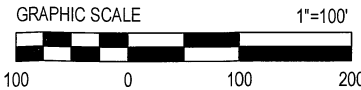
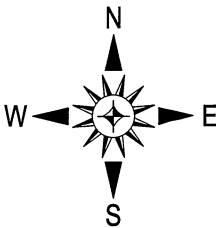
Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER      Date: 08/09/2018

GENERAL NOTES

- 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'  
REAR YARD SETBACK = 25'  
SIDE YARD SETBACK = 10'
- LOT 2 MULTI-FAMILY (R-3) ZONING REQUIREMENTS:  
FRONT YARD SETBACK = 50' FOR 3 STORY BUILDING  
SIDE YARD SETBACK = 25' MINIMUM  
READY YARD SETBACK = 25' MINIMUM



LOCATION MAP NOT TO SCALE

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.

NOTES:

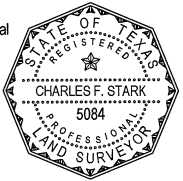
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- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 28, 2008 MAP NO. 483570402E, 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, RPLS  
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 \_\_\_\_\_

**B**  
**Barron-Stark**  
Engineers

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

**OWNER:**  
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

SHEET 1 of 2

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 REQUIRMENTS:  
FRONT YARD SETBACK = 25'  
REAR YARD SETBACK = 25'  
SIDE YARD SETBACK = 10'
- 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

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



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

PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSES

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.

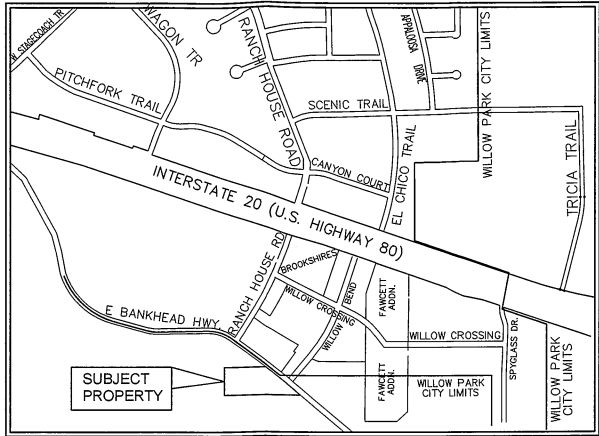
GIVEN UNDER MY HAND AND SEAL OF OFFICE

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. 48367CD425E, 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: \_\_\_\_\_  
City Administrator

Attest: \_\_\_\_\_  
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  
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CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
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**B**  
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Engineers

6221 Southwest Boulevard, Suite 100  
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(O) 817.231.8100 (F) 817.231.8144  
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**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 JULY 2018

SHEET 2 of 2



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 25 <sup>th</sup> , 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 3

Zoning Change request from PD/HR Planned Development/Horse Racing to R-5 Single Family Medium Density Residential District, 11.17 acres John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Texas, located on the Northeast corner of Meadow Place Dr and Kings Gate Road.

### BACKGROUND:

This property was a part of the Trinity Meadows Race Track.

The property is located in the Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is located along Interstate 20 going North and West. This area includes Medical Facilities on the far western side with compact mixed use retail, office and residential development. Development to the west will be higher density residential with townhomes, apartments, and high density single-family residential development on the race track property and west to the Clear Fork of the Trinity River. Development to the east is existing newer low density single-family residential similar to the land use proposed for this property.

The proposed residential zoning will serve to complete the buffer for the large lot R-1 Single Family District (40,000 sq ft) zoning to the north.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for the approval of the request for R-5 Zoning.

### EXHIBITS:

Zoning Application  
Survey Plat  
Future Land Use Map

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



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

---

### ZONING CHANGE REQUIREMENTS

---

Name of Applicant: BARRON - STARK ENGINEERS

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

817-231-8114      Street      City      State      Zip  
cynthias@barronstark.com

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

Property Owner: PARKER COUNTY HOLDINGS, LLC

Mailing Address: 5534 AIRPORT FREEWAY, HALTOM CITY, TEXAS 76117

Street      City      State      Zip

Phone: 817-371-6776      Fax: \_\_\_\_\_      Email: jerryc21@aol.com

Location of property requesting to be re-zoned: MEADOW PLACE DRIVE AND KINGSGATE ROAD

Intended Use of property: RESIDENTIAL DEVELOPMENT OF MEADOW PLACE ESTATES PHASE 2

Current Zoning District: PD - HORSE TRACK

Requested Zoning District: R-5 RESIDENTIAL

Specific reason for zoning request: TO ALLOW SINGLE FAMILY RESIDENTIAL DEVELOPMENT

\$250.00 PLUS \$10.00 PER LOT = \$430.00 Per WP Fee Schedule

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

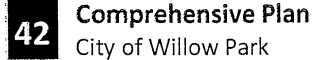
Any reasonable fees and/or costs which are required by the City of Willow Park for a proper review of this request are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building/property inspections and/or testing(s).

[Signature]      DATE 08/31/2018  
SIGNATURE OF OWNER

[Signature]      DATE 08/31/2018  
SIGNATURE OF APPLICANT

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

## Future Land Use Plan





GLOBAL FOREST LLC (R000102979)	OEY LLC (R000102987)
1810 E SAHARA AVE STE 123	6635 SANDSHELL BLVD
LAS VEGAS, NV 89104	FORT WORTH, TX 76137
STOCKON HUNTER (R000102980)	OVERTIRFF KELLY C & MANDY E (R000102988)
172 WHITETAIL DR	155 BREEDERS DR
WILLOW PARK, TX 76008	WILLOW PARK, TX 76087
STOCKON 5 CONSTRUCTION LLC (R000103323) (R000103324) (R000102981) (R000102982)	HUNTER EDWARD J & MAYFIELD JACKLYN N (R000102989)
113 MCKINZIE LN	159 BREEDERS DR
WEATHERFORD, TX 76087	WILLOW PARK, TX 76087
ANGELL JENNIFER (R000102983)	GOLDEN SERENE LLC (R000103108) (R000103111)
113 BREEDERS DR	7005 CHASE OAKS BLVD STE 200
WILLOW PARK, TX 76087	PLANO, TX 75025
HAMSTRA JOE & JANE (R000102984)	LUDS CORPORATION (R000103109)
139 BREEDERS DR	6635 SANDSHELL BLVD
WILLOW PARK, TX 76087	FORT WORTH, TX 76137
ADDINGTON MATTHEW G & CANDACE R (R000102985)	STOCKON AUSTIN (R000103112)
143 BREEDERS DR	172 WHITETAIL
WILLOW PARK, TX 76087	WILLOW PARK, TX 76008
JONES BRYAN R & EMMALEE E (R000102986)	BRADFORD LOREN D & RACHEL D (R000103113)
147 BREEDERS DR	136 BREEDERS DR
WILLOW PARK, TX 76087	WILLOW PARK, TX 76087

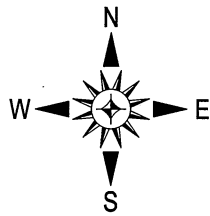
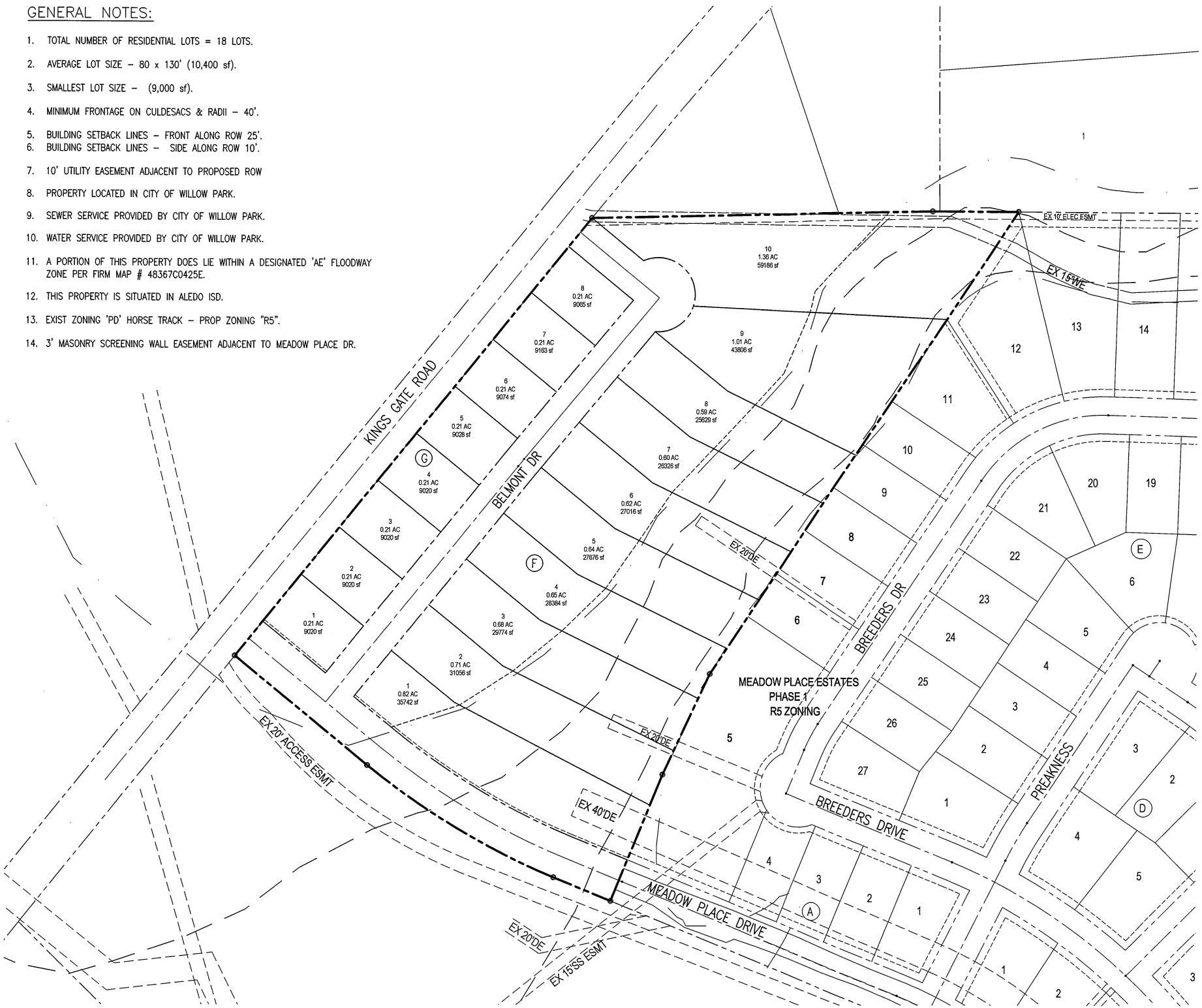
mailed  
09/11/2018

CHAVEZ JACOB & ALYSSA 132 BREEDERS DR WILLOW PARK, TX 76087	(R000103114)	KNUDSEN ARTHUR 930 SQUAW CREEK RD WILLOW PARK, TX 76087	(R000026791)
VALENCIA AARON & SPARKLE 128 BREEDERS DR WILLOW PARK, TX 76087	(R000103115)	HACKFELD LATRICIA & BRANDON KEITH A & JACKIE A 920 SQUAW CREEK RD WILLOW PARK, TX 76087	(R000026792)
GREGOR KYLE 124 BREEDERS DR WILLOW PARK, TX 76087	(R000103116)		
STOCKON 5 CONSTRUCTION LLC 113 MCKINZIE LN WEATHERFORD, TX 76087	(R000103117)		
STRINGER GARY & LUANNE 819 KINGS GATE RD WILLOW PARK, TX 76087	(R000033763) (R000033785)		
ATCO CONSTRUCTION COMPANY 119 CORONA CT FORT WORTH, TX 76108	(R000033764)		
WPD TRINITY LLC 17018 INTERSTATE 20 CISCO, TX 76437	(R000029267)		

mailed  
09/11/2018

GENERAL NOTES:

1. TOTAL NUMBER OF RESIDENTIAL LOTS = 18 LOTS.
2. AVERAGE LOT SIZE - 80 x 130' (10,400 sf).
3. SMALLEST LOT SIZE - (9,000 sf).
4. MINIMUM FRONTAGE ON CULDESACS & RADII - 40'.
5. BUILDING SETBACK LINES - FRONT ALONG ROW 25'.
6. BUILDING SETBACK LINES - SIDE ALONG ROW 10'.
7. 10' UTILITY EASEMENT ADJACENT TO PROPOSED ROW
8. PROPERTY LOCATED IN CITY OF WILLOW PARK.
9. SEWER SERVICE PROVIDED BY CITY OF WILLOW PARK.
10. WATER SERVICE PROVIDED BY CITY OF WILLOW PARK.
11. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 'AE' FLOODWAY ZONE PER FIRM MAP # 48367C0425E.
12. THIS PROPERTY IS SITUATED IN ALEDO ISD.
13. EXIST ZONING 'PD' HORSE TRACK - PROP ZONING "R5".
14. 3' MASONRY SCREENING WALL EASEMENT ADJACENT TO MEADOW PLACE DR.



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  
Date: \_\_\_\_\_



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

NOTE

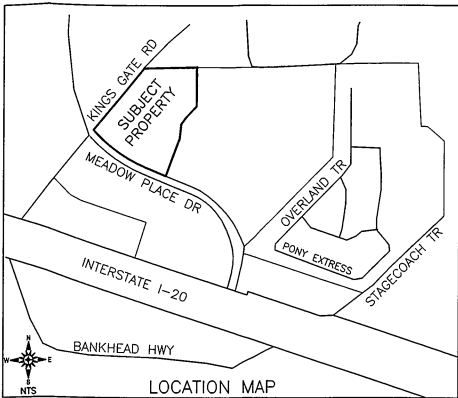
- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" UNLESS OTHERWISE NOTED.
- SOLID CIRCLE INDICATE 4" STEEL FENCE POST FOUND OR AS LABELED.

**OWNER:**  
PARKER COUNTY HOLDINGS, LLC  
5354 AIRPORT FREEWAY  
HALTOM CITY, TEXAS 76117  
817-371-6776



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. 291-9504  
DATE 09-17-2018  
SHEET  
1 OF 1



PRELIMINARY PLAT  
LEGAL DESCRIPTION

Being a 11.17 acre tract of land situated in the John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2 Trinity Meadows, an addition to the City of Willow Park, Texas as recorded in Cabinet A, Slide 740, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a 1/2 inch found iron rod capped "Yarger 5854" for the southwest corner of of a tract of land conveyed to Wildwood recorded in Volume 361-A, PG 32, Plat Records, Parker County, Texas, said point also being in the easterly right-of-way line of Kings Gate Road

Thence North 88° 47' 10" East with the south line of Wildwood a distance of 461.65 feet to a 1/2 inch found iron rod;

Thence South 89° 40' 23" East a distance of 116.57 feet to a 1/2 inch set iron rod;

Thence South 33° 46' 14" West a distance of 750.52 feet to a 1/2 inch set iron rod;

Thence South 25° 12' 16" West a distance of 150.28 feet to a 1/2 inch set iron rod;

Thence South 22° 20' 16" West a distance of 184.31 feet to a 1/2 inch set iron rod;

Thence North 67° 39' 44" West a distance of 83.37 feet to the beginning of a curve to the right with a radius of 1000.00 feet;

Thence along curve to the right with an arc length of 295.81 feet through a central angle of 16°56'55" with a chord bearing of South 59°11'16" East a distance of 294.73 feet to a 1/2 inch set iron rod;

Thence North 50° 42' 49" West a distance of 232.86 feet to a 1/2 inch set iron rod, said point being on the east right-of-way line of said Kings Gate Road;

Thence North 39° 17' 11" East with the Kings Gate Road east line a distance of 763.75 feet to the POINT OF BEGINNING and containing 486,874 square feet, 11.17 acres of land, more or less.

PRELIMINARY PLAT

Approved by the City of Willow Park

RECOMMENDED BY: Planning & Zoning Commission  
City of Willow Park, Texas

Signed: \_\_\_\_\_ date of Recommendation  
Chairperson

APPROVED BY: CITY COUNCIL  
City of Willow Park, Texas

Signed: \_\_\_\_\_ date of Approval  
Mayor

Signed: \_\_\_\_\_ date  
City Secretary

ZONING EXHIBIT

LOTS 1-10, BLOCK F  
LOTS 1-8, BLOCK G

MEADOW PLACE ESTATES  
AN ADDITION TO THE CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 2  
TRINITY MEADOWS AS RECORDED IN  
CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS

BEING 11.17 ACRES SITUATED IN THE  
JOHN FROMAN SURVEY, ABSTRACT NO. 471

USER: C:\NRA\SWIT  
PLOTED ON: 9/17/2018 1:52 PM  
FILE NAME: I:\BARRON STARK\SWIT\ENGIN201 PARKER COUNTY HOLDINGS, LLO25M - MEADOW PLACE ESTATES PH-100 CADD\DWG\ENGIN201-5084.XREF BASE MAP PH-2 ZONING EXHIBIT REVISED.DWG



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 25 <sup>th</sup> , 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
---	--	------------------------------------

### AGENDA ITEM: 4

Consider a Preliminary Plat for Meadow Place Estates Addition Phase II being 11.17 acres of land John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Texas, located on the northeast corner of Meadow Place Drive and Kings Gate Road.

### BACKGROUND:

The owner Parker County Holdings LLC, proposes to subdivide the 11.17 acre tract into 18 single family residential lots. The lots will have frontage on Belmont Drive a 50' right-of-way and Meadow Place drive a 60' right-of-way. The developer will construct both streets with concrete pavement, with curb and gutter and sidewalks.

The Subdivision will be served by City water and sewer. An 8" water main will be extended in Meadow Place Drive and Belmont Drive. It will tie into an existing water main in Kings Gate Road to provide a looped system. Fire hydrants will be installed in accordance with I.S.O. regulations. Sanitary sewer service will be provided by an 8" sewer main installed by the developer, in Belmont Drive and extended south in Kings Gate Road.

Stormwater flows from north to south across the subdivision. A portion of the lots in Block F are located in the floodway. There is sufficient buildable area to develop these lots. Finished floor elevations will be shown on the Final Plat.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for Meadow Place Estates Addition Phase II meets the requirements of the Subdivision Ordinance and Staff recommends approval.

### EXHIBITS:

Plat Application  
Preliminary Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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: AUGUST 31, 2018

Address (if assigned): NA

Name of Additions: MEADOW PLACE ESTATES PHASE 2

Location of Addition: MEADOW PLACE DRIVE AND KINGS GATE ROAD

Number of Lots: 18 Gross Acreage: 11.17 Zoning: PD # of New Street Intersections: 2  
TO R5

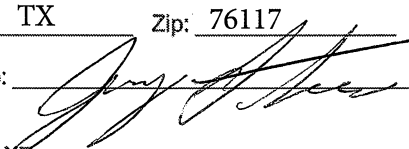
#### PROPERTY OWNER:

Name: PARKER COUNTY HOLDINGS, LLC Contact: JERRY STOCKON

Address: 5354 AIRPORT FREEWAY Phone: 817-371-6776

City: HALTOM CITY Fax: \_\_\_\_\_

State: TX Zip: 76117 Email: \_\_\_\_\_

Signature: 

#### 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: 

#### 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: 

**ENGINEER:**

Name: BARRON STARK ENGINEERS

Contact: CHARLES F. STARK, PE

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: 

**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 PROVIDERS**

Electric Provider: ONCOR

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS

**APPLICATION FEES**

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

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

NA \$300.00 PLUS \$15.00 PER LOT = \$570.00 Per WP Fee Schedule

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: \$                                 

\$                                 

\$                                 

\$                                 

Receipt Number:

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: MEADOW PLACE ESTATES PHASE 2  
Applicant: BARRON STARK ENGINEERS  
Property Owner(s): PARKER COUNTY HOLDINGS, LLC  
Location of Addition: MEADOW PLACE DRIVE @ KINGS GATE ROAD

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

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

**III. REQUIRED DOCUMENTS FOR A FINAL PLAT**

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

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

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



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?

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:

09/13/2018

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?

☒ Yes

No

If yes, which road? MEADOW PLACE & KINGS GATE

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? N/A

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? N/A

**Staff Review:**

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

Yes

☒ No

Any additional concerns:

DEV. WILL EXTEND WATER & SANITARY SEWER MAINS

☒ Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature:

RAYMOND JOHNSON

Date:

09/12/2018

Willow Park

Plat

Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed? Yes No  
Does the proposed project pose any safety concerns? Yes No

FINISHED FLOOR ELEVATIONS  
FINAL PLAT

Approved

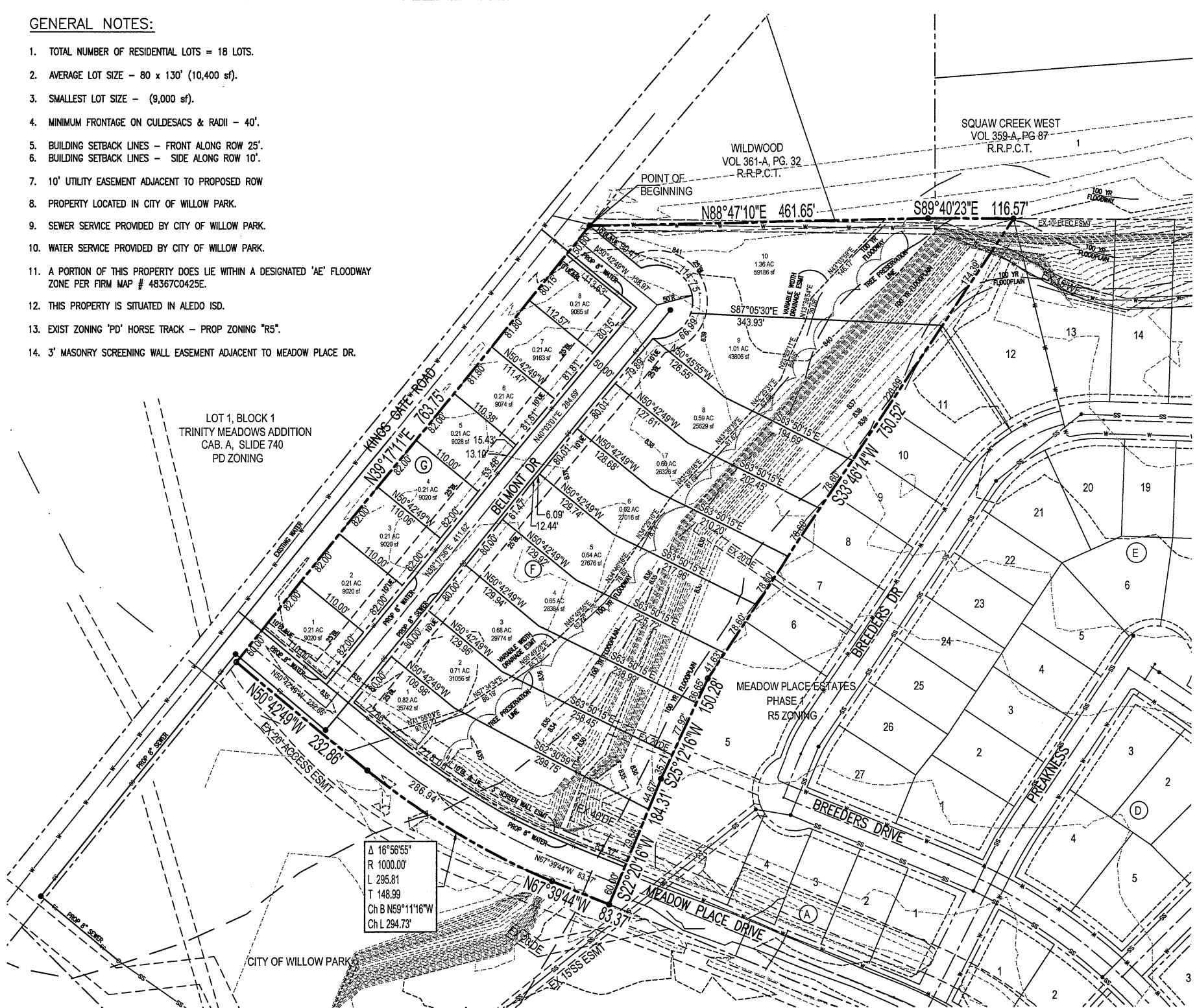
Not Approved

Needs More Information or Corrections

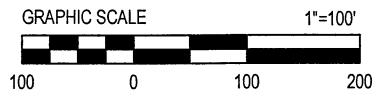
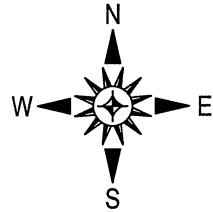
Flood Plain Manager Approval Signature: DEREK TURNER Date: 09/18/2018

GENERAL NOTES:

1. TOTAL NUMBER OF RESIDENTIAL LOTS = 18 LOTS.
2. AVERAGE LOT SIZE - 80 x 130' (10,400 sf).
3. SMALLEST LOT SIZE - (9,000 sf).
4. MINIMUM FRONTAGE ON CULDESACS & RADII - 40'.
5. BUILDING SETBACK LINES - FRONT ALONG ROW 25'.
6. BUILDING SETBACK LINES - SIDE ALONG ROW 10'.
7. 10' UTILITY EASEMENT ADJACENT TO PROPOSED ROW
8. PROPERTY LOCATED IN CITY OF WILLOW PARK.
9. SEWER SERVICE PROVIDED BY CITY OF WILLOW PARK.
10. WATER SERVICE PROVIDED BY CITY OF WILLOW PARK.
11. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 'AE' FLOODWAY ZONE PER FIRM MAP # 48367C0425E.
12. THIS PROPERTY IS SITUATED IN ALEDO ISD.
13. EXIST ZONING 'PD' HORSE TRACK - PROP ZONING "R5".
14. 3' MASONRY SCREENING WALL EASEMENT ADJACENT TO MEADOW PLACE DR.



USER: CYNTHIA SWIFT  
PLOTTED ON: 9/30/2018 1:03 AM  
FILE NAME: E:\WORKSPACE\STATE SWIFT\ENGIN\PARKER COUNTY\HOLDINGS, LLC\2084 - MEADOW PLACE ESTATES PHASE 1\2084.DWG  
PLOT DATE: 9/30/2018 1:03 AM  
PLOT TIME: 1:03 PM  
PLOT USER: CYNTHIA SWIFT



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  
Date: \_\_\_\_\_



USE OF THIS ELECTRONIC SEAL SIGNATURE  
AUTHORIZED BY CHARLES F. STARK, RPLS  
TEXAS REGISTRATION NO. 5084

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.

**OWNER:**  
PARKER COUNTY HOLDINGS, LLC  
5354 AIRPORT FREEWAY  
HALTOM CITY, TEXAS 76117  
817-371-6776

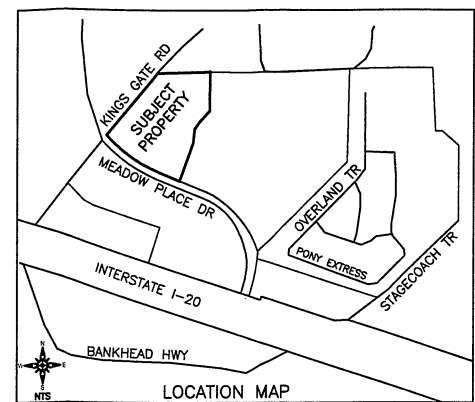


6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

JOB No. 291-9504  
DATE AUG 2018

SHEET

1 OF 1



PRELIMINARY PLAT  
LEGAL DESCRIPTION

Being a 11.17 acre tract of land situated in the John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2 Trinity Meadows, an addition to the City of Willow Park, Texas as recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a 1/2 inch found iron rod capped "Yarger 5854" for the southwest corner of a tract of land conveyed to Wildwood recorded in Volume 361-A, PG 32, Plat Records, Parker County, Texas, said point also being in the easterly right-of-way line of Kings Gate Road

Thence North 88° 47' 10" East with the south line of Wildwood a distance of 461.65 feet to a 1/2 inch found iron rod;

Thence South 89° 40' 23" East a distance of 116.57 feet to a 1/2 inch set iron rod;

Thence South 33° 46' 14" West a distance of 750.52 feet to a 1/2 inch set iron rod;

Thence South 25° 12' 16" West a distance of 150.28 feet to a 1/2 inch set iron rod;

Thence South 22° 20' 16" West a distance of 184.31 feet to a 1/2 inch set iron rod;

Thence North 67° 39' 44" West a distance of 83.37 feet to the beginning of a curve to the right with a radius of 1000.00 feet;

Thence along curve to the right with an arc length of 295.81 feet through a central angle of 16°56'55" with a chord bearing of South 59°11'16" East a distance of 294.73 feet to a 1/2 inch set iron rod;

Thence North 50° 42' 49" West a distance of 232.86 feet to a 1/2 inch set iron rod, said point being on the east right-of-way line of said Kings Gate Road;

Thence North 39° 17' 11" East with the Kings Gate Road east line a distance of 763.75 feet to the POINT OF BEGINNING and containing 486,874 square feet, 11.17 acres of land, more or less.

PRELIMINARY PLAT

Approved by the City of Willow Park

RECOMMENDED BY: Planning & Zoning Commission  
City of Willow Park, Texas

Signed: \_\_\_\_\_ date of Recommendation  
Chairperson

APPROVED BY: CITY COUNCIL  
City of Willow Park, Texas

Signed: \_\_\_\_\_ date of Approval  
Mayor

Signed: \_\_\_\_\_ date  
City Secretary

PRELIMINARY PLAT

LOTS 1-10, BLOCK F  
LOTS 1-8, BLOCK G

MEADOW PLACE ESTATES  
AN ADDITION TO THE CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 2  
TRINITY MEADOWS AS RECORDED IN  
CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS

BEING 11.17 ACRES SITUATED IN THE  
JOHN FROMAN SURVEY, ABSTRACT NO. 471



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b>	<b>Department:</b>	<b>Presented By:</b>
September 25 <sup>th</sup> , 2018	Development Services	Betty Chew

### AGENDA ITEM: 5

Consider a Preliminary Plat for The Reserves at Trinity Addition, being a 140.302 acre tract A. McCarver Survey, Abstract No. 910; W. Franklin Survey, Abstract No. 458; I. Hendley Survey, Abstract No. 619; M. Edwards Survey, Abstract No. 1955; and J. Froman Survey, Abstract 471, City of Willow Park, Parker County, Texas.

### BACKGROUND:

W. P. D. Trinity LLC, proposes to subdivide this 140.302 acre tract of land. ORDINANCE NO. 740-16 (October 25, 2016) passed by unanimous vote of the City Council provides PD Planned Development District zoning for the property. (SEE ATTACHED ZONING EXHIBIT) The Ordinance also provides Development Standards for the property. (SEE EXHIBIT B)

Phase I of the subdivision will be 72 single family residential lots. Meadow Place Drive a 60' right-of-way will be extended from Kings Gate Road northwest into the subdivision. It will terminate with a temporary turn around. Future development will extend Meadow Place Drive and connect to Crown Road. The residential lots will front on six cul-de-sacs. "Bridge Street" will be constructed and connect this development to the Crown Point development. All street improvements will be constructed by the developer in accordance with City standards.

The subdivision will be served by City water and sewer. The developer will connect to the 12" water main in Kings Gate Road and extend along Meadow Place Drive extending water mains to the cul-de-sacs. The water main will extend to an easement in Block 11 to provide a looped system. Fire hydrants will be installed by the developer in accordance with I.S.O. regulations. Sanitary sewer service will be provided by extension of a 10" sanitary sewer main at Kings Gate Road. Sanitary sewer mains will be extended into the subdivision and extend northwest to the City's Waste Water Treatment Plant. Stormwater flows from the northeast to the southwest across the subdivision to the Clear Fork of the Trinity.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

The Preliminary Plat for The Reserves at Trinity Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

### EXHIBITS:

Plat Application  
Preliminary Plat  
PD Ordinance  
PD Zoning Map

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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: THE RESERVES AT TRINITY

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

Number of Lots: 74 Gross Acreage: 140.32 Zoning: PD # of New Street Intersections: 2

### PROPERTY OWNER:

Name: WPD Trinity, LLC

Contact: Jess Green

Address: 17010 Interstate Highway 20

Phone: 254-434-7375

City: CISCO

Fax: \_\_\_\_\_

State: TX Zip: 76437

Email: jgreen@wilksdevelopment.com

Signature: [Signature]

### APPLICANT:

Name: SAME AS OWNER

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

City: \_\_\_\_\_

Fax: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

### SURVEYOR:

Name: TEXAS SURVEYING, INC.

Contact: josh@txsurveying.com

Address: 104 S. Walnut

Phone: 817 594 0400 xt-107

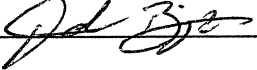
City: Weatherford

Fax: \_\_\_\_\_

State: TX Zip: 76086

Email: josh@txsurveying.com

Signature: [Signature]

**ENGINEER:**Name: JORDAN ENGINEERING, LLCContact: JORDAN BISHOPAddress: 211 HUDSON OAKS DRPhone: 817-319-9931City: HUDSON OAKS, TX ~~76087~~Fax: N/AState: TX Zip: 76087Email: jbishop@jordanengineer.comSignature: 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: ONCORWater Provider: CITYWastewater Provider: CITY

Gas Provider (if applicable): \_\_\_\_\_

**APPLICATION FEES**

  
\$ 1,700.<sup>00</sup> \$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: \$  02/30/18

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Receipt Number: \_\_\_\_\_

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition: THE RESERVES AT TRINITY  
Applicant: WPD TRINITY, LLC  
Property Owner(s): SAME AS APPLICANT  
Location of Addition: NORTH OF IH-20, WEST OF KINGS GATE RD

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**

	<u>APPLICANT</u>	<u>STAFF</u>
A. Preliminary Plat Application (original signatures)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Sectionalizing or Phasing of Plats	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Plans for fire hydrants	_____	_____
L. Plans for all proposed streets and sidewalks	_____	_____

**IV. REQUIRED DOCUMENTS FOR A REPLAT**

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

**V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT**

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



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

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

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

Willow Park  
Plat  
Building Official Review

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**Applicant Questions:**

Front building setback: \_\_\_\_\_ ft. *PER PD ZONING* Rear building setback: \_\_\_\_\_ 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? ☒ Yes ☒ No  
Do the proposed easements align with neighboring easements? ☒ Yes ☐ No  
Are the proposed easements sufficient to provide service? ☒ Yes ☐ No  
Does the proposed project pose any planning concerns? ☒ Yes ☒ No

---

*PD REGULATIONS ATTACHED*

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☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

*BETTY L. CHEW*

Date: *09/19/2018*

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road? ☒ Yes ☐ No  
If yes, which road? KINGS GATE

Is the project serviced by an existing water line? ☒ Yes ☐ No  
If yes, what size line? 12"

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? N/A

Is the project serviced by an existing sewer line? ☒ Yes ☐ No  
If yes, what size line? 10"  
If no, what type and size is the septic system? N/A

**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: RAYMON JOHNSON Date: 09/18/2018

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? SEE FLOOD STUDY

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

If yes, what is the base flood elevation for the area? SEE FLOOD STUDY

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

If yes, what is the base flood elevation for the area? SEE FLOOD STUDY

**Staff Review:**

Base flood elevations confirmed? Yes No

Does the proposed project pose any safety concerns? Yes No

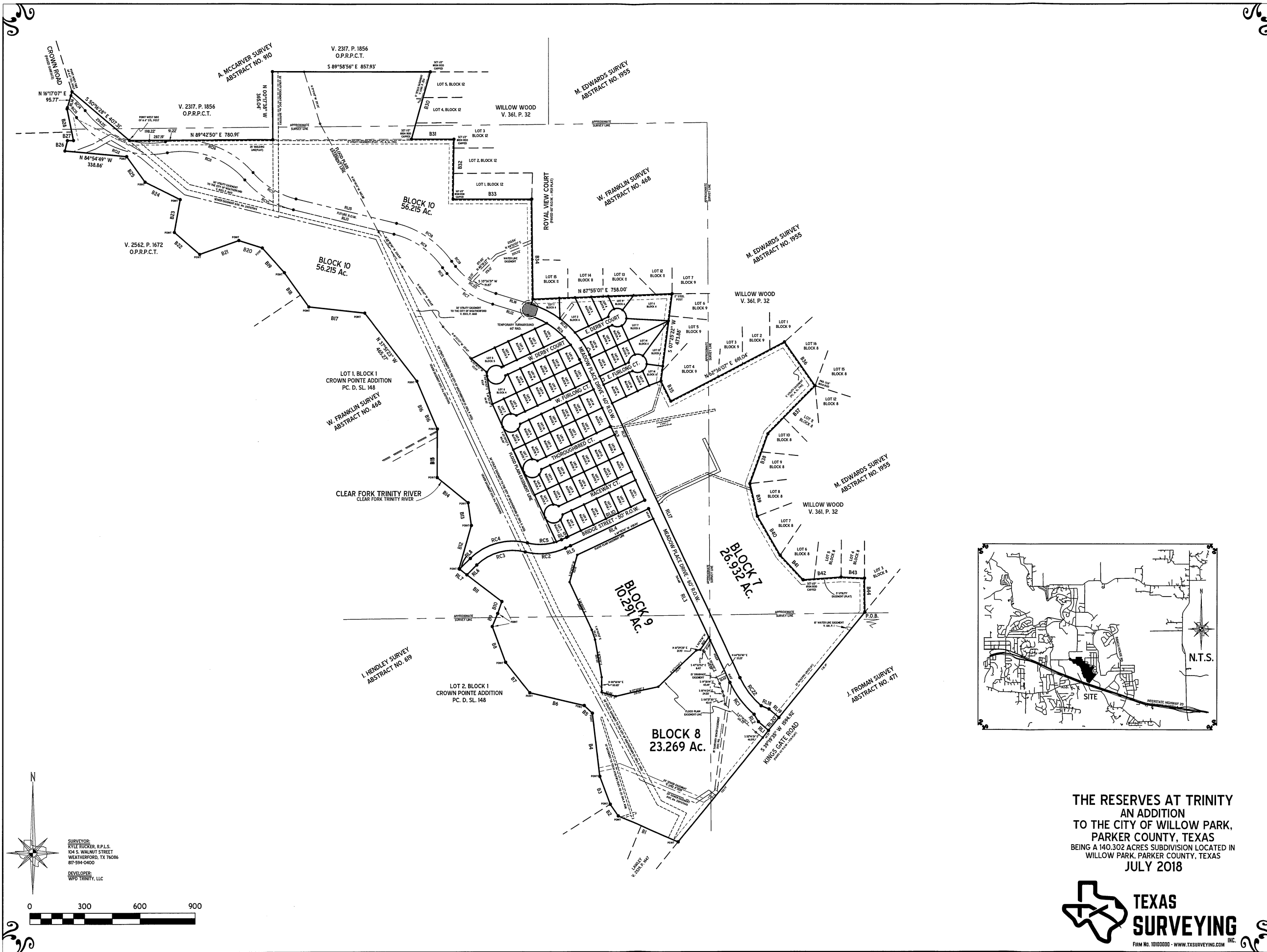
FINAL PLAT WILL HAVE DETAILED STUDY

Approved

Not Approved

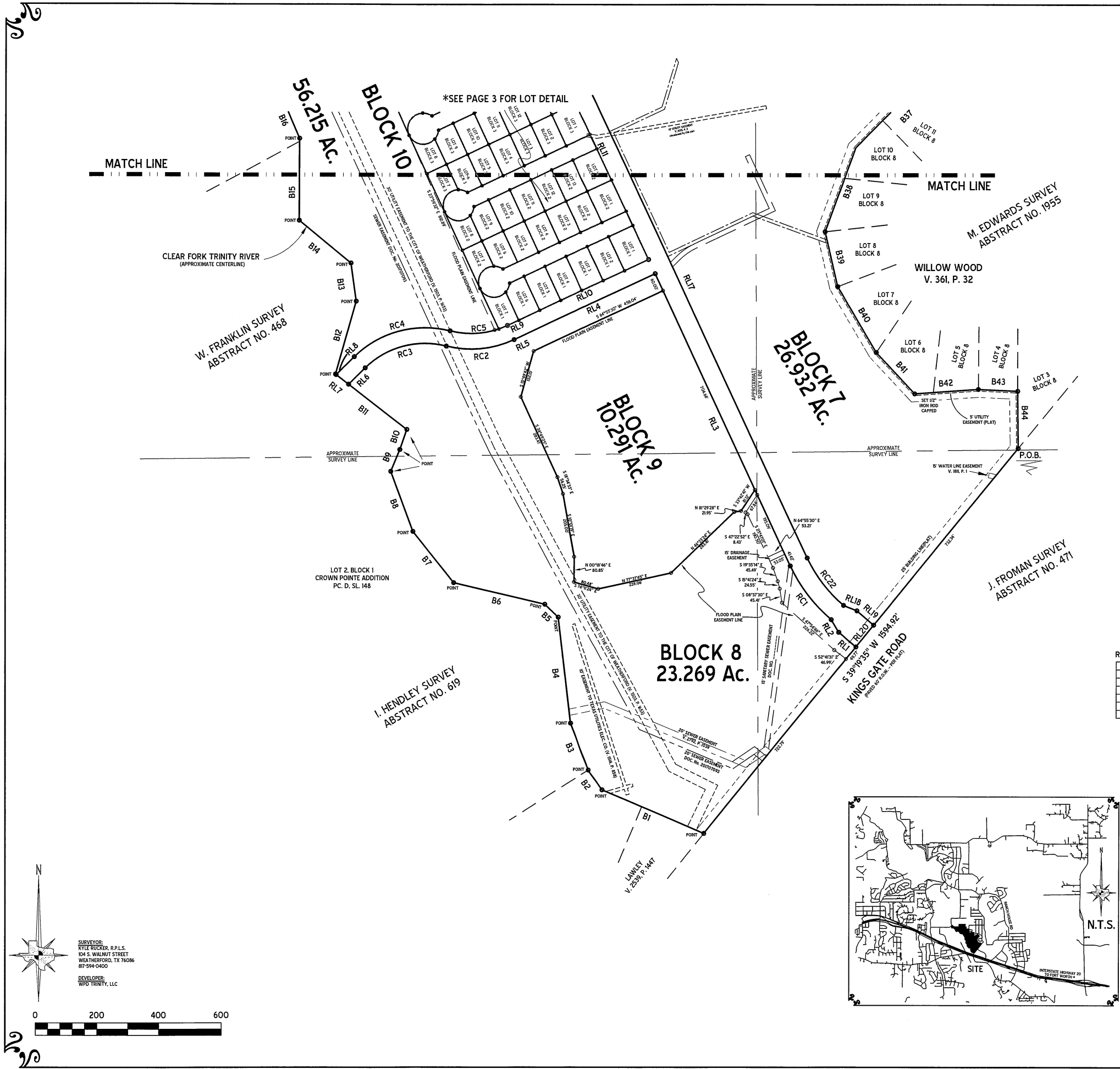
Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 09/18/2018



THE RESERVES AT TRINITY  
AN ADDITION  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
WILLOW PARK, PARKER COUNTY, TEXAS  
JULY 2018





BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22'
B2	N 35°07'07" W	75.46'
B3	N 20°44'43" W	161.89'
B4	N 06°39'20" W	341.87'
B5	N 46°37'02" W	59.97'
B6	N 76°48'22" W	302.35'
B7	N 38°32'03" W	210.00'
B8	N 20°14'28" W	205.06'
B9	N 22°27'19" E	75.76'
B10	N 19°06'55" E	68.26'
B11	N 52°26'00" W	289.92'
B12	N 15°54'04" E	242.57'
B13	N 07°58'02" W	123.34'
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71'
B16	N 23°12'58" W	280.36'
B37	S 44°36'33" W	363.88'
B38	S 20°01'39" W	285.41'
B39	S 12°53'49" E	180.17'
B40	S 30°25'58" E	244.61'
B41	S 43°10'50" E	181.51'
B42	N 85°58'58" E	205.15'
B43	S 87°23'04" E	126.42'
B44	S 00°36'36" E	183.34'

ROAD LINE TABLE

LINE	BEARING	DISTANCE
RL1	N 49°32'56" W	72.38'
RL2	N 30°52'24" W	46.84'
RL3	N 25°04'30" W	1033.73'
RL4	S 64°55'30" W	469.98'
RL5	S 64°55'30" W	30.02'
RL6	S 45°32'50" W	74.97'
RL7	N 52°26'00" W	50.49'
RL8	N 45°32'50" E	81.98'
RL9	N 64°55'30" E	30.02'
RL10	N 64°55'30" E	469.98'
RL11	N 25°04'30" W	838.68'
RL17	S 25°04'30" E	1922.41'
RL18	S 68°13'27" E	46.84'
RL19	S 49°32'56" E	70.61'
RL20	S 39°19'35" W	90.02'

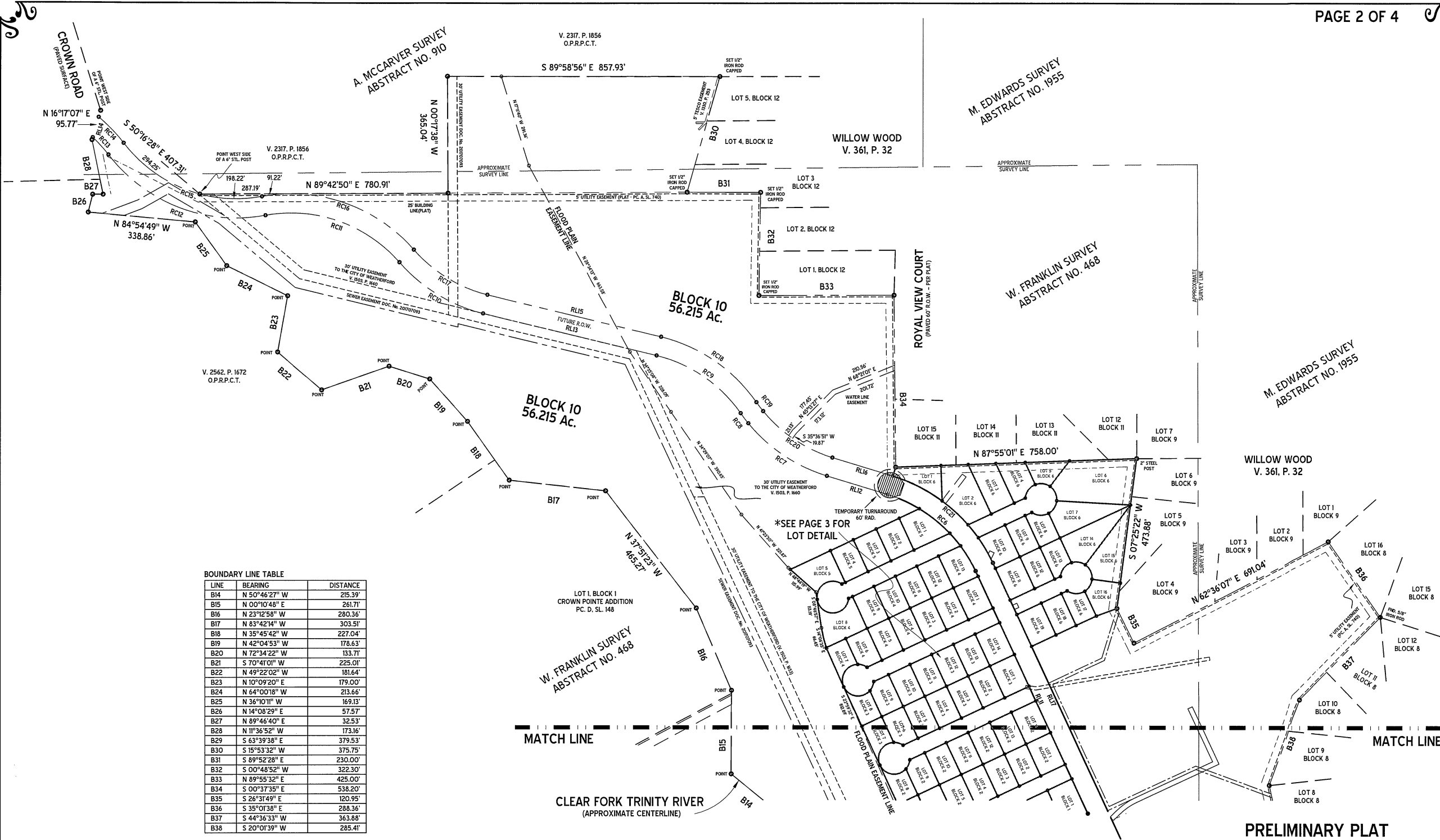
ROAD CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	DEGREE OF CURVE
RC1	510.00'	217.85'	N 37°18'43" W	216.19'	24°28'26"	11°14'04"
RC2	325.00'	223.72'	S 84°38'43" W	219.33'	39°26'28"	17°37'46"
RC3	275.00'	282.31'	S 74°57'24" W	270.08'	58°49'07"	20°50'05"
RC4	325.00'	333.64'	N 74°57'24" E	319.18'	58°49'07"	17°37'46"
RC5	275.00'	189.30'	N 84°38'43" E	185.59'	39°26'28"	20°50'05"
RC22	450.00'	192.22'	S 37°18'43" E	190.76'	24°28'26"	12°43'57"

PRELIMINARY PLAT

LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-19, BLOCK 6; BLOCK 7, BLOCK 8, BLOCK 9, BLOCK 10 THE RESERVES AT TRINITY AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS JULY 2018

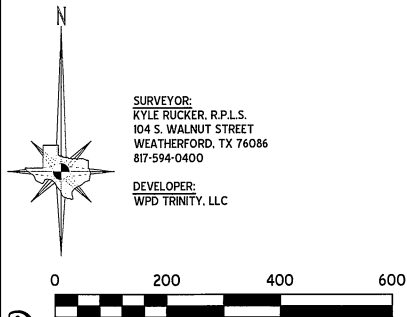




BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71'
B16	N 23°12'58" W	280.36'
B17	N 83°42'14" W	303.51'
B18	N 35°45'42" W	227.04'
B19	N 42°04'53" W	178.63'
B20	N 72°34'22" W	133.71'
B21	S 70°41'01" W	225.01'
B22	N 49°22'02" W	181.64'
B23	N 10°09'20" E	179.00'
B24	N 64°00'18" W	213.66'
B25	N 36°10'11" W	169.13'
B26	N 14°08'29" E	57.57'
B27	N 89°46'40" E	32.53'
B28	N 11°36'52" W	173.16'
B29	S 63°39'38" E	379.53'
B30	S 15°53'32" W	375.75'
B31	S 89°52'28" E	230.00'
B32	S 00°48'52" W	322.30'
B33	N 89°55'32" E	425.00'
B34	S 00°37'35" E	538.20'
B35	S 26°31'49" E	120.95'
B36	S 35°01'38" E	288.36'
B37	S 44°36'33" W	363.88'
B38	S 20°01'39" W	285.41'

ROAD LINE TABLE		
LINE	BEARING	DISTANCE
RL11	N 25°04'30" W	838.68'
RL12	N 73°08'22" W	200.00'
RL13	N 76°27'54" W	561.35'
RL14	N 16°17'07" E	66.13'
RL15	S 76°27'54" E	561.35'
RL16	S 73°08'22" E	200.00'
RL17	S 25°04'30" E	1922.41'

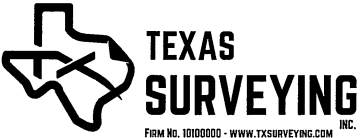
ROAD CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	DELTA
RC6	450.00'	377.50'	N 49°06'26" W	366.53'
RC7	510.00'	300.99'	N 56°13'57" W	296.64'
RC8	510.00'	39.73'	N 37°05'36" W	39.72'
RC9	450.00'	326.75'	N 55°39'48" W	319.62'
RC10	510.00'	314.04'	N 58°49'29" W	309.10'
RC11	450.00'	466.13'	N 70°51'33" E	445.57'
RC12	510.00'	558.13'	N 69°10'56" W	530.69'
RC13	450.00'	73.00'	N 42°28'41" W	72.92'
RC14	510.00'	112.35'	S 44°08'31" E	112.35'
RC15	450.00'	492.47'	S 69°10'56" E	468.26'
RC16	510.00'	528.28'	S 70°51'33" E	504.98'
RC17	450.00'	277.09'	S 58°49'29" E	272.74'
RC18	510.00'	370.32'	S 55°39'48" E	362.24'
RC19	450.00'	35.06'	S 37°05'36" E	35.05'
RC20	450.00'	265.58'	S 56°13'57" E	261.74'
RC21	510.00'	427.83'	S 49°06'26" E	415.40'



SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT STREET  
WEATHERFORD, TX 76086  
817-594-0400

DEVELOPER:  
WPD TRINITY, LLC

**PRELIMINARY PLAT**  
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;  
LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4;  
LOTS 1-5, BLOCK 5; LOTS 1-19, BLOCK 6;  
BLOCK 7, BLOCK 8, BLOCK 9, BLOCK 10  
**THE RESERVES AT TRINITY**  
AN ADDITION  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 140.302 ACRES SUBDIVISION LOCATED IN  
WILLOW PARK, PARKER COUNTY, TEXAS  
JULY 2018




Form No. 10100000 - WWW.TXSURVEYING.COM

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	317.8°	S 23°08'09" W	31.25'
C2	50.00'	99.12°	N 8°51'51" W	83.67'
C3	50.00'	99.12°	N 31°42'50" E	83.67'
C4	50.00'	317.8°	S 73°17'10" W	31.25'
C5	50.00'	317.8°	S 23°08'09" W	31.25'
C6	50.00'	99.12°	N 8°51'51" W	83.67'
C7	50.00'	99.12°	N 31°42'50" E	83.67'
C8	50.00'	317.8°	S 73°17'10" E	31.25'
C9	50.00'	317.8°	S 23°08'09" W	31.25'
C10	50.00'	99.12°	N 8°51'51" W	83.67'
C11	50.00'	99.12°	N 31°42'50" E	83.67'
C12	50.00'	317.8°	S 73°17'10" W	31.25'
C13	450.00'	91.96°	N 30°55'46" W	91.80'
C14	50.00'	145.12°	S 88°04'17" W	99.28'
C15	50.00'	116.68°	N 58°04'13" E	91.95'
C16	450.00'	122.90°	N 51°12'08" W	122.52'
C17	450.00'	72.10°	N 63°37'00" W	72.03'
C18	510.00'	41.24°	N 70°49'22" W	41.23'
C19	510.00'	174.51°	S 63°20'13" E	173.66'
C20	510.00'	110.13°	S 47°20'53" E	109.91'
C21	50.00'	55.82°	N 36°54'27" E	52.97'
C22	50.00'	48.90°	S 83°05'33" E	46.97'
C23	50.00'	52.36°	S 25°04'30" E	50.00'
C24	50.00'	48.90°	S 32°56'33" W	46.97'

C25	50.00'	55.82'	N 87°03'27" W	52.69'
C26	510.00'	91.81'	S 30°13'57" E	91.97'
C27	50.00'	59.08'	N 38°46'28" E	55.70'
C28	50.00'	45.64'	S 81°13'32" E	44.07'
C29	50.00'	52.36'	S 25°04'30" E	50.00'
C30	50.00'	45.64'	S 31°04'31" W	44.07'
C31	50.00'	59.08'	N 88°55'29" W	55.70'
C32	50.00'	59.14'	N 38°48'33" E	55.75'
C33	50.00'	63.60'	S 70°51'57" E	59.60'
C34	50.00'	79.92'	S 11°21'56" W	74.48'
C35	50.00'	59.14'	N 88°57'34" W	55.75'
C36	275.00'	38.21'	N 60°56'40" E	38.18'
C37	275.00'	31.82'	N 53°42'32" E	31.23'
C38	50.00'	99.25'	N 47°38'47" E	84.05'
C39	50.00'	87.70'	S 24°54'46" E	76.88'
C40	50.00'	74.28'	S 67°53'40" W	67.64'
C41	325.00'	43.91'	S 54°19'28" W	43.88'
C42	325.00'	38.18'	S 61°33'35" W	38.15'
C43	275.00'	30.06'	S 68°03'23" W	30.04'
C44	357.89'	64.08'	N 13°54'42" W	63.99'

LINE	BEARING	DISTANCE
L1	S 50°27'14" W	50.45'
L2	S 55°10'40" W	71.65'
L3	S 25°04'30" E	10.04'
L4	S 62°28'12" W	38.12'
L5	N 16°51'38" E	29.20'
L6	N 64°55'30" E	29.02'



**TEXAS  
SURVEYING**  
INC.

FORM No. 10170000 - [www.txsurveying.com](http://www.txsurveying.com)





BEING A 140.302 ACRES TRACT OF LAND BEING CALLED OUT OF THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE L. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT AS RECORDED IN DOC#201612054 & ALL OF THAT CERTAIN TRACT AS RECORDED IN DOC#201612056, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 8, WILLOW WOOD, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; AS RECORDED IN VOLUME 361-A, PAGE 32, PLAT RECORDS OF PARKER COUNTY, TEXAS, IN THE CALLED NORTH RIGHT OF WAY OF KINGS GATE ROAD, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS, FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 39°19'35" W 1594.92 FEET ALONG SAID KINGS GATE ROAD TO A POINT, IN THE APPROXIMATE CENTERLINE OF CLEAR FORK TRINITY RIVER, FOR THE MOST SOUTHERLY CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER THE FOLLOWING COURSES AND DISTANCES:  
N 66°55'33" W 356.22 FEET  
N 35°07'07" W 75.46 FEET, BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT 1, BLOCK B OF CROWN POINTE ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN PC. D. SL. 148, P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID CROWN POINTE ADDITION THE FOLLOWING COURSES AND DISTANCES:  
N 20°44'43" W 161.89 FEET  
N 06°39'20" W 341.87 FEET  
N 46°37'02" W 59.97 FEET  
N 76°48'22" W 302.35 FEET  
N 38°32'03" W 210.00 FEET  
N 20°14'28" W 205.06 FEET  
N 22°27'19" E 75.76 FEET  
N 19°06'55" E 68.26 FEET  
N 52°26'00" W 289.92 FEET  
N 15°54'04" E 242.57 FEET  
N 07°58'02" W 123.34 FEET  
N 50°44'27" W 215.39 FEET  
N 00°10'48" E 261.71 FEET  
N 23°12'58" W 280.36 FEET  
N 37°51'23" W 465.27 FEET  
N 83°42'14" W 303.51 FEET  
N 35°45'42" W AT 78.28 FEET PASS A POINT BEING THE EASTERLY COMMON CORNER OF LOT 2, BLOCK B, OF SAID CROWN POINTE ADDITION AND THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2562, P. 1672, O.P.R.P.C.T., AND IN ALL 227.04 FEET TO A POINT, FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID V. 2562, P. 1672 THE FOLLOWING COURSES AND DISTANCES:  
N 42°04'53" W 178.63 FEET  
N 72°34'22" W 133.71 FEET  
S 70°41'01" W 225.01 FEET  
N 49°22'02" W 181.64 FEET  
N 10°09'20" E 179.00 FEET  
N 64°00'18" W 213.66 FEET  
N 36°10'11" W 169.13 FEET  
N 84°54'49" W 338.86 FEET  
N 14°08'29" E 57.57 FEET  
THENCE N 89°46'40" E 32.53 FEET  
THENCE N 11°36'52" W 173.16 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.

THENCE N 16°17'07" E 95.77 FEET TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, BEING THE WESTERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR THE NORTH CORNER OF THIS TRACT.

THENCE S 50°16'28" E 407.31 FEET ALONG SAID V. 2317, P. 1856 TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, AT THE SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE SAID V. 2317, P. 1856 THE FOLLOWING COURSES AND DISTANCES:  
N 89°42'50" E 760.91 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 00°17'38" W 365.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 89°58'56" E 857.93 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT 5, BLOCK 12 OF SAID WILLOW WOOD ADDITION, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID WILLOW WOOD ADDITION THE FOLLOWING COURSES AND DISTANCES:  
S 15°53'32" W 375.75 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.  
S 89°52'28" E 230.00 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.  
S 00°48'52" W 322.30 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.  
N 89°55'32" E 425.00 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 00°37'35" E 538.20 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 87°55'01" E 758.00 FEET TO A 2" STEEL POST, FOR CORNER OF THIS TRACT.  
S 07°25'22" W 473.88 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER OF THIS TRACT.  
S 26°31'49" E 120.95 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
N 62°36'07" E 691.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 35°01'38" E 288.36 FEET TO A FOUND 5/8" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 44°36'33" W 363.88 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 20°01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 12°53'49" E 180.17 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 30°25'58" E 244.61 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 43°10'50" E 181.51 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.  
N 85°58'58" E 205.15 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.  
S 87°23'04" E 126.42 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.  
S 00°36'36" E 183.34 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

**SURVEYORS CERTIFICATE**

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WILLOW PARK.

**FOR REVIEW ONLY**

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76088  
WEATHERFORDTXSURVEYING.COM - 817-594-0400  
FIELD DATE MAY 19, 2018 - JMM/SSP  
PLAT PREPARATION DATED JULY 2018.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WFO TRINITY LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-14, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 1-14, BLOCK 7; BLOCK 8, BLOCK 9, BLOCK 10, BLOCK 11, THE RESERVES AT TRINITY, AN ADDITION TO THE CITY OF WILLOW PARK, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. WFO DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES; 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES; 3. THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT; 4. NO BUILDING, 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 OF WILLOW PARK; 5. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR; 6. 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 PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WILLOW PARK'S USE THEREOF; 7. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS 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 IN THE EASEMENTS & THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL 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 WITHOUT THE NECESSITY AT ANY TIME PERMISSION FROM ANYONE; 8. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

WITNESS MY HAND AT \_\_\_\_\_, PARKER COUNTY, TEXAS  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22
B2	N 35°07'07" W	75.46
B3	N 20°44'43" W	161.89
B4	N 06°39'20" W	341.87
B5	N 46°37'02" W	59.97
B6	N 76°48'22" W	302.35
B7	N 38°32'03" W	210.00
B8	N 20°14'28" W	205.06
B9	N 22°27'19" E	75.76
B10	N 19°06'55" E	68.26
B11	N 52°26'00" W	289.92
B12	N 15°54'04" E	242.57
B13	N 07°58'02" W	123.34
B14	N 50°44'27" W	215.39
B15	N 00°10'48" E	261.71
B16	N 23°12'58" W	280.36
B17	N 83°42'14" W	303.51
B18	N 35°45'42" W	227.04
B19	N 42°04'53" W	178.63
B20	N 72°34'22" W	133.71
B21	S 70°41'01" W	225.01
B22	N 49°22'02" W	181.64
B23	N 10°09'20" E	179.00
B24	N 64°00'18" W	213.66
B25	N 36°10'11" W	169.13
B26	N 14°08'29" E	57.57
B27	N 89°46'40" E	32.53
B28	N 11°36'52" W	173.16
B29	S 63°39'38" E	379.53
B30	S 15°53'32" W	375.75
B31	S 89°52'28" E	230.00
B32	S 00°48'52" W	322.30
B33	N 89°55'32" E	425.00
B34	S 00°37'35" E	538.20
B35	S 26°31'49" E	120.95
B36	S 35°01'38" E	288.36
B37	S 44°36'33" W	363.88
B38	S 20°01'39" W	285.41
B39	S 12°53'49" E	180.17
B40	S 30°25'58" E	244.61
B41	S 43°10'50" E	181.51
B42	N 85°58'58" E	205.15
B43	S 87°23'04" E	126.42
B44	S 00°36'36" E	183.34

**ROAD LINE TABLE**

LINE	BEARING	DISTANCE
RL1	N 49°32'56" W	72.38
RL2	N 30°52'24" W	46.84
RL3	N 25°04'30" W	1033.73
RL4	S 64°55'30" W	469.98
RL5	S 44°55'30" W	30.02
RL6	S 45°32'50" W	74.97
RL7	N 52°26'00" W	50.49
RL8	N 45°32'50" E	81.98
RL9	N 64°55'30" E	30.02
RL10	N 64°55'30" E	469.98
RL11	N 25°04'30" W	838.68
RL12	N 73°08'22" W	200.00
RL13	N 76°27'54" W	561.35
RL14	N 16°17'07" E	66.13
RL15	S 76°27'54" E	561.35
RL16	S 73°08'22" E	200.00
RL17	S 25°04'30" E	1922.41
RL18	S 68°13'27" E	46.84
RL19	S 49°32'56" E	70.61
RL20	S 39°19'35" W	90.02

**ROAD CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	DEGREE OF CURVE
RC1	510.00'	217.85'	N 37°18'43" W	216.19'	24°28'26"	11°14'04"
RC2	325.00'	223.72'	S 64°38'43" W	219.33'	39°26'28"	17°37'46"
RC3	275.00'	282.31'	S 74°57'24" W	270.08'	58°49'07"	20°50'05"
RC4	325.00'	333.64'	N 74°57'24" E	319.18'	58°49'07"	17°37'46"
RC5	275.00'	189.30'	N 84°38'43" E	185.59'	39°26'28"	20°50'05"
RC6	450.00'	377.50'	N 49°06'26" W	366.53'	48°03'52"	12°43'57"
RC7	510.00'	300.99'	N 55°13'57" W	296.64'	33°48'51"	11°14'04"
RC8	510.00'	28.72'	N 37°05'34" W	28.72'	4°27'49"	11°14'04"
RC9	450.00'	326.73'	N 55°39'48" W	319.62'	41°36'12"	12°43'57"
RC10	510.00'	314.04'	N 58°49'29" W	309.10'	35°16'50"	11°14'04"
RC11	450.00'	466.13'	N 70°51'33" W	445.57'	59°20'58"	12°43'57"
RC12	510.00'	558.13'	N 69°10'56" W	530.69'	62°42'12"	11°14'04"
RC13	450.00'	73.00'	N 42°28'41" W	72.92'	9°17'41"	12°43'57"
RC14	510.00'	112.35'	S 44°08'31" E	112.13'	12°37'20"	11°14'04"
RC15	450.00'	492.47'	S 69°10'56" E	468.28'	62°42'12"	12°43'57"
RC16	510.00'	528.28'	S 70°51'33" E	504.98'	59°20'58"	11°14'04"
RC17	450.00'	277.09'	S 58°49'29" E	272.74'	35°16'50"	12°43'57"
RC18	510.00'	370.32'	S 55°39'48" E	362.24'	41°36'12"	11°14'04"
RC19	450.00'	35.06'	S 37°05'36" E	35.05'	4°27'49"	12°43'57"
RC20	450.00'	265.58'	S 56°13'57" E	261.74'	33°48'51"	12°43'57"
RC21	510.00'	427.83'	S 49°06'26" E	415.40'	48°03'52"	11°14'04"
RC22	450.00'	192.22'	S 37°18'43" E	190.76'	24°28'26"	12°43'57"

**DRAINAGE ESMT. CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	DEGREE OF CURVE
DE-C1	207.50'	72.43'	N 54°55'30" E	72.06'	20°00'00"	27°36'45"
DE-C2	192.50'	67.20'	S 54°55'30" W	66.85'	20°00'00"	29°45'51"

**ONCOR ESMT. LINE TABLE**

LINE	BEARING	DISTANCE
ONC-L1	N 70°04'30" W	255.50'
ONC-L2	S 64°55'30" W	304.73'
ONC-L3	N 25°04'30" W	440.62'
ONC-L4	N 64°55'30" E	185.00'
ONC-L5	N 16°50'08" E	162.47'
ONC-L6	S 26°31'49" E	14.56'
ONC-L7	S 16°50'08" W	156.35'
ONC-L8	S 64°55'30" W	179.46'
ONC-L9	S 25°04'30" E	420.62'
ONC-L10	N 64°55'30" E	298.87'
ONC-L11	S 70°04'30" E	252.77'

**DRAINAGE ESMT. LINE TABLE**

LINE	BEARING	DISTANCE
DE-L1	N 44°55'30" E	24.91'
DE-L2	N 64°55'30" E	268.12'
DE-L3	N 25°04'30" W	182.69'
DE-L4	N 64°55'30" E	15.00'
DE-L5	S 25°04'30" E	197.69'
DE-L6	S 64°55'30" W	283.12'
DE-L7	S 44°55'30" W	30.37'

**STATEMENT ACKNOWLEDGING EASEMENTS:**

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS 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 IN SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

**FLOOD HAZARD NOTE:**

ON THE DATE OF THIS SURVEY THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE F.E.M. COMMUNITY PANEL 46367C300E DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

**PROPERTY CORNER NOTE:**

ALL PROPERTY CORNERS ON OUTER BOUNDARY ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.  
ALL LOT CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

**COMMON ACCESS AND PARKING NOTE:**

A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING, DRIVEWAY, AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION, HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

**BUILDING SETBACK:**

ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

**UTILITY EASEMENTS:**

THERE SHALL BE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS WITHIN THIS ADDITION.

**LIEN HOLDER NOTE:**

THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

**SUBSURFACE UTILITIES:**

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

**FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING:**

ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING DISTRICT REGULATIONS OF THE CITY OF WILLOW PARK. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

**CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL**

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY MAYOR

BY: \_\_\_\_\_  
CITY SECRETARY

RESERVED FOR

# ***CITY OF WILLOW PARK, TEXAS***

## **ORDINANCE NO. 740-16**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A CHANGE IN ZONING TO PD PLANNED DEVELOPMENT ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 140.3 ACRES OF LAND LOCATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY AND THE CITY OF WILLOW PARK, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park is a municipal corporation duly and legally formed in the State of Texas; and

**WHEREAS**, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and

**WHEREAS**, pursuant to Chapter 211 TEXAS LOCAL GOVERNMENT CODE, the City of Willow Park has the authority to adopt comprehensive zoning plans and to amend said plans for the purposes of promoting the health, safety and welfare of the City; and

**WHEREAS**, the owner of that certain 140.3 acre tract of land described on Exhibit "A" attached hereto has applied for a change in zoning to "PD" Planned Development District consistent with the development standards and Site Plan attached hereto as Exhibit "B" and "C" respectively; and

**WHEREAS**, a public hearing on the zoning change was held by the Planning and Zoning Commission of the City of Willow Park and a final report for recommendations was submitted to the governing body of the

City; and

**WHEREAS**, the City of Willow Park held a public hearing subsequent to that of the Planning and Zoning Commission and subsequent to receiving the final report and recommendations of the Planning and Zoning Commission with respect to the application for a zoning change; and

**WHEREAS**, the City Council finds that the change is consistent with surrounding zoning as shown in the Comprehensive Plan; and

**WHEREAS**, all requirements concerning notice to adjacent property owners, publication and other procedural requirements have been complied with in accordance with Chapter 211, TEXAS LOCAL GOVERNMENT CODE; and

**WHEREAS**, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning classification: "PD Planned Development District" zoning district classification set forth herein; and

WHEREAS, the City of Willow Park has adopted a Comprehensive Plan for the long range development of the municipality and inclusion of the planned development district described herein is consistent with that long range plan.

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

#### SECTION 1. AUTHORIZATION

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

#### SECTION 2. LAND USE PERMITTED

The zoning district classification and use designation of the Property described in Exhibit "A" is hereby changed to "PD Planned Development District" zoning district classification and use allowing the use and development of the Property described in Exhibit "A" in accordance with the development standards on Exhibit "B" and the Site Plan on Exhibit "C". Exhibit "A", Exhibit "B", and Exhibit "C" are attached hereto and incorporated herein for all purposes.

#### SECTION 3. MAP AMENDMENT

The City Secretary is hereby directed to amend the official zoning map to reflect the adoption of the zoning approved herein consistent with markings as specified by Municipal Code of Ordinances of the City of Willow Park.

#### SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by any court,

such invalidity shall not affect the validity of other provisions or applications, and to this end the provisions of this Ordinance are severable.

#### SECTION 5. RECITALS

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

#### SECTION 6. PUBLICATION

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

#### SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and after publication as required by law.

PASSED AND ADOPTED this 25<sup>th</sup> day of October, 2016

/s/

  
Mayor

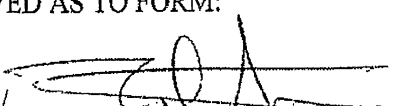
ATTEST:

/s/

  
City Secretary

APPROVED AS TO FORM:

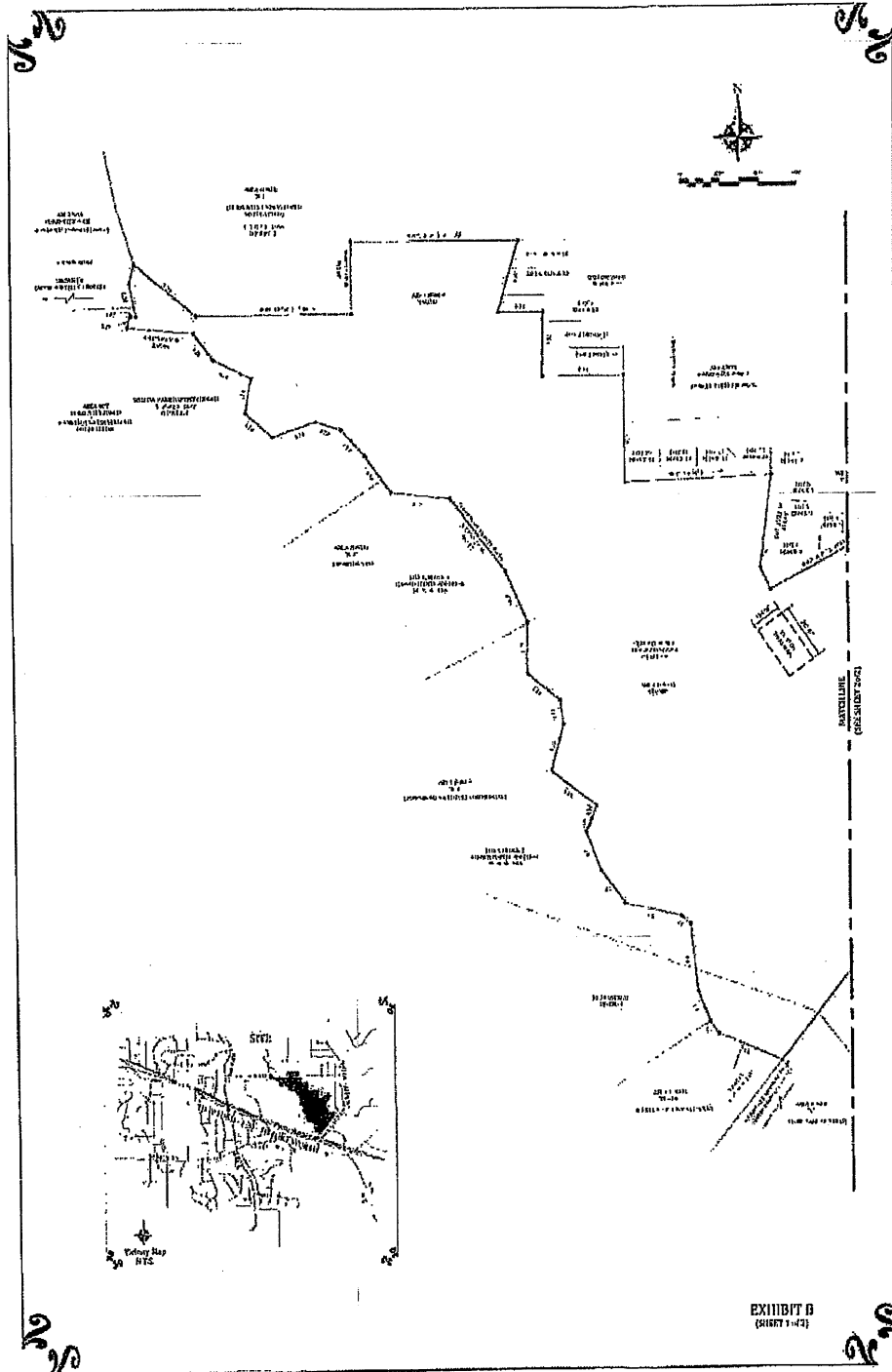
/s/

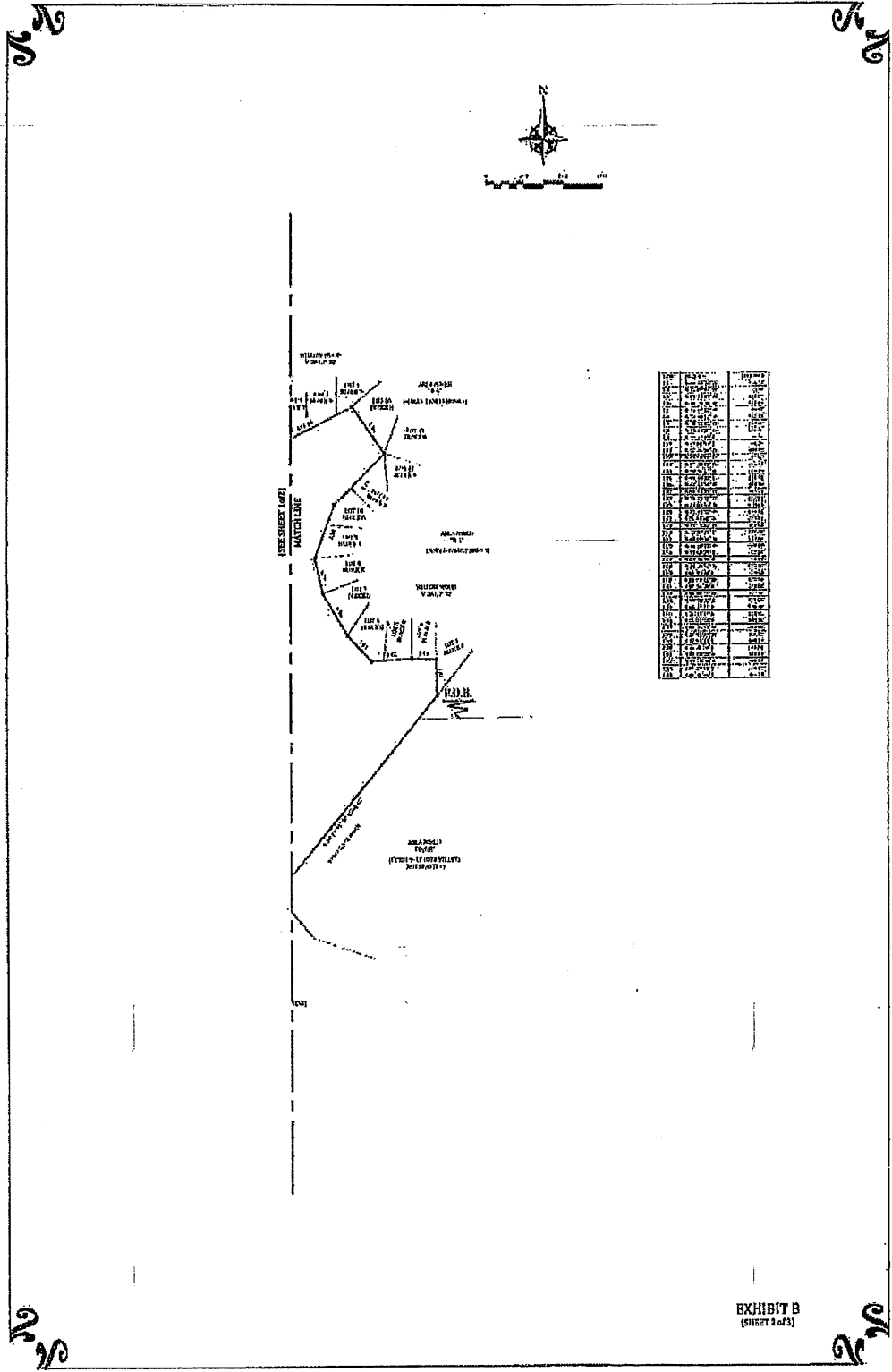
  
City Attorney

The Willow Park City Council in acting on Ordinance No. 740-16, did on the 25<sup>th</sup> day of October 2016 did vote as follows:

	<u>FOR</u>	<u>AGAINST</u>
Richard Neverdousky, Mayor	_____	_____
Daniel Houge, Place 1	_____✓_____	_____
Gene Martin, Place 2	_____✓_____	_____
Greg Runnebaum, Place 3	_____✓_____	_____
John Gholson, Place 4	_____✓_____	_____
Marcy Galle, Place 5	_____✓_____	_____

**Exhibit A**  
**Description of Property**





## TRACT DESCRIPTION

BEING A 140.301 ACRE TRACT OF LAND BEING CALLED OUT OF THE A. MCCARVER SURVEY, ABSTRACT No. 910, THE W. FRANKLIN SURVEY, ABSTRACT No. 468, THE I. HENDLEY SURVEY, ABSTRACT No. 619, THE M. EDWARDS SURVEY, ABSTRACT No. 1955, AND THE J. FROMAN SURVEY, ABSTRACT No. 471, ALL IN PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF KINGS GATE ROAD, FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE TO POINTS FOR CORNERS THE FOLLOWING COURSES AND DISTANCES:

South 39°19'35" West, 1,594.92 feet  
North 66°55'33" West, 356.22 feet  
North 35°07'07" West, 75.46 feet  
North 20°44'43" West, 161.89 feet  
North 6°59'20" West, 341.87 feet  
North 46°37'02" West, 59.97 feet  
North 76°48'22" West, 302.35 feet  
North 38°32'03" West, 210.00 feet  
North 20°14'28" West, 205.06 feet  
North 22°27'19" East, 75.76 feet  
North 19°06'55" East, 68.26 feet  
North 52°26'00" West, 289.92 feet  
North 15°54'04" East, 242.57 feet  
North 7°58'02" West, 123.34 feet  
North 50°46'27" West, 215.39 feet  
North 0°10'48" East, 261.71 feet  
North 23°12'58" West, 280.36 feet  
North 37°51'23" West, 465.27 feet  
North 83°42'14" West, 303.51 feet  
North 35°45'42" West, 227.04 feet  
North 42°04'53" West, 178.63 feet  
North 72°34'22" West, 133.71 feet  
South 70°41'01" West, 225.01 feet  
North 49°22'02" West, 181.64 feet  
North 10°09'20" East, 179.00 feet  
North 64°00'18" West, 213.66 feet  
North 36°10'11" West, 169.13 feet  
North 24°54'49" West, 338.85 feet  
North 14°08'29" East, 57.57 feet  
North 89°46'40" East, 32.53 feet  
North 11°36'52" West, 173.16 feet  
North 16°17'07" East, 95.77 feet  
South 50°16'28" East, 407.31 feet  
North 89°42'50" East, 780.91 feet  
North 0°17'38" West, 365.04 feet  
South 89°58'56" East, 857.93 feet  
South 15°53'32" West, 375.75 feet  
South 89°52'28" East, 230.00 feet  
South 0°48'52" West, 322.30 feet  
North 89°55'32" East, 425.00 feet  
South 0°37'55" East, 538.20 feet  
North 87°55'01" East, 758.00 feet  
South 7°25'22" West, 473.88 feet  
South 26°31'49" East, 120.95 feet  
North 62°36'07" East, 691.04 feet  
South 35°01'38" East, 288.38 feet  
South 44°36'33" West, 363.88 feet  
South 20°01'39" West, 285.41 feet  
South 12°53'49" East, 180.17 feet  
South 30°25'58" East, 244.61 feet  
South 43°10'50" East, 181.51 feet  
North 85°58'58" East, 205.15 feet  
South 87°23'04" East, 126.42 feet  
South 0°36'36" East, 183.34 feet TO THE POINT OF BEGINNING, BEING A 140.301 ACRE TRACT OF LAND.

EXHIBIT B  
(SHEET 3 of 3)

**Exhibit B**  
**PD Development Standards**

1. **Definitions.**

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

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

3. **Site Plan; Future Approvals.**



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

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

5. Permitted Uses.

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

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

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

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

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

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

- a. Single family detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:

- i. Minimum lot size: 5,000 square feet
- ii. Minimum front yard setback: 15 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
- iii. Minimum side yard setback: 5
- iv. Minimum rear yard setback: 20
- v. Maximum lot coverage: 45 percent (includes the footprint of all enclosed buildings on a lot)
- vi. Maximum building height: 35 feet and two stories
- vii. Maximum number of single family detached homes within the Property: 97
- viii. Minimum gross living area per dwelling unit: 2,200 square feet
- ix. Two car front entry garages are permitted.

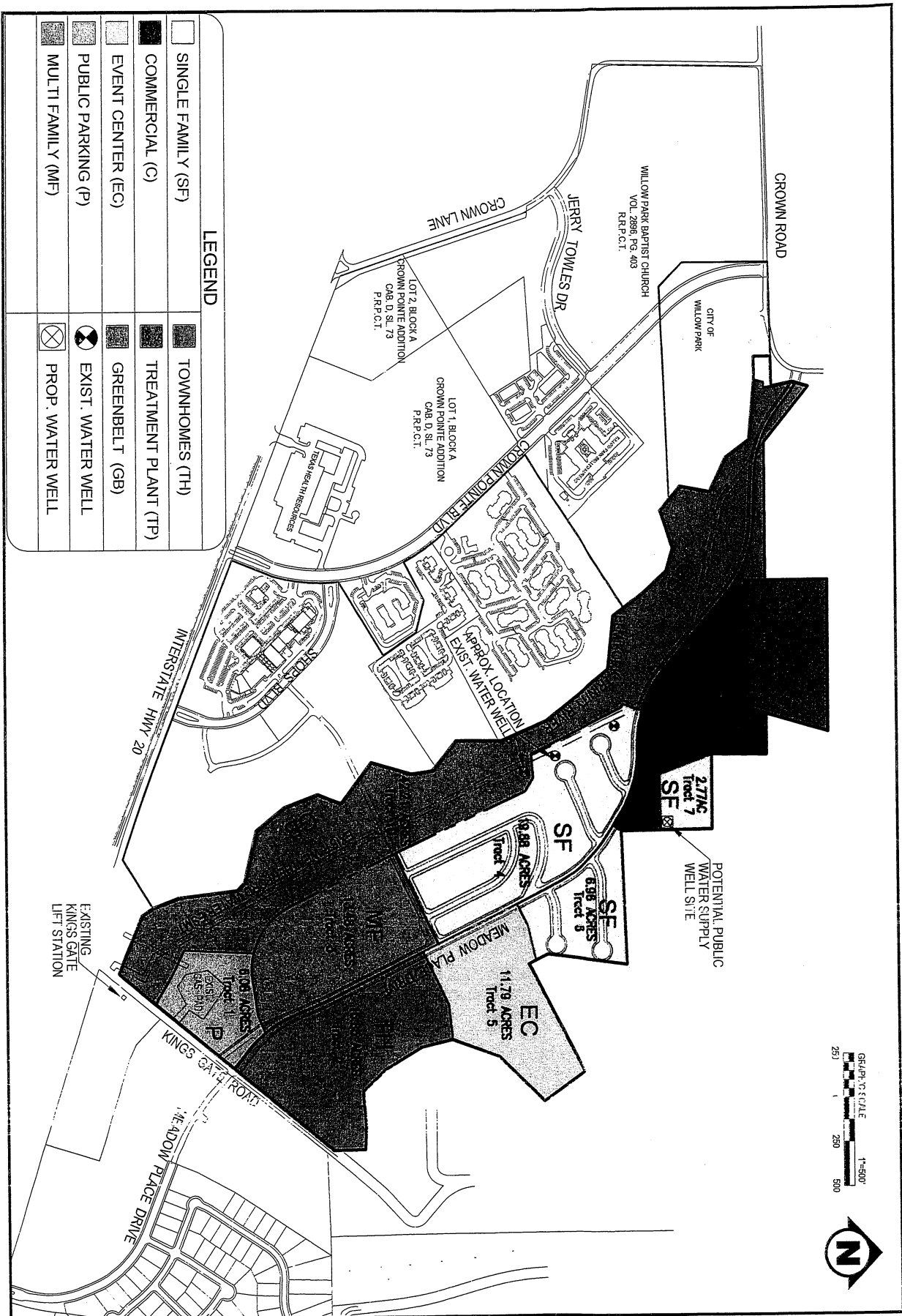
- b. Townhomes may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for a townhome:

- i. Minimum lot size: 1,600 square feet
- ii. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
- iii. Minimum side yard setback: none, except a minimum five foot side setback is required on a corner side yard that abuts a street
- iv. Minimum rear yard setback: none
- v. Minimum setback from the boundary of the townhome (TH) planning area: 20 feet

- vi. Maximum lot coverage: none
  - vii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories
  - viii. Maximum density: ten dwelling units per gross acre
  - ix. Minimum gross living area per dwelling unit: 1,200 square feet
  - x. Exterior construction and design regulations: Minimum standard masonry construction: 85% of exterior cladding of the structure. Masonry construction shall include all construction of a minimum of two different coordinated stone and/or brick materials, defined as follows: (a) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock or other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. (b) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specifications for Face Brick (Solid Masonry Unit Made of Clay or Shale) and be Severe Weather (SW) grade and type FBA or FBS or better. Unfired or underfired clay, sand or shale brick are not allowed.
- c. Single family detached homes shall have a minimum roof pitch of 3:12.
  - d. Single family detached homes shall be subject to the following:
    - i. The front elevation of each residence shall be 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. Each side and rear elevations of a residence shall be at least 50 percent masonry, exclusive of doors, windows, dormers, and other architectural elements, except that a side elevation abutting a side street shall be at least 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. For purposes of this paragraph, masonry means stucco, EIFS, brick, and stone.
  - e. Single family detached homes with the same floor plan and architectural front elevation must have at least three lots of separation between them on the same side of the street and must not be directly across the street from each other.
  - f. Front and rear yard setbacks in the commercial (C) planning area and the event center (EC) planning area shall be a minimum of 20 feet.
  - g. The front yard setback shall apply based on the zoning of the lot, regardless of whether property along a block face is split by two or more zoning districts that require different front yard setbacks.
  - h. Building lines shall not be required on plats.

7. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.
8. Overlay Districts. No overlay zoning district regulations shall apply to the Property, including, but not limited to, the I-20 overlay district regulations.
9. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot.
10. Signs. The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance.
11. Fencing. Perimeter fencing is not required.
12. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain. Required parking spaces are not required to be located on the same platted lot as the use that the parking serves but must be adjacent to or accessible from the use that the parking serves. Each townhome shall include a minimum of two parking spaces in an attached garage. For multi-family uses, a minimum of ten percent of the dwelling units shall have a garage, which shall count towards any covered parking requirements.
13. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent private lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch thick concrete and otherwise constructed in accordance with the City's standard specifications.
14. Hike and Bike Trail; Open Space.
  - a. A hike and bike trail that is a minimum of three feet in width and a maximum of 11 feet in width shall be constructed within the greenbelt (GB) planning area shown on the Site Plan. The trail shall be constructed of crushed granite, hot mix asphaltic, concrete, or other material approved by the City. Construction of the trail shall be phased with the development, and shown on each final plat. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning area shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include lakes.

- b. With the exception of the areas referenced in Section 14(a) that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.
  - c. There are no park land dedication, park fee, or open space requirements applicable to this Property.
- 15. Storm Water. Storm water from the Property shall be discharged directly into the Clear Fork of the Trinity River. Storm water detention and retention are not required for the development of the Property so long as the Property is in compliance with all applicable storm water regulations.
- 16. Streets.
  - a. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
  - b. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.



<b>PD CONCEPT PLAN</b> <b>SHOPS AT WILLOW PARK - NORTH</b> CITY OF WILLOW PARK PARKER COUNTY, TEXAS		<b>Barron-Stark-Swift</b> Consulting Engineers <i>Engineers</i>		REVISIONS NO. DESCRIPTION DATE	
PROJECT NO.	1585	DESIGN	100		
DRAWN	100	CHECKED	100		
DATE	JUNE 2014				
SHEET	1.0				

EXHIBIT C





## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> September 25 <sup>th</sup> , 2018	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 6

Consider a Final Plat Willow Park Business Plaza being 5.45 acres of land being a Replat of Lot 1, Block 1, Fawcett Addition, City of Willow Park, Parker County, Texas, located in the 5600 Block of East I-20 Service Road and Willow Crossing Drive.

### BACKGROUND:

The owner proposes to resubdivide this commercial lot into four lots for development. The property is located south on I-20 Service Road and Willow Bend Drive. A 26' north-south access easement is dedicated to facilitate access across the property. There are 25' utility easements along the east and west side of the property as well as the access easement serving a dual purpose.

The lots will be served by extension of an existing 8" water main in Willow Bend Drive, The water main will be extended and looped to provide domestic water to the lots as well as fire protection. Sanitary sewer service will be provided by extension of an 8" sanitary sewer main in Willow Crossing Drive and on the east side of the property.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of Willow Park Business Park Plaza Addition meets the requirements of this Subdivision Ordinance and Staff recommends approval.

### EXHIBITS:

Plat Application  
Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	\$ N/A
	<b>Source of Funding</b>	\$ 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): INTERSTATE HIGHWAY 20

Name of Additions: WILLOW PARK BUSINESS PLAZA

Location of Addition: IH-20 EAST BOUND SERVICE ROAD AND WILLOW CROSSING DRIVE

Number of Lots: 4 Gross Acreage: 5.45 Zoning: \_\_\_\_\_ # of New Street Intersections: \_\_\_\_\_

## PROPERTY OWNER:

Name: BAR-KO LAND COMPANY, LLC

Contact: BRYSON ADAMS

Address: 2121 McCLENDON ROAD

Phone: 817 253 2494

City: WEATHERFORD

Fax: \_\_\_\_\_

State: TX Zip: 76088

Email: badams@mk-transfer.com

Signature: [Signature]

## 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: 76132

Email: cynthias@barronstark.com

Signature: [Signature]

## 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: [Signature]

**ENGINEER:**

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

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: 

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 PROVIDERS**

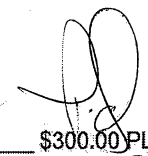
Electric Provider: ONCOR

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): NA

**APPLICATION FEES**

 **FEE SCHEDULE**  
✓ \$300.00 PLUS 25<sup>00</sup> \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR \$400<sup>00</sup>  
\$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: \$ \_\_\_\_\_ \$ \_\_\_\_\_

\$ \_\_\_\_\_ \$ \_\_\_\_\_

Receipt Number: \_\_\_\_\_

**PLAT REVIEW CHECKLIST:**

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

**I. GENERAL:**

Name of Addition:

WILLOW PARK BUSINESS PLAZA

**Applicant:**

BARRON STARK ENGINEERS

Property Owner(s):

BAR-KO LAND COMPANY, LLC

**Location of Addition:**

INTERSTATE 20

## II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

**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

NA

### III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- A. Final Plat Application (original signatures)
- B. Final Plat Drawing (5 paper copies & 1 digital copy)
- C. Drainage Study (5 paper copies & 1 digital)
- 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

NA

#### IV. REQUIRED DOCUMENTS FOR A REPLAT

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

✓  
✓  
✓  
WITH FINAL PLANS  
WITH MYLARS  
✓  
✓  
✓  
WITH MYLARS

✓  
✓  
✓  
OK  
✓  
✓  
✓  
N/A  
OK

## V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

NA

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

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	✓	✓
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)	WITH FINAL PLAT	OK
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	✓

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

Willow Park  
Plat  
Building Official Review

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**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? ACCESS

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?

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. CHEN

Date: 09/11/2018

Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road?

☒ Yes

No

If yes, which road? I-20 SERVICE RD  
WILLOW CROSSING DR

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? N/A

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? \_\_\_\_\_

**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: 09/12/2018

Willow Park

Plat

Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? Yes

No

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

Is the footprint of any built improvement in the 100-year flood plain? Yes

No

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

Is the footprint of any habitable structure in the 100-year flood plain? Yes

No

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

Staff Review:

Base flood elevations confirmed? Yes

No

Does the proposed project pose any safety concerns? Yes

No

DRAINAGE IMPROVEMENT PLANS WITH  
EACH LOT DEVELOPMENT

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 09/11/2018



