



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Thursday, December 13, 2018 6:00 pm
Agenda

Call to Order

Determination of Quorum

Items to be considered and acted upon

1. Public Hearing to consider and act on a request to rezone from R-3 Multifamily District to PD Planned Development District, 8.01 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

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Thursday, November 29th, 2018 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date:
November 27, 2018

Department:
Development Services

Presented By:
Betty Chew

AGENDA ITEM: 8

Consider and act on a request to rezone from R-3 Multifamily District to PD Planned Development District, 8.01 acres J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas, located at 8892 East Bankhead Hwy.

BACKGROUND:

The proposed Planned Development consists of an 8.01 acre tract of land to be developed as a Senior Living Complex.

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 Comprehensive Plan states: Create a Range of Housing Opportunities and Choices. A range in housing options is important to ensure that "full-life cycle" housing is available to enable residents to stay within the community throughout their lives, even as housing desires change. Smaller start homes, larger homes, apartments, townhomes, and retirement facilities are important to ensure adequate housing for young adults, families with children, empty-nesters and retirees. This is a housing option the City does not have.

The owner is requesting PD Planned Development District zoning to further define the development and to ensure a coordinated, secure and attractive Senior Living Community. The property will be developed with a 144 unit age restricted (62 years of age or older) housing complex with recreation facilities including swimming pools, club house, recreation courts, walking trails and other private recreation facilities.

Property owners were notified by mail and Notice of Public Hearing has been published and posted.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff supports a recommendation for approval of the PD Planned Development District zoning.

EXHIBITS:

Application
Concept Plan
Elevation Drawings
Planned Development Regulations

ADDITIONAL INFO:

FINANCIAL INFO:

Cost N/A

Source of Funding N/A



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

PLANNED DEVELOPMENT APPLICATION

Name of Applicant/Company: BAR-KO LAND CO., LLC Phone: () 817-253-2494

Address of Applicant: 2121 McCLENDON RD., WEATHERFORD, TX 76088
Street City State Zip

Applicant's Fax: () N/A Email: bryson704@hotmail.com

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

Owner's Address: _____
Street City State Zip

Owner's Fax: () Email: _____

Engineer's Name: BARRON-STARK Phone: () 817-231-8100

Engineer's Address: 4221 Southwest Blvd., F.W. TX 76132
Street City State Zip

Engineer's Fax: () Email: chucks@barronstark.com

Location of Property: BANKHEAD COMMONS

Legal Description of Property: 8.01 ACRES J. OBER SURVEY #1029

Project Name: BANKHEAD COMMONS

Brief Description of Project: PROPOSED SR. LIVING COMPLEX

Existing Zoning: MP R-3 Existing Use: VACANT Existing Acres: 8.01 Existing Lots: 0

Intended Use of property: ☒ Residential ☐ Commercial

Proposed Lots: 1 # Proposed Units: 144

Application Fee: _____ \$150.00

Signature of Owner:

CHUCK STARK AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of NOVEMBER, 2018.

NOTARY PUBLIC: Cynthia Kay Scoggin



CYNTHIA KAY SCOGGIN
Notary ID #7404668
My Commission Expires
September 5, 2022

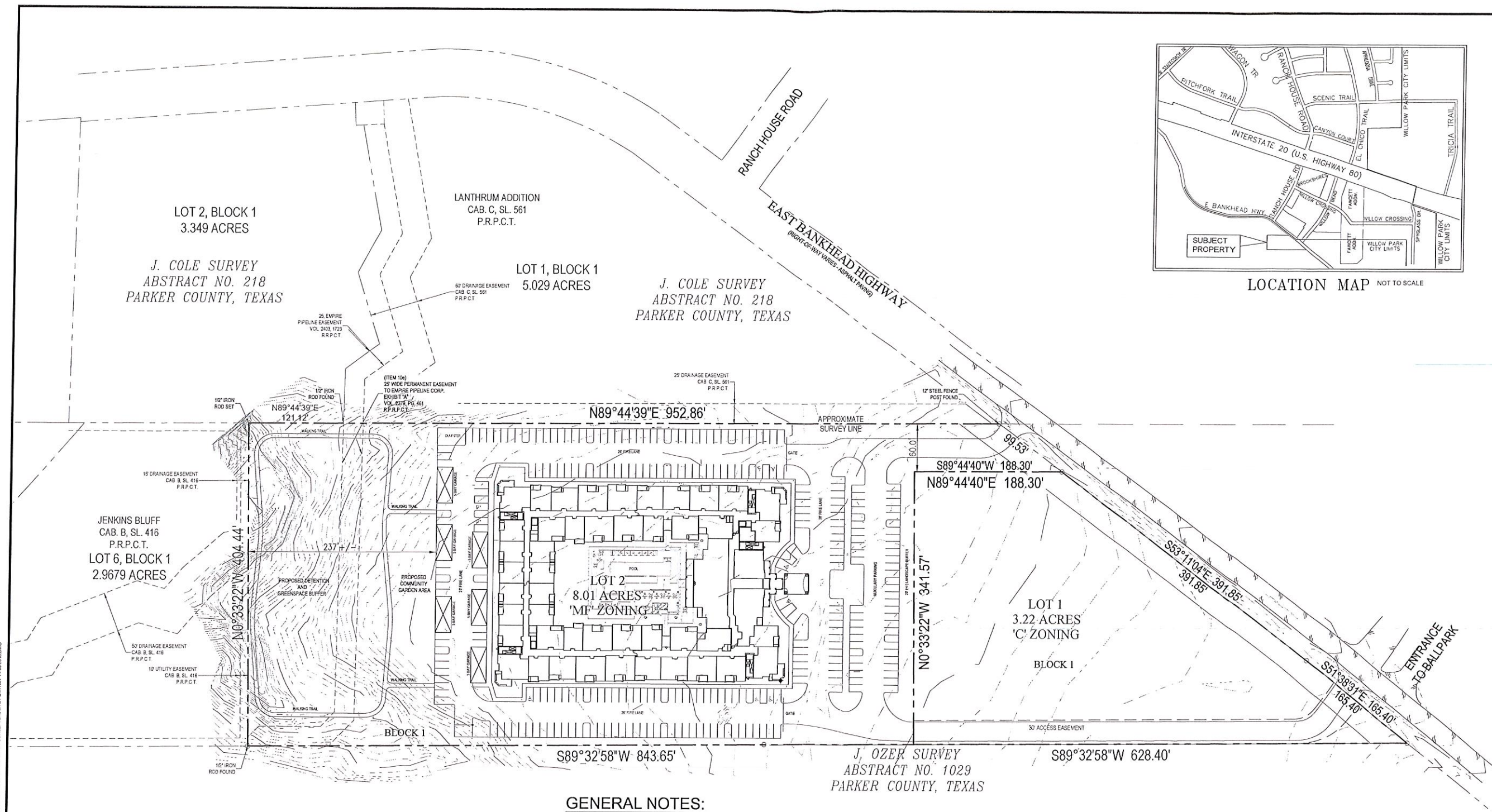
For Office Use Only

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____



LOCATION MAP NOT TO SCALE



Barron-Stark
Engineers

CONCEPTUAL ZONING SITE PLAN BANKHEAD COMMONS

CLIENT No.	107
PROJECT No.	9370
DESIGN:	cfs
DRAWN:	gg
CHECKED:	cfs

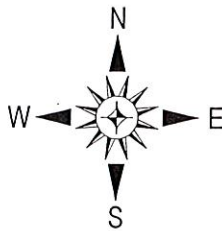
SHEET

1 of 1

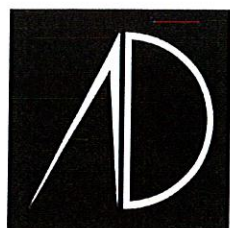
GENERAL NOTES:



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 52357



USER: CYNTHIA SWIFT
 PLOTTED ON: 11/6/2018 9:37 AM
 FILE NAME: NARBON STARK SWIFT ENCLOS107 MARTIN LAND SALES0320 11 ACRES BANKHEAD HWY TITLE & TOPOG CADSW DWG107-5070 11 AC DAMKHEAD HWY CONCEPTUAL SITE PLAN REV 1-05-2018 DWG.



ARCHITECTURE DEMAREST
 2320 Valinda Street, Studio B, Dallas, Texas 75207 • T: 214.749.6655

CONCEPTUAL ELEVATION

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

18041: BANKHEAD COMMONS
 WILLOW PARK, TX
 BAR-KO LAND COMPANY, LLC

11.12.2018

PD ZONING ORDINANCE for BANKHEAD COMMONS

AN ORDINANCE AMENDING CHAPTER 14, "ZONING", THE ZONING ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY EIGHT ACRES OUT OF THE J. OZER SURVEY, ABSTRACT NO. 1029, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FROM R-3 MULTI-FAMILY TO PD PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change was initiated by Bar-Ko Land Company, LLC under Case Number _____; and

WHEREAS, Zoning Case _____ was approved by the Willow park City Council on _____, 2018, and

WHEREAS, Bar-Ko Land Company, LLC desires to further amend the approved Zoning Case Number _____, and

WHEREAS, the City of Willow Park has complied with the notification requirements of the Texas Local Government Code and the Willow Park Zoning Ordinance, and

WHEREAS, the City Council and Planning and Zoning Commission have held public hearings and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Willow Park.

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

SECTION 1

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Concept Zoning Site Plan attached hereto as Exhibit 'A', and described by metes and bounds description attached as Exhibit 'B', by changing the zoning of said property from R-3 Multifamily District to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

The Bankhead Commons Planned Development District establishes an age restricted Senior Living Community subject to the following conditions.

BANKHEAD COMMONS
PD DEVELOPMENT STANDARDS
SECTION 2

1.0 Planned Development – Senior Living Community

- 1.01 General Description:** Senior Living units are attached units intended for lease. Access shall be allowed from access drives or parking areas connecting to adjacent public roadways. Requirements for development shall be governed by standards as described below and the City of Willow Park R-3 Design Standards (Zoning Ordinance Article 14.06.008). If there are conflicts between the requirements of Article 14.06.008 and these Planned Development requirements, the Planned Development requirements shall govern.
- 1.02 Age Limitation:** Bankhead Commons shall be a Senior Living Community with the requirement for a minimum of one primary resident of each living unit to be 62 years of age or older.
- 1.03 Permitted Uses:** Permitted uses as referenced below shall be permitted within the Planned Development District. No Single Family, Duplex or Townhome uses will be allowed within this tract.

Permitted Uses:

Community Center – Private

Attached dwelling units, age restricted for Seniors 62 years of age or older

Private Recreation Facilities

Neighborhood recreation facilities including but not limited to swimming pools, clubhouse facilities, leasing office, and recreation courts.

Accessory Uses Allowed:

Accessory buildings

Off-Street Parking

Swimming pool – private

- 1.04 Density:** The maximum allowed density for the entire tract will be 18 units per gross acre.
- 1.05 Required Parking:** Parking requirement for Bankhead Commons shall be as follows:
- One (1) off-street parking space for each one-bedroom or efficiency dwelling unit.
 - One and one-half (1.5) off-street parking spaces for each two bedroom dwelling unit.
 - Parking shall be permitted within all required front, side and rear yard areas.
 - Parking and driveways shall be paved of concrete, in accordance with paving standards established by the City of Willow Park's Subdivision Ordinances.
 - A minimum of 10% of the required parking spaces shall be enclosed garage or covered parking.

1.06 Building Materials: A minimum of eighty-five (85%) percent of the total exterior wall surfaces (excluding portals and fenestrations) of all structures shall be finished in two or more of the following materials: glass, stone, man-made-stone, brick, split face concrete block, stucco, utilizing a three-step process or similar materials or any combination thereof. The use of wood, cementitious fiberboard, hardy board, tile or EFIS as an exterior building material shall be limited to a maximum of ten percent(10%), excluding door and window openings of the total wall surfacing below the top plate line. All stairwells will be located interior to the building structures and not allowed along the exterior façade.

1.07 Architectural Standards:

- a. Façade articulation (offsets) of not less than 3 feet in depth are required for every 50' in building surface length.
- b. Patios shall not protrude more than one-foot from surrounding building exterior walls
- c. Maximum building length shall be 400 feet.
- d. Maximum building width shall be 260 feet.

1.07 Minimum Dwelling Size: The minimum floor area for units within the Planned Development shall be:

- o One bedroom unit, 725 square feet
- o Two bedroom unit, 875 square feet
- o Minimum floor area shall exclude common corridors, basements, open and screened porches/ decks and garage.

1.08 Lot Coverage: No more than forty percent (40%) of the total lot area shall be covered by main buildings and no more than fifty percent (50%) of the total lot area shall be covered by the combined area of the main buildings and accessory buildings. All buildings shall comply with those standards contained in the Willow Park Zoning Ordinance.

1.09 Front Yard: The minimum depth of the front yard shall be twenty-five (25') feet.

1.10 Side Yard: The minimum side yard on each side of the lot shall be twenty-five (25) feet. A side yard adjacent to a public street shall be a minimum of fifteen (15) feet. A building separation of twenty (20) feet shall be provided between structures up to three stories in height. Roof or eaves may overhang by no more than four (4) feet into the side yard fronting street on corner lots only. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Willow Park's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

1.11 Rear Yard: The minimum depth of the rear yard shall be fifty (50) feet. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Willow Park's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

- 1.12 **Building Height:** The permitted height of any structures shall not exceed three (3) stories with a maximum plate height of the third story being 35 feet. Maximum height to any point on the roof line shall be 45 feet.
- 1.13 **Gated Entry:** It is the intent of this Planned Development to provide a secure living environment for the residents of the development. Visitor parking and access to the leasing office area will be provided at the entry to the project but access to the residential area may be restricted by security gates. The balance of the property may be secured by an appropriate security fence acceptable to City of Willow Park prohibiting pedestrian traffic to enter into the residential areas.
- 1.14 **Open Space:** The Bankhead Commons Tract will incorporate private open space into the development as shown on the attached concept plan (Exhibit A). There is no requirement for public open space within the Bankhead Commons parcel. All private open space shall be owned and maintained by the owner of Bankhead Commons.
- 1.15 **Garbage and Trash Collection:** The garbage and trash collection will be provided by a private collection service. All freestanding dumpsters shall be screened on all four sides with an opaque masonry enclosure measuring to a height at least six (6) inches above the top of the dumpster. The opaque masonry enclosure shall be constructed of material consistent with that of the building structures.
- 1.16 **Landscaping:** Landscaping requirements shall be in accordance with the City of Willow Park standard landscaping requirements.
- 1.17 **Signage:** Signage shall be in accordance with the City of Willow Park standard signage requirements.

SECTION 3 CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4 PENALTY CLAUSE

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 5 EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the _____ day of _____, 2018.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT B
MEETS & BOUNDS DESCRIPTION

BEING 8.01 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being a portion of that certain tract of land described in deed to BAR-KO-LAND COMPANY, LLC, recorded in Instrument Number 201800575, Official Public Records, Parker County, Texas, said 8.01 acres being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the northwest corner of said BAR-KO-LAND COMPANY, LLC, 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 BAR-KO-LAND COMPANY, LLC, 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 BAR-KO-LAND COMPANY, LLC, 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 BAR-KO-LAND COMPANY, LLC, 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 99.53 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the most easterly southeast corner of the herein described 8.01 acre tract;

THENCE S 89°44'40" W, leaving the southwesterly line of said East Bankhead Highway, a distance of 188.30 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 00°33'22" E, a distance of 341.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the south line of said BAR-KO-LAND COMPANY, LLC, tract and being in the north line of that certain tract of land described in deed to J.P. Elder, III and wife, Susan Elder, recorded in Volume 656, Page 197, Deed Records, Parker County, Texas, said capped iron rod set being the most southerly southeast corner of the herein described 8.01 acre tract, from which a 3" steel fence corner post found in the southwesterly line of said East Bankhead Highway, at the southeast corner of said BAR-KO-LAND COMPANY, LLC, tract bears N 89°32'58" E, a distance of 628.40 feet, for reference;

THENCE S 89°32'58" W, along the common line of said BAR-KO-LAND COMPANY, LLC, tract and said Elder tract, generally along a fence, a distance of 843.65 feet to a 1/2" iron rod found at the southwest corner of said BAR-KO-LAND COMPANY, LLC, 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 BAR-KO-LAND COMPANY, LLC, tract and said Lot 6, Block 1, JENKINS BLUFF, a distance of 404.44 feet to the POINT OF BEGINNING and containing 8.01 acres (348,920 square feet) of land, more or less.

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 11/29/2018
mailed 11/13/2018