



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, March 26<sup>th</sup>, 2019 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

**Approval of minutes for March 4<sup>th</sup>, 2019**

**Items to be considered and acted upon**

1. PUBLIC HEARING to consider and act on a request to rezone from PD-C Planned Development- Commercial and PD-SF Planned Development- Single Family District to PD-EC Planned Development – Event Center District, 15.30 acre tract of land being part of a 140.3 acre tract of land A. McCarver Survey, Abstract 910, The W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, The M. Edwards Survey, Abstract 1955, and the J. Froman Survey, Abstract 471 all in Parker County, Texas, being a portion of the certain tract described in DOC # 201612056, Official Public Records, Parker County, Texas. Located north of I-20 Service Rd south of Crown Road, between Kings Gate Road and Crown Pointe Blvd.
  - a. Open Public Hearing
  - b. Close Public Hearing
  - c. Make Recommendation to City Council
2. Consider and Act upon a Site Plan for Lot 11R1, Block B, Crown Pointe Addition, located at 480 Shops Blvd.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Tuesday, March 5<sup>th</sup>, 2019 at 5:00 pm.

Director of Development Services

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



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## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> March 26, 2019	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

Zoning change request to rezone to “PD” Planned Development District – Event Center, 15.30 acre tract of land being part of a 140.3 acre tract of land the A. McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, the M. Edwards Survey, Abstract 1955, and the J. Foreman Survey, Abstract 471, City of Willow Park, Parker County, Texas located north of I-20 Service Road between Kings Gate Road and Crown Pointe Blvd.

### BACKGROUND:

This zoning change request is for 15.30 acres of the 140.3 acre Planned Development approved by Council on October 25, 2016. (See Exhibit A) The 15.30 acres “Tract 7 and 8” were zoned Tract 7- Single Family (2.77 acres) and Tract 8- Commercial (12.51 acres). The owner is requesting “Tracts 7 and 8” be zoned Event Center. (See Exhibit B). The rezoning of this 15.3 acres for Event Center will replace the 11.79 acres which is proposed for single- family residential zoning in the development.

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

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

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff supports a recommendation for approval of the zoning request for “PD” Planned Development District/Event Center zoning which will change the location of the future “Event Center” site within the Planned Development.

The proposed use is in compliance with the Comprehensive Plan.

**EXHIBITS:**

PD Concept Plan EXHIBIT “A”

PD Concept Plan EXHIBIT “B”

PD Development Zoning Regulations

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





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

RECEIVED  
FEB 22 2019

BY: jme

### ZONING CHANGE REQUIREMENTS

Name of Applicant: WPD Frinity, LLC

Mailing Address: PO Box 11644 Cisco TX 76437  
Street City State Zip

Phone: 817-819-2574 Fax: \_\_\_\_\_ Email: Kyle.Wilks@wilksdevelopment.com

Property Owner: WPD Trinity, LLC

Mailing Address: PO Box 11644 Cisco TX 76437  
Street City State Zip

Phone: 817-819-2574 Fax: \_\_\_\_\_ Email: Kyle.Wilks@wilksdevelopment.com

Location of property requesting to be re-zoned: NORTH 2<sup>ND</sup> WEST OF KINGS GATE BLVD. NORTH

Intended Use of property: EVENT CENTER OF I-20. EAST OF CLEAR FORK  
OF TRINITY RIVER

Current Zoning District: PD-COMMERCIAL

Requested Zoning District: PD-COMMERCIAL (EVENT CENTER USE)

Specific reason for zoning request: DESIRE TO CHANGE LOCATION OF  
FUTURE "EVENT CENTER" SITE W/IN THE PLANNED DEVELOPMENT.

FEES: \$150 (Residential)  
→ \$150 (Non-Residential)

Additional fees (If applicable): \_\_\_\_\_

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).

[Signature]  
SIGNATURE OF OWNER

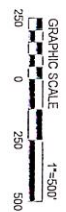
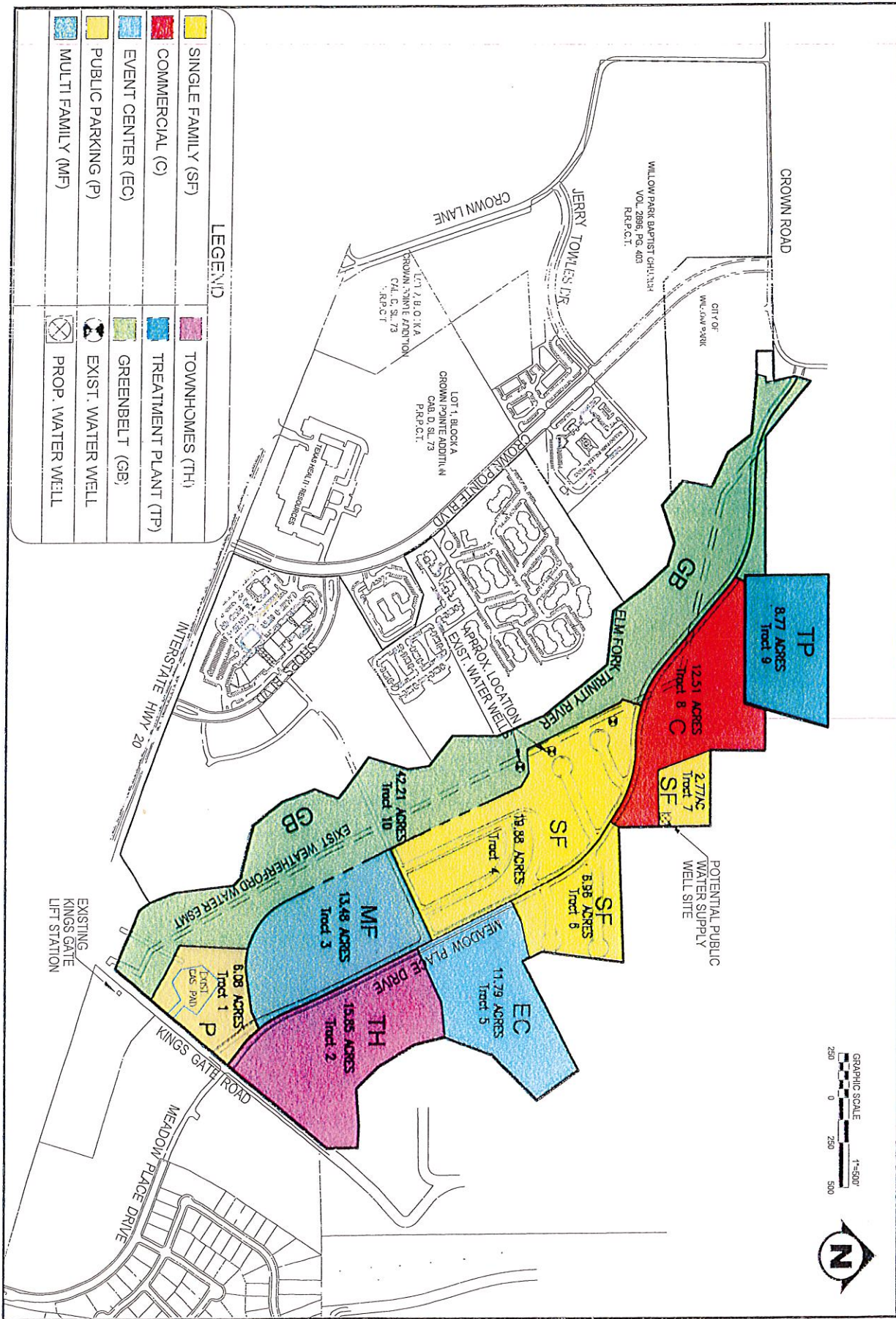
2/21/2019  
DATE

[Signature]  
SIGNATURE OF APPLICANT

2/22/2019  
DATE

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





## PD CONCEPT PLAN SHOPS AT WILLOW PARK - NORTH

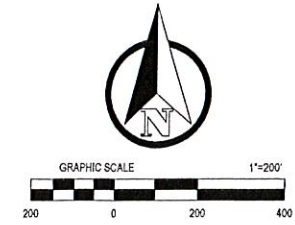
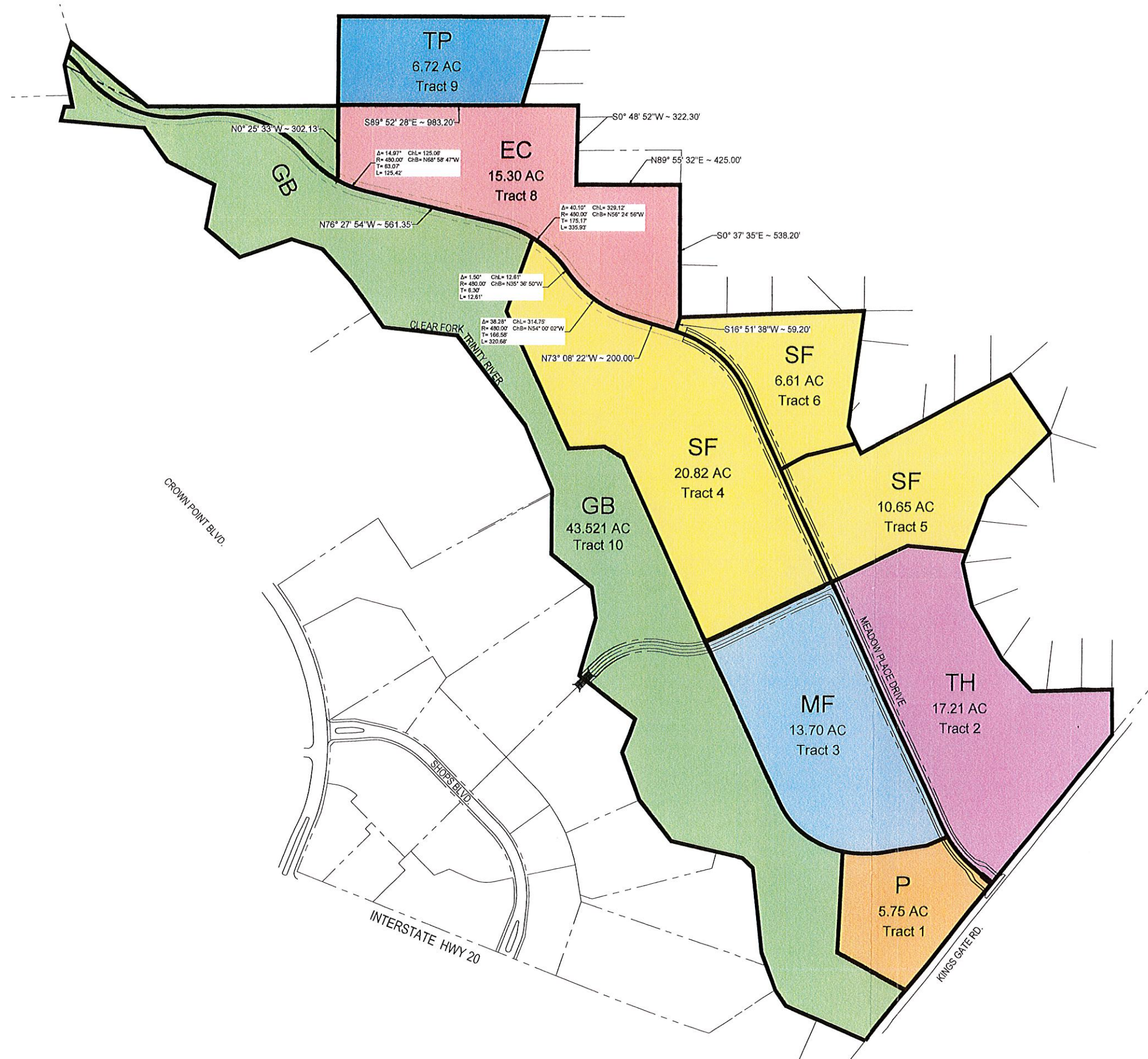
CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

**Barron-Stark-Swift**  
Consulting Engineers  
Engineers

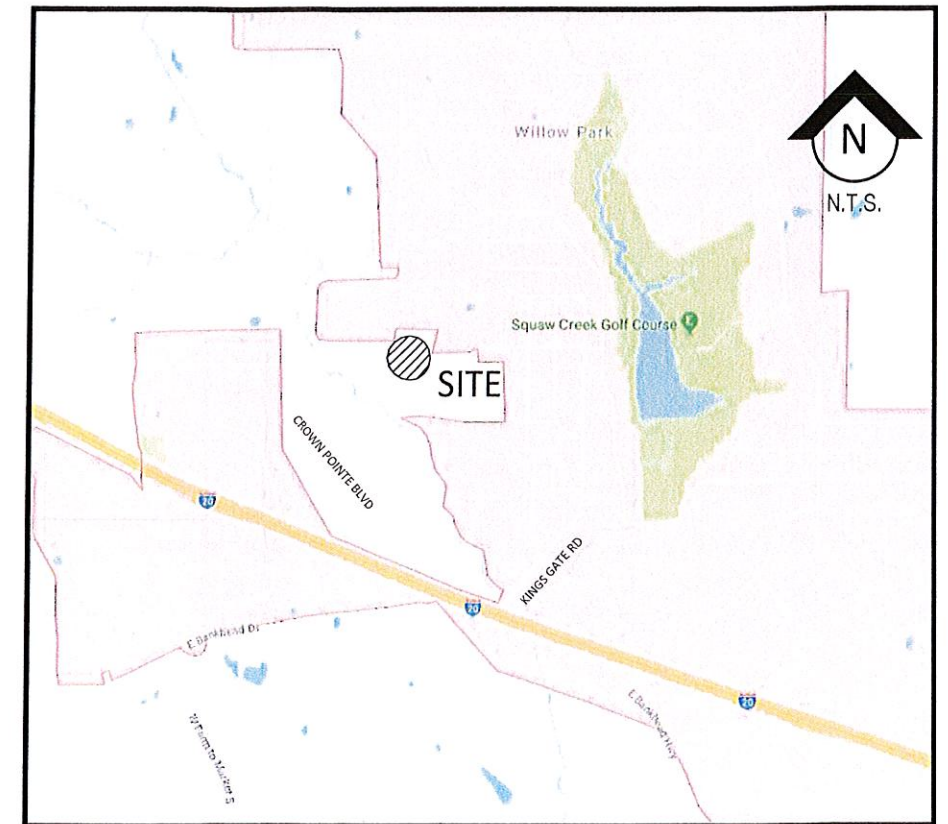
REVISIONS	
NO.	DATE

PROJECT NO.	2352
DESIGNER	PHD
DRAWN	PHD
CHECKED	PHD
DATE	APRIL 2016
SHEET	1.0





LEGEND			
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	SINGLE FAMILY (SF)	<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	TREATMENT PLANT (TP)
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	EVENT CENTER (EC)	<span style="background-color: green; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	GREENBELT (GB)
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	TOWNHOMES (TH)	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PUBLIC PARKING (P)
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	MULTI FAMILY (MF)		



LOCATION MAP

PD CONCEPT PLAN  
WILLOW PARK NORTH



## Planned Development District Zoning Regulations

### 1. Definitions.

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

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

### 3. Concept Plan; Future Approvals.

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

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

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

5. Permitted Uses.

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

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

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



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

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

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

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

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



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

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

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

17. Streets.

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

# City of Willow Park

## Notice of Public Hearing

The City of Willow Park City Council and Planning and Zoning Commission will hold public hearings on the matters listed below;

PUBLIC HEARING to consider and act on a request to rezone from PD-C Planned Development- Commercial and PD-SF Planned Development- Single Family District to PD-EC Planned Development – Event Center District, 15.30 acre tract of land being part of a 140.3 acre tract of land A. McCarver Survey, Abstract 910, The W. Franklin Survey, Abstract 468, the I. Hendley Survey, Abstract 619, The M. Edwards Survey, Abstract 1955, and the J. Froman Survey, Abstract 471 all in Parker County, Texas, being a portion of the certain tract described in DOC # 201612056, Official Public Records, Parker County, Texas. Located north of I-20 Service Rd south of Crown Road, between Kings Gate Road and Crown Pointe Blvd.

Planning & Zoning Commission: Tuesday, March 26, 2019

Time: 6:00 PM

City Council: Tuesday, April 9, 2019

Time: 7:00 PM

Location: City Hall, 516 Ranch House Rd  
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or [bchew@willowpark.org](mailto:bchew@willowpark.org) with any questions.

Posted: March 5<sup>th</sup>, 2019





## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> March 26, 2019	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 2

To Consider a Site Plan for a restaurant on Lot 11R1, Block B, Crown Pointe Addition located at 480 Shops Blvd.

### BACKGROUND:

The property is zoned "PD-IH 20 Overlay District." This property is located in Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is situated along and adjacent to Interstate 20. This area includes medical facilities as well as commercial and retail uses. This 6,200 square foot restaurant will have both indoor and outdoor seating. The proposed Hike and Bike Trail along the Clear Fork Trinity River crosses the back of the property. The 1.25 acre lot is located on Community Drive a 25 foot access and fire lane easement. All infrastructure water, sanitary sewer, fire hydrants, streets, access and fire lanes will be installed by the subdivision developer.

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

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 11R1, Block B, Crown Pointe Addition.

### EXHIBITS:

Site Plan  
Landscape Plan  
Elevation Drawings

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



City of Willow Park Development Services  
Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

Project Information		Project Name: <b>MARIPOSA'S LATIN KITCHEN</b>	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): <b>480 SHOPS BLVD.</b>	
Brief Description of the Project: <b>RESTAURANT</b>			
Existing zoning: <b>PD</b>		# of Existing Lots (plats only):	
Proposed zoning: <b>PD</b>		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: <b>KYLE WILKS</b> <b>WILKS DEVELOPMENT</b>		Mailing Address: <b>10235 W. I.H. 20</b>	
Company:		<b>EASTLAND, TX 76448</b>	
Primary Phone: <b>817-819-2574</b>		E-mail: <b>kyle@wilksbg.com</b>	
Property Owner Information (if different than above)			
Name: <b>SAME AS APPLICANT</b>		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
<input type="checkbox"/> Developer / <input checked="" type="checkbox"/> Engineer / <input type="checkbox"/> Surveyor Information (if applicable)			
Name: <b>CHUCK STARK</b>		Mailing Address: <b>6221 Southwest Blvd.</b>	
Company: <b>BARBON - STARK</b>		<b>FW, TX 76132</b>	
Primary Phone: <b>817-296-9550</b>		E-mail: <b>chuck@barbonstark.com</b>	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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



ENGINEER:


Name: SAHE AS SURVEYOR Contact: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City: \_\_\_\_\_ Fax: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

PRINCIPAL CONTACT: \_\_\_\_\_ Owner \_\_\_\_\_ Applicant \_\_\_\_\_ Surveyor \_\_\_\_\_ Engineer

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

UTILITY PROVIDERS

Electric Provider: ONCOR  
Water Provider: WILLOW PARK  
Wastewater Provider: WILLOW PARK  
Gas Provider (if applicable): TEXAS GAS

 \$150.00 FOR SITE PLAN

APPLICATION FEES

\_\_\_\_\_ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR  
\_\_\_\_\_ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

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

City Use Only

Fees Collected: \$ \_\_\_\_\_ \$ \_\_\_\_\_  
\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Receipt Number: \_\_\_\_\_





## City of Willow Park Development Services Department

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### SITE PLAN REQUIREMENTS

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

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- Elevations of all proposed buildings.
- A compact disc containing a .pdf copy of all plans.
- Three (3) paper hard copies of all plans.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement. Exceptions may require the approval of the City's Board of Adjustments.

Prior to public review before the Planning & Zoning Commission and City Council the applicant may be asked to submit up to fifteen (15) paper hard copies of all plans.

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

Date: 2 / 22 / 19



# City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

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





## City of Willow Park Development Services Department

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





## City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.			
32	✓	The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.		✓	
33	WTH Arch	A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.			
34	✓	Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.		✓	
35	N/A	Boundaries of detention areas are located. Indicate above and/or below ground detention.		N/A	
36	✓	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	N/A	Communication towers are shown and a fall distance/collapse zone is indicated.		N/A	
38	✓	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	✓	Explain in detail the proposed use(s) for each structure <b>RESTAURANT</b>		✓	
40	✓	Total lot area less building footprint (by square feet):  Square footage of building:  Building height (stories and feet)  Number of Units per Acre (apartments only):		✓	
41	✓	Parking required by use with applicable parking ratios indicated for each use:  Parking Provided Indicated:  Handicap parking as required per COWP ordinance and TAS/ADA requirements:		✓	
42	✓	Provide service verification from all utility providers		✓	
43	N/A	List any variance requested for this property, dates, and approving authority		N/A	
44	✓	Provide storm water and drainage study and design		✓	
45	N/A	Proposed domestic water usage (gallons per day, month, and year)		N/A	
46	No	Are any irrigation wells proposed? <i>Done</i>		✓	
47	✓	Applicant has received Landscaping Ordinance and requirements		✓	
48	✓	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	✓	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review		✓	



## City of Willow Park Development Services Department

Storm Water Pollution Program (Construction Sites One Acre and Greater Only)

**ACKNOWLEDGED**

- a. A signed SWPPP: (if required) Please submit during the site plan review process or prior to the issuance of any building permit(s)
- b. Copy of site plan with illustrations and descriptions of all proposed Best Management Practices (BMPs)
- c. Estimated dates of major grading activities
- d. Estimated date work may cease temporarily or permanently on any portion of the site
- f. Copy of signed and certified Notice of Intent (NOI) from permitting (TCEQ)
- g. Copy of construction Site Notice from TCEQ

TXDOT PERMITS (if applicable)

The following forms will be reviewed by the different departments along with the site plan. Please complete all "APPLICANT QUESTIONS" on the continuing pages.



# City of Willow Park Development Services Department

## Site Plan Engineering Review

### Applicant Questions:

Total gross lot area of the development: 1.25 Ac sq. ft.

Area of lot covered with structures and impervious surfaces: 33,106 sq. ft.

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

Square footage of each building: 6429 sq. ft. \_\_\_\_\_ sq. ft. \_\_\_\_\_ sq. ft.

Proposed use for each structure:

LATIN KITCHEN

Building stories: 1

Building height: 22'-10" ft.

Total number of parking spaces: 63

Number of handicap spaces: 3

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

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

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 02/19/2019





## City of Willow Park Development Services Department

### Site Plan Building Official Review

#### Applicant Questions:

Front building setback: 25' ft.

Rear building setback: 10' ft.

Side building setback: 10' ft.

Side building setback: 10' ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

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

Does the site plan include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date:

03/18/2019



## City of Willow Park Development Services Department

### Site Plan Fire Review

#### Applicant Questions:

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

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

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

If yes, how many stories? \_\_\_\_\_

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

If yes, how many fire hydrants? 1

What is the size of the proposed fire connections? 4" To FDC

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

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

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

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

Is the fire lane appropriate? ☒ Yes ☐ No

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

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature: \_\_\_\_\_

MIKE LENOIR

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

03/15/2019





## City of Willow Park Development Services Department

### Site Plan Flood Plain Review

#### Applicant Questions:

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

If yes, what is the base flood elevation for the area? 837.57

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

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

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

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

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

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

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

Base flood elevations confirmed? ☒ Yes ☐ No

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

Flood proofing measures approved? ☒ Yes ☐ No

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 03/15/2019



# City of Willow Park Development Services Department

## Site Plan Landscaping Review

### Applicant Questions:

Total gross lot area of the development: 54,450 ~~5,450~~ sq. ft.  
Area of lot covered with structures and impervious surfaces: 33,106 sq. ft.  
Percentage of lot covered with structures and impervious surfaces: 60.8 %  
Area of green space/landscaped areas: 21,344 sq. ft.  
Percentage of green space/landscaped areas: 39.2 %  
Total number of parking spaces: 63

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

Yes

No

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

Does the proposed project pose any landscaping concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

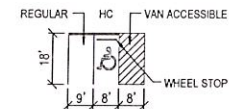
BETTY L. CNEW

Date:

03/18/2019



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SAN. SEWER MANHOLE
	EXISTING POWER POLE
	ELECTRIC TRANSFORMER
	FIRE LANE
	SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED SANITARY SEWER MANHOLE



TYPICAL PARKING LAYOUT

EXISTING DENTIST OFFICE  
LOT 5, BLOCK B  
CROWN POINTE ADDITION  
CABINET D, SLIDE 451

PROPOSED LOT 6R, BLOCK B

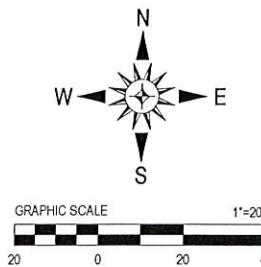
APPLICANT/DEVELOPER  
WILKS DEVELOPMENT CORPORATION  
17010 INTERSTATE HWY 20  
CISCO, TEXAS 76437

PROPOSED LOT 11R2, BLOCK B

RESTAURANT  
6249 SQFT

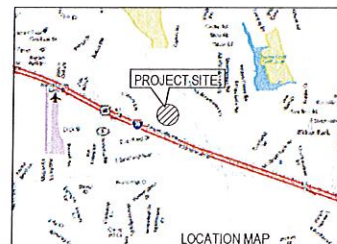
PROPOSED LOT 10R, BLOCK B

PROPOSED LOT 13, BLOCK B  
PERMANENT OPEN SPACE



#### GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES SHALL MEET TASHADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 8" HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER, 9'x18' TYPICAL.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.



#### APPROVED BY CITY OF WILLOW PARK

APPROVED BY: CITY COUNCIL  
CITY OF WILLOW PARK

SIGNED: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

SIGNED: \_\_\_\_\_ CITY ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

#### SITE PLAN DATA TABLE

TOTAL ACREAGE	1.25 Acres
BUILDING FOOTPRINTS	6,249 SF - 0.14 Acres
CONCRETE PARKING	25,103 SF - 0.58 Acres
CONCRETE / SIDEWALKS	1,547 SF - 0.04 Acres
PERCENT IMPERVIOUS	60.8%
OPEN SPACE	39.2%
F.A.R.	0.11
PARKING REQUIRED	63 PARKING SPACES
TOTAL PARKING PROVIDED	63 PARKING SPACES
ADA PARKING PROVIDED	3
EXISTING ZONING	PD
PROPOSED USE	RESTAURANT
PROPOSED STRUCTURES	ONE (1) STORY RESTAURANT

NO.	REVISIONS	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(817) 231-8100 (F) 817-231-8144  
Texas Registered Engineering Firm F-10258  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**Barron-Stark**  
Engineers

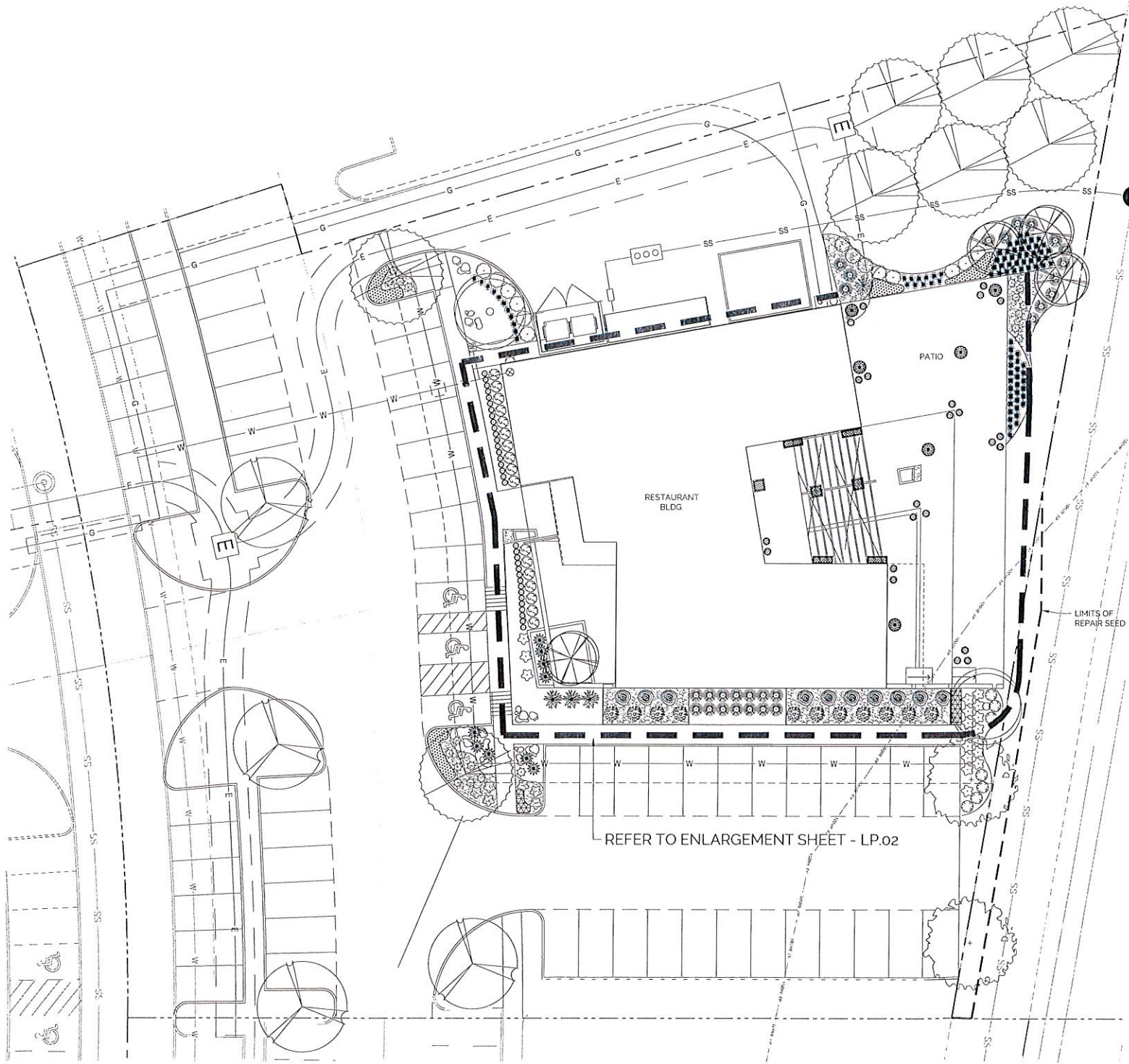


USE OF THIS ELECTRONIC SEAL/SIGNATURE  
AUTHORIZED BY CHARLES F. STARK, P.E.  
TEXAS REGISTRATION NO. 57357

**SITE PLAN**  
PROPOSED MARIPOSA'S LATIN KITCHEN  
LOT 11R1, BLOCK B  
CROWN POINTE ADDITION  
480 SHOPS BOULEVARD  
CITY OF WILLOW PARK, TEXAS

CLIENT No.	389
PROJECT No.	9542
DESIGN:	BLC
DRAWN:	RCP
CHECKED:	CFS
DATE:	MARCH 2019
SHEET	C2.0





PROJECT LANDSCAPE DATA TABLE				
CITY OF WILLOW PARK LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	15% OF GROSS SITE AREA SHALL BE LANDSCAPE	54,338 SF	8,151 SF	13,222 SF
	OF THE 15% REQUIRED LANDSCAPE AREA, 50% OF LANDSCAPE MUST BE LOCATED IN FRONT YARD	8,151 SF	4,075 SF	4,531 SF
	OF THE 15% REQUIRED LANDSCAPE AREA, 10% LANDSCAPE MUST BE PROVIDED INTERNAL TO PARKING AREA	8,151 SF	815 SF	4,321 SF
	LANDSCAPED ISLANDS ARE REQUIRED AT THE ENDS OF EACH ROW OF PARKING, CONTAINING MINIMUM ONE TREE	8 ISLANDS	8 TREES	8 TREES
STREET TREES	IF LESS THAN 30% OF AREA IS NONVEHICULAR OPEN SPACE, THEN MIN ONE TREE PER 2,500 SF	8,151 SF	4 TREES	14 TREES
BUFFER	MINIMUM 15' WIDE LANDSCAPE BUFFER BETWEEN RIGHT-OF-WAY AND ANY ADJACENT PARKING AREAS	-	YES	YES
	MINIMUM 10' WIDE LANDSCAPE BUFFER BETWEEN ADJACENT PROPERTY LINE AND ANY PARKING AREAS	-	YES	YES
	LANDSCAPE SHALL COVER OPEN GROUND WITHIN 20' OF BUILDING OR PAVING	-	YES	YES

PLANT MATERIAL SCHEDULE							
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
TREES							
2	CEDAR ELM	ULMUS CRASSIFOLIA	2"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
8	MEXICAN SYCAMORE	PLATANUS MEXICANA	2"	14'	5'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
4	TEXAS RED OAK	QUERCUS TEXANA	2"	13'	5'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
2	DESERT WILLOW	CHILIPIS LINEARIS	2"	8'	5'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
4	DESERT MUSEUM PALM VERDE	PARKINSONIA x DESERT MUSEUM	2"	8'	4'	30 GAL.	FULL & MATCHED, STRAIGHT TRUNK
SHRUBS & LARGE PERENNIALS							
34	LO & BEHOLD BLUE CHIP JR. BUTTERFLY BUSH	BUDLEIA DAVID'S BLUE CHIP JR.	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
17	FLAME ACANTHUS	ANACANTHUS QUADRIFOLIUS	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
24	GREGG'S MISTFLOWER	CONVOLVULUM GREGGII	-	24" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
7	TURK'S CAP	MALVASCULUS ARBOREUS VAR. DRUMMONDII	-	24" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
12	GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD	-	30" MN	30" MN	5 GAL.	48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
10	PRINGLES DWARF PODOCARPUS	PODOCARPUS MACROPHYLLUS PRINGLES DWARF	-	24" MN	30" MN	5 GAL.	48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
YUCCA, CACTI & SUCCULENTS							
4	GIANT HESPERALOE	HESPERALOE FUNIFERA	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
11	TEXAS PRICKLY PEAR	OPUNTIA LINCHEMERI	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
28	RED YUCCA	HESPERALOE PARVIFLORA	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
22	TWIST-LEAF YUCCA	YUCCA RUPLICOLA	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
15	WHALE'S TONGUE AGAVE	AGAVE OVATIFOLIA	-	30" MN	30" MN	5 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
ORNAMENTAL GRASSES							
83	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	-	24"	24"	3 GAL.	30" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
SMALL PERENNIALS & GROUNDCOVER							
45 SF	PATIO PLANTER MIX	SELECTED BY OWNER	-	8"	12"	4" POT.	12" O.C. TRIANGULAR SPACING
30 SF	PURPLE LANTANA	LANTANA MONTEVIDENSIS	-	12"	30"	3 GAL.	12" O.C. TRIANGULAR SPACING
35 SF	TANGERINE BEAUTY CROSSVINE	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	-	48"	48"	5 GAL.	48" O.C. TRIANGULAR SPACING
162 SF	WOOLY STEMODIA	STEMODIA LAMATA	-	4"	24"	1 GAL.	30" O.C. TRIANGULAR SPACING
TURF GRASS							
9,042 SF	BERMUDA GRASS SEED	CYNODON DACTYLON				HYDRO SEED APPLICATION	
OTHER							
172 LF	BED EDGING	STEEL		4" BROWN COLOR		INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES	
1,757 SF	DECOMPOSED GRANITE			ORANGE/BROWN COLOR RANGE, 2" MINUS WITH FINES			
1,144 SF	DECORATIVE ROCK			SMOOTH MULTI-COLORED RIVER COBBLES, 2-3" DIA.			

PLANT SYMBOL LEGEND		
TREES		
	CEDAR ELM	
	MEXICAN SYCAMORE	
	TEXAS RED OAK	
	DESERT WILLOW	
	PALO VERDE	
SHRUBS / LARGE PERENNIALS		
	FLAME ACANTHUS	
	TURK'S CAP	
	GREGG'S MISTFLOWER	
	BUTTERFLY BUSH	
	GREEN CLOUD TEXAS SAGE	
	PRINGLES DWARF PODOCARPUS	
YUCCA, CACTI & SUCCULENTS		
	GIANT HESPERALOE	
	TEXAS PRICKLY PEAR	
	RED YUCCA	
	TWIST-LEAF YUCCA	
	WHALE'S TONGUE AGAVE	
ORNAMENTAL GRASSES		
	BLUE GRAMA	
SMALL PERENNIALS / G.C. / VINES		
	PATIO PLANTER MIX	
	PURPLE LANTANA	
	CROSSVINE	
	WOOLY STEMODIA	
TURF		
	BERMUDA SEED	
HARDSCAPE		
	DECOMPOSED GRANITE	
	DECORATIVE ROCK	

ISSUE HISTORY		
1	75% SUBMITTAL	02/22/2019
2	100% SUBMITTAL	03/08/2019

**Valley Quest**  
DESIGN  
LANDSCAPE ARCHITECTS  
212 S. Elm St. Ste. 120  
Denton, Texas 76201  
ph: 214.783.1715

**MARIPOSA'S**  
WILLOW PARK  
CROWNPOINT ADDITION  
480 SHOPS BLVD

PROJECT NO. 18136  
SCALE  
SHEET TITLE  
**LANDSCAPE PLAN**  
**LP.01**

REGISTERED LANDSCAPE ARCHITECT  
PREMY D. S. JAMES  
2734  
STATE OF TEXAS  
3.8.2019





## MARIPOSA'S VIEW

02/21/2019









[illegible]

P.O. BOX 1771 FORT WORTH, TX  
76101  
e:info@studio97w.com

MARIPOSA'S  
470 SHOPS BLVD. WILLOW  
PARK TX, 76087

470 SHOPS BLVD. WILLOW  
PARK TX 76087

PROJECT NO.	18128
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SCALE \_\_\_\_\_

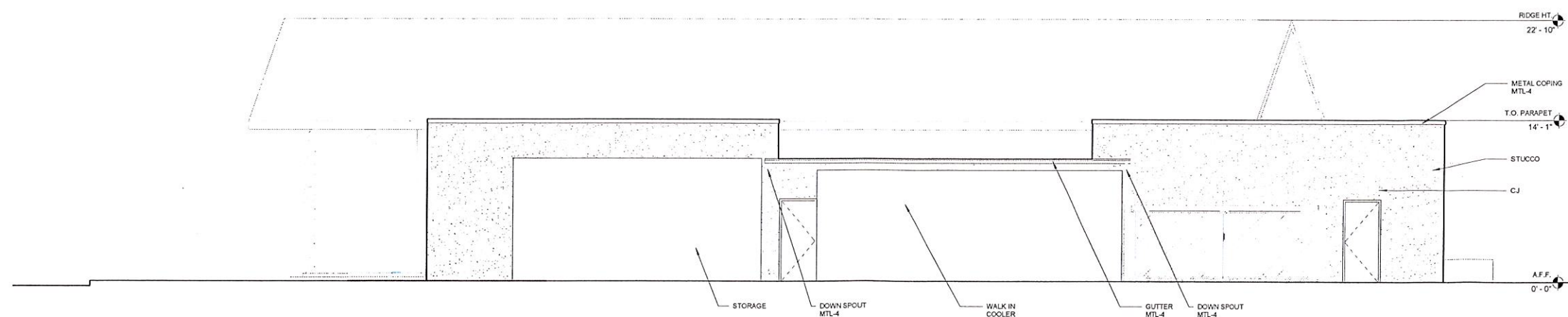
SHEET TITLE

**EXTERIOR  
ELEVATIONS &  
DETAILS**

## A2.01

THESE DOCUMENTS ARE  
INCOMPLETE AND FOR INTERIM  
REVIEW ONLY. THEY ARE NOT TO  
USED FOR REGULATORY  
APPROVAL.  
ARCHITECT NAME: JASON  
EGGENBURGER REG. No. 23759

APPROVAL,  
ARCHITECT NAME: JASON  
EGGENBURGER REG. No. 2375



ELEVATION MATERIAL REQUIRMENTS 75% MIN. MASONRY/GLASS WALL		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STUCCO	1147.61 SQFT	100%
WOOD	0 SQFT	0%
TOTAL	1147.61 SQFT	

WEST ELEVATION  
3/16" = 1'-0"