



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd. Willow Park, TX 76087
Tuesday April 30, 2019 6:00 pm
Agenda

Call to Order

Determination of Quorum

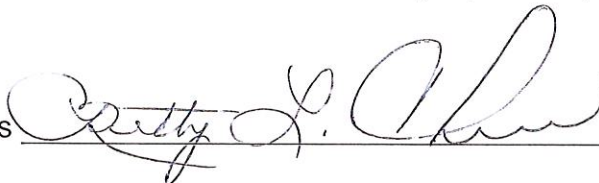
Approval of minutes for March 26, 2019

Items to be considered and acted upon

1. Consider and Act on a Final Plat of The Reserves at Trinity Addition, 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.

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 Friday April 16th, 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 (ext 104) or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, March 26, 2019 6:00 pm
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Sharon Bruton
Commissioner Billy Weikert
Commissioner Rodney Wilkins
Commissioner Alternate Scott Smith

Absent:

Commissioner Joe Lane

Also, Present:

Betty Chew

Approval of minutes for February 26, 2019.

Motion made by Commissioner Smith to approve the minutes of the February 26, 2019, meeting.

Seconded by Commissioner Weikert.

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

Motion passed with a vote of 5-0.

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.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, March 26, 2019 6:00 pm
Minutes

Located north of 1-20 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**

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request. This request is for Event Center zoning to replace the property proposed for residential zoning. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing.

Chairman Fowler closed the Public Hearing.

Motion made by Commissioner Weikert to recommend rezoning from Planned Development-Commercial and Planned Development- Single Family District to 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.

Seconded by Commissioner Wilkins.

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

2. Consider and Act upon a Site Plan for Lot 11 R1, Block B, Crown Pointe Addition, located at 480 Shops Blvd.

Betty Chew briefed the Commission on the Site Plan for 6,200 square foot restaurant with both indoor and outdoor seating. Staff recommends approval of the Site Plan as presented.

Brad Childers with Barron Stark Engineering addressed the Commission to answer questions regarding the site plan.

Motion made by Commissioner Wilkins to recommend approval of the site plan as presented.

Seconded by Commissioner Weikert.



City of Willow Park
Planning & Zoning Commission
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Tuesday, March 26, 2019 6:00 pm
Minutes

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

Chairman Fowler adjourned the meeting at 6:40 pm.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 30th, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider a Final 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 include 91 single family residential lots, a 10.869 acre lot for the 208 unit, multi-family dwelling complex authorized in the PD (Lot 1, Block 10), and a 14.63 acre lot for development of 110 townhomes (Lot 2, Block 8). 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 eight 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. The City's Engineer has reviewed and approved the improvement plans for the subdivision.

STAFF/BOARD/COMMISSION RECOMMENDATION:

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

EXHIBITS:

Plat Application
Final Plat
PD Ordinance
PD Zoning Map

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



City of Willow Park Development Services

516 Ranch House Road

Willow Park, Texas 76087

Phone: (817) 441-7108 • Fax: (817) 441-6900

PLAT APPLICATION

MUST BE AN ORIGINAL DOCUMENT - FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

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

PROPERTY DESCRIPTION:

SUBMITTAL DATE: _____

Address (If assigned): N/A

Name of Additions: THE RESERVES AT TRINITY

Location of Addition: NORTH 1/2 WEST OF KINGS GLEN BLVD. NORTH OF I-20.

Number of Lots: 97 Gross Acreage: 140.302 Zoning: PD # of New Street Intersections: _____

PROPERTY OWNER:

Name: WPD TRINITY, LLC

Contact: KYLE WILKS

Address: PO Box 1644

Phone: 817-819-2574

City: USCO

Fax: N/A

State: TX Zip: 76437

Email: Kyle.wilks@wilksdevelopment.com

Signature: [Signature]

APPLICANT:

Name: SAME AS OWNER

Contact: _____

Address: _____

Phone: _____

City: _____

Fax: _____

State: _____ Zip: _____

Email: _____

Signature: _____

SURVEYOR:

Name: TEXAS SURVEYING INC.

Contact: Kyle Rucker

Address: 104 S. WALNUT ST.

Phone: 817-594-6400

City: WEATHERFORD, TX

Fax: _____

State: TX Zip: 76086

Email: Kyle@txsurveying.com or

Signature: [Signature]

josh@txsurveying.com

ENGINEER:

Name: JORDAN ENGINEERING, LLC Contact: Jordan Bishop
Address: 211 Hudson Oaks Dr Phone: 817-319-9931
City: Hudson Oaks Fax: N/A
State: TX Zip: 76087 Email: jbishop@jordanengineer.com
Signature: [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: CITY
Wastewater Provider: CITY
Gas Provider (if applicable): N/A

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: _____

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): WPD TRINITY, LLC
Location of Addition: NORTH ? WEST OF KINGS GATE BLVD, NORTH OF I-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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓

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

_____	_____
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_____	_____

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

_____	_____
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_____	_____

VI.

APPLICANT

STAFF

- Handwriting practice lines for the letter 'r'.

vii.

APPLICANT

STAFF

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: _____ ft. 3 PER PD Rear building setback: _____ ft. 3 PER PD
Side building setback: _____ ft. PD Side building setback: _____ ft. 3 PER PD

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? (R.O.W.) ☒ 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

PD REGULATIONS ATTACHED

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 04/25/2019

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? KINGS GATE BLVD.
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: DEREK TURNER Date: 04/16/2019



BOUNDARY LINE TABLE

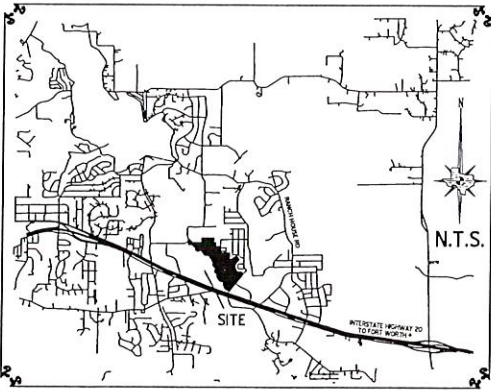
LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22'
B2	N 35°07'07" W	75.46'
B3	N 20°44'43" W	161.89'
B4	N 06°39'20" W	341.87'
B5	N 46°37'02" W	59.97'
B6	N 76°48'22" W	302.35'
B7	N 38°32'03" W	210.00'
B8	N 20°14'28" W	205.06'
B9	N 22°27'19" E	75.76'
B10	N 19°06'55" E	68.26'
B11	N 52°26'00" W	289.92'
B12	N 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

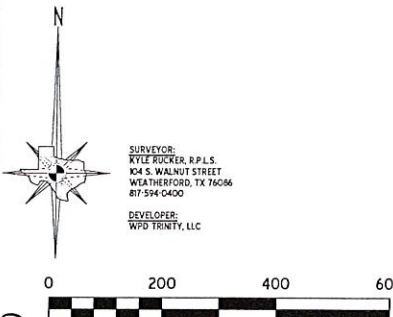
LINE	BEARING	DISTANCE
RL1	N 49°32'56" W	72.38'
RL2	N 30°52'24" W	46.84'
RL3	N 25°04'30" W	1033.73'
RL4	S 64°55'30" W	469.98'
RL5	S 64°55'30" W	30.02'
RL6	S 45°32'50" W	74.97'
RL7	N 52°26'00" W	50.49'
RL8	N 45°32'50" E	81.98'
RL9	N 64°55'30" E	30.02'
RL10	N 64°55'30" E	469.98'
RL11	N 25°04'30" W	838.68'
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'

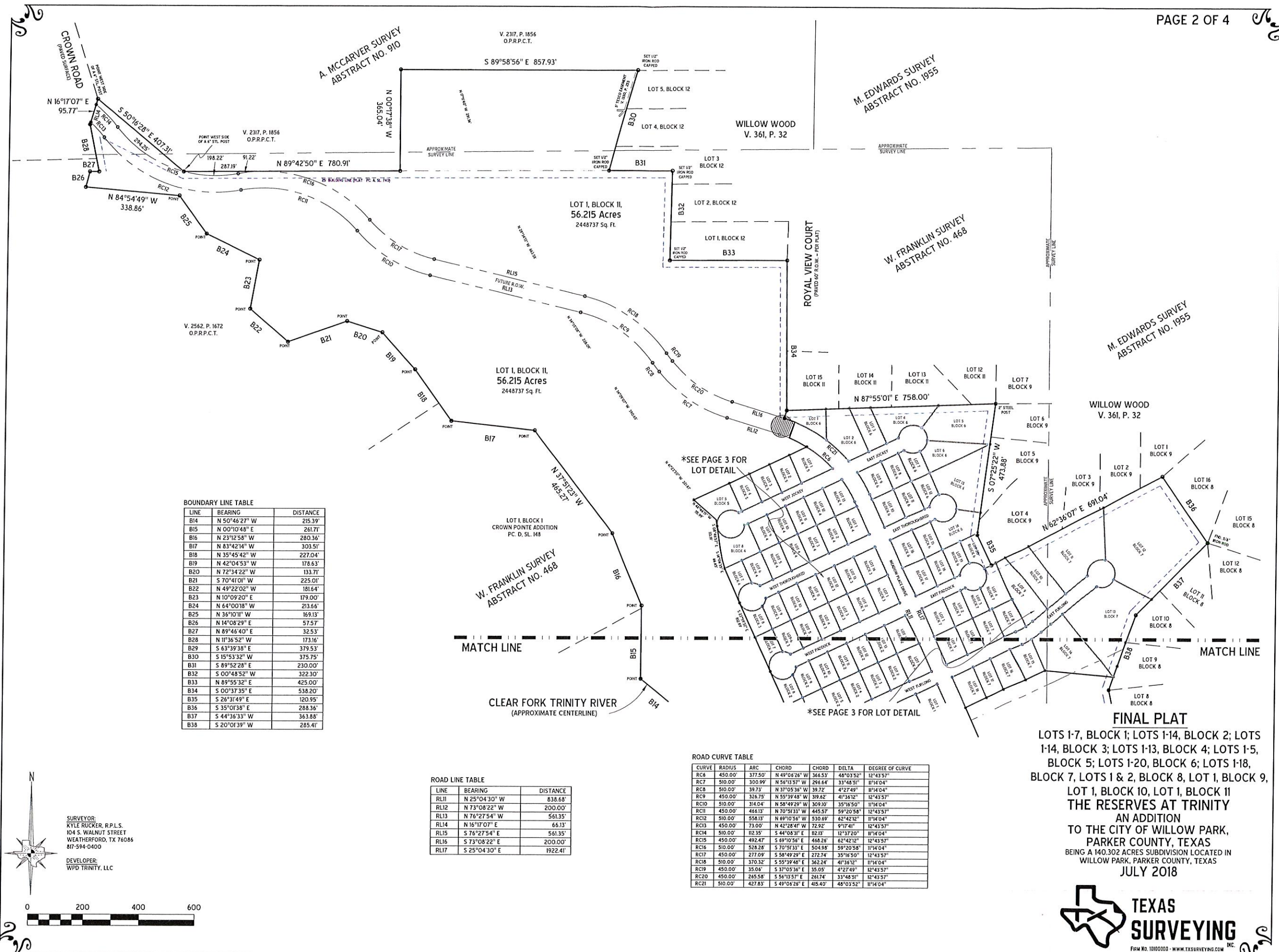
ROAD CURVE TABLE

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 64°38'43" W	219.33'	39°26'26"	17°37'46"
RC3	275.00'	282.31'	S 74°57'24" W	270.08'	56°49'07"	20°50'05"
RC4	325.00'	333.64'	N 74°57'24" E	319.18'	56°49'07"	17°37'46"
RC5	275.00'	189.30'	N 64°38'43" E	185.59'	39°26'26"	20°50'05"
RC22	450.00'	192.22'	S 37°18'43" E	190.76'	24°28'26"	12°43'57"
RC23	275.00'	159.24'	S 87°46'37" E	157.03'	33°10'43"	20°50'05"



FINAL 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 1-20, BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1 & 2, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11
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
APRIL 2019





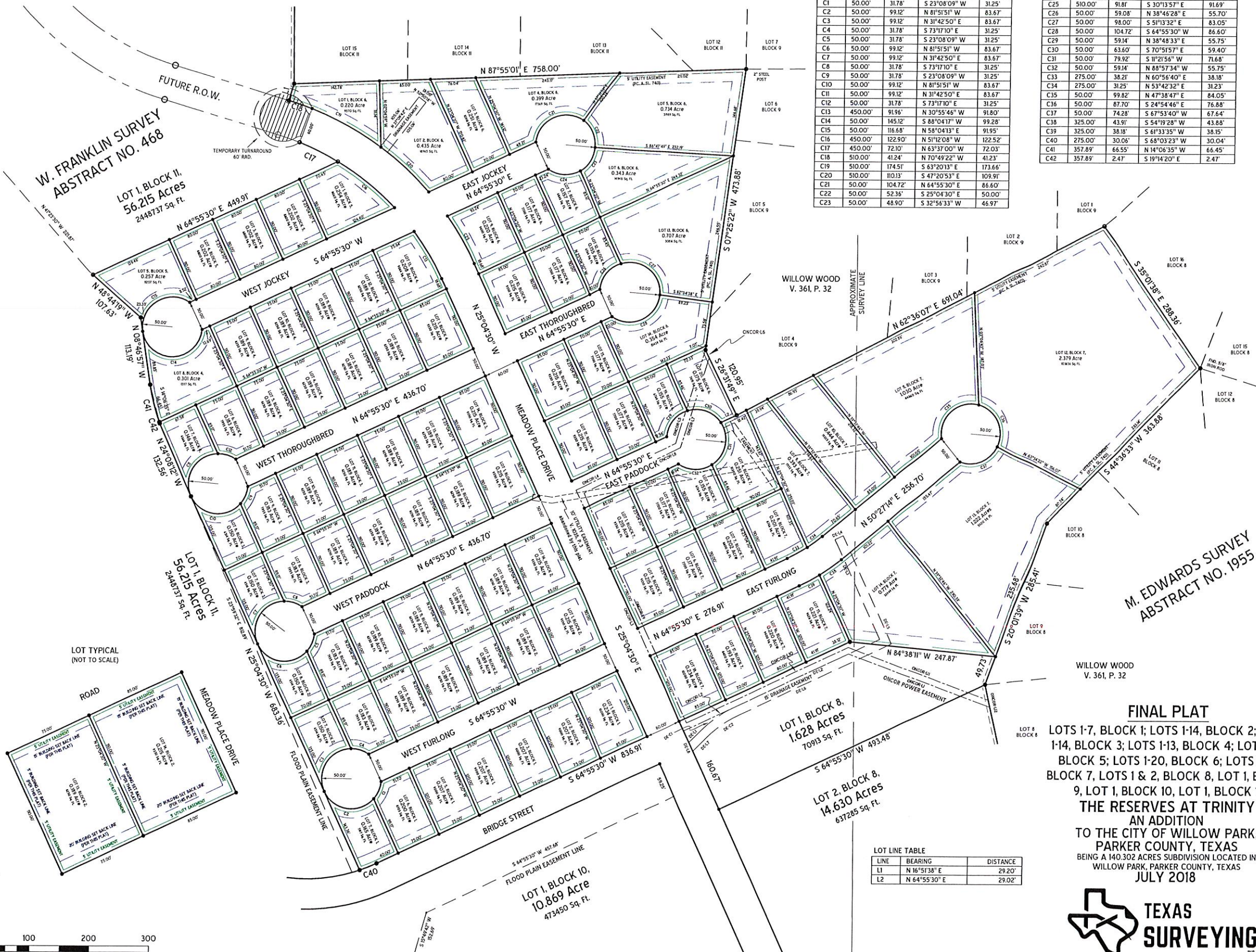
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71'
B16	N 23°12'58" W	280.36'
B17	N 83°42'14" W	303.51'
B18	N 35°45'42" W	227.04'
B19	N 42°04'53" W	178.63'
B20	N 72°34'22" W	133.71'
B21	S 70°41'01" W	225.01'
B22	N 49°22'02" W	181.64'
B23	N 10°09'20" E	179.00'
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
RC4	450.00'	377.50'	N 49°06'28" 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'	328.75'	N 58°39'48" W	319.42'
RC10	510.00'	314.04'	N 58°49'29" W	309.10'
RC11	450.00'	466.13'	N 70°51'33" W	445.57'
RC12	510.00'	558.13'	N 69°10'56" W	530.89'
RC13	450.00'	73.00'	N 42°28'47" W	72.92'
RC14	510.00'	112.35'	S 44°08'31" E	112.13'
RC15	450.00'	492.47'	S 69°10'56" E	468.26'
RC16	510.00'	528.28'	S 70°51'33" E	504.95'
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'	35.04'	S 37°05'36" E	35.05'
RC20	450.00'	285.58'	S 56°13'57" E	261.74'
RC21	510.00'	427.83'	S 49°06'28" E	415.40'

FINAL 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 1-20, BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1 & 2, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11
THE RESERVES AT TRINITY
AN ADDITION
TO THE CITY OF WILLOW PARK,
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BEING A 140.302 ACRES SUBDIVISION LOCATED IN
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JULY 2018



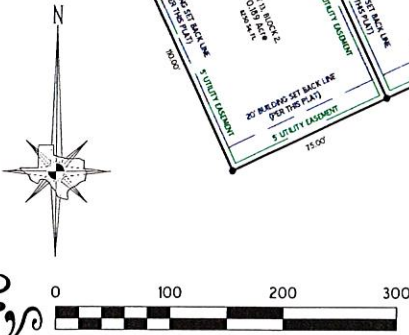


LOT CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.78'	S 23°08'09" W	31.25'
C2	50.00'	99.12'	N 81°51'51" W	83.67'
C3	50.00'	99.12'	N 31°42'50" E	83.67'
C4	50.00'	31.78'	S 73°17'10" E	31.25'
C5	50.00'	31.78'	S 23°08'09" W	31.25'
C6	50.00'	99.12'	N 81°51'51" W	83.67'
C7	50.00'	99.12'	N 31°42'50" E	83.67'
C8	50.00'	31.78'	S 73°17'10" E	31.25'
C9	50.00'	31.78'	S 23°08'09" W	31.25'
C10	50.00'	99.12'	N 81°51'51" W	83.67'
C11	50.00'	99.12'	N 31°42'50" E	83.67'
C12	50.00'	31.78'	S 73°17'10" E	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'	104.72'	N 64°55'30" E	86.60'
C22	50.00'	52.36'	S 25°04'30" E	50.00'
C23	50.00'	48.90'	S 32°56'33" W	46.97'

C24	50.00'	55.82'	N 87°03'27" W	52.97'
C25	510.00'	91.81'	S 30°13'57" E	91.69'
C26	50.00'	59.08'	N 38°46'28" E	55.70'
C27	50.00'	98.00'	S 51°13'32" E	83.05'
C28	50.00'	104.72'	S 64°55'30" W	86.60'
C29	50.00'	59.14'	N 38°48'33" E	55.75'
C30	50.00'	63.60'	S 70°51'57" E	59.40'
C31	50.00'	79.92'	S 11°21'56" W	71.68'
C32	50.00'	59.14'	N 88°57'34" W	55.75'
C33	275.00'	38.21'	N 60°56'40" E	38.18'
C34	275.00'	31.25'	N 53°42'32" E	31.23'
C35	50.00'	99.82'	N 47°38'47" E	84.05'
C36	50.00'	87.70'	S 24°54'46" E	76.88'
C37	50.00'	74.28'	S 67°53'40" W	67.64'
C38	325.00'	43.91'	S 54°19'28" W	43.88'
C39	325.00'	38.18'	S 61°33'35" W	38.15'
C40	275.00'	30.06'	S 68°03'23" W	30.04'
C41	357.89'	66.55'	N 14°06'35" W	66.45'
C42	357.89'	2.47'	S 19°14'20" E	2.47'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°51'38" E	29.20'
L2	N 64°55'30" E	29.02'

FINAL 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 1-20, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1 & 2, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11
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



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 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, 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 64°55'33" W 356.22 FEET
N 35°07'07" W 75.46 FEET, BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT 1, BLOCK 8 OF CROWN POINTE ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN P.C. 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°46'27" 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 8, 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 338.56 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 780.91 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
804 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORDTXSURVEYING.COM - 817-514-0400
FIELD DATE MAY 16, 2016 - JRM0555P
PLAT PREPARATION DATED JULY 2018.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WPD 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; LOTS 1-14, BLOCK 8; LOTS 1-14, BLOCK 9; LOTS 1-14, BLOCK 10; LOTS 1-14, BLOCK 11; LOTS 1-14, BLOCK 12; LOTS 1-14, BLOCK 13; LOTS 1-14, BLOCK 14; LOTS 1-14, BLOCK 15; LOTS 1-14, BLOCK 16; LOTS 1-14, BLOCK 17; LOTS 1-14, BLOCK 18; LOTS 1-14, BLOCK 19; LOTS 1-14, BLOCK 20; LOTS 1-14, BLOCK 21; LOTS 1-14, BLOCK 22; LOTS 1-14, BLOCK 23; LOTS 1-14, BLOCK 24; LOTS 1-14, BLOCK 25; LOTS 1-14, BLOCK 26; LOTS 1-14, BLOCK 27; LOTS 1-14, BLOCK 28; LOTS 1-14, BLOCK 29; LOTS 1-14, BLOCK 30; LOTS 1-14, BLOCK 31; LOTS 1-14, BLOCK 32; LOTS 1-14, BLOCK 33; LOTS 1-14, BLOCK 34; LOTS 1-14, BLOCK 35; LOTS 1-14, BLOCK 36; LOTS 1-14, BLOCK 37; LOTS 1-14, BLOCK 38; LOTS 1-14, BLOCK 39; 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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 25th 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 25th 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	_____✓_____	_____

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 J. 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°39'20" 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, 903.51 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, 338.86 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, 322.90 feet
North 89°55'32" East, 425.00 feet
South 0°37'35" 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, 288.36 feet
South 44°36'33" West, 363.88 feet
South 20°01'39" West, 285.41 feet
South 12°59'49" East, 180.17 feet
South 30°25'58" East, 244.61 feet
South 43°10'50" East, 181.51 feet
North 83°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 FB S 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.

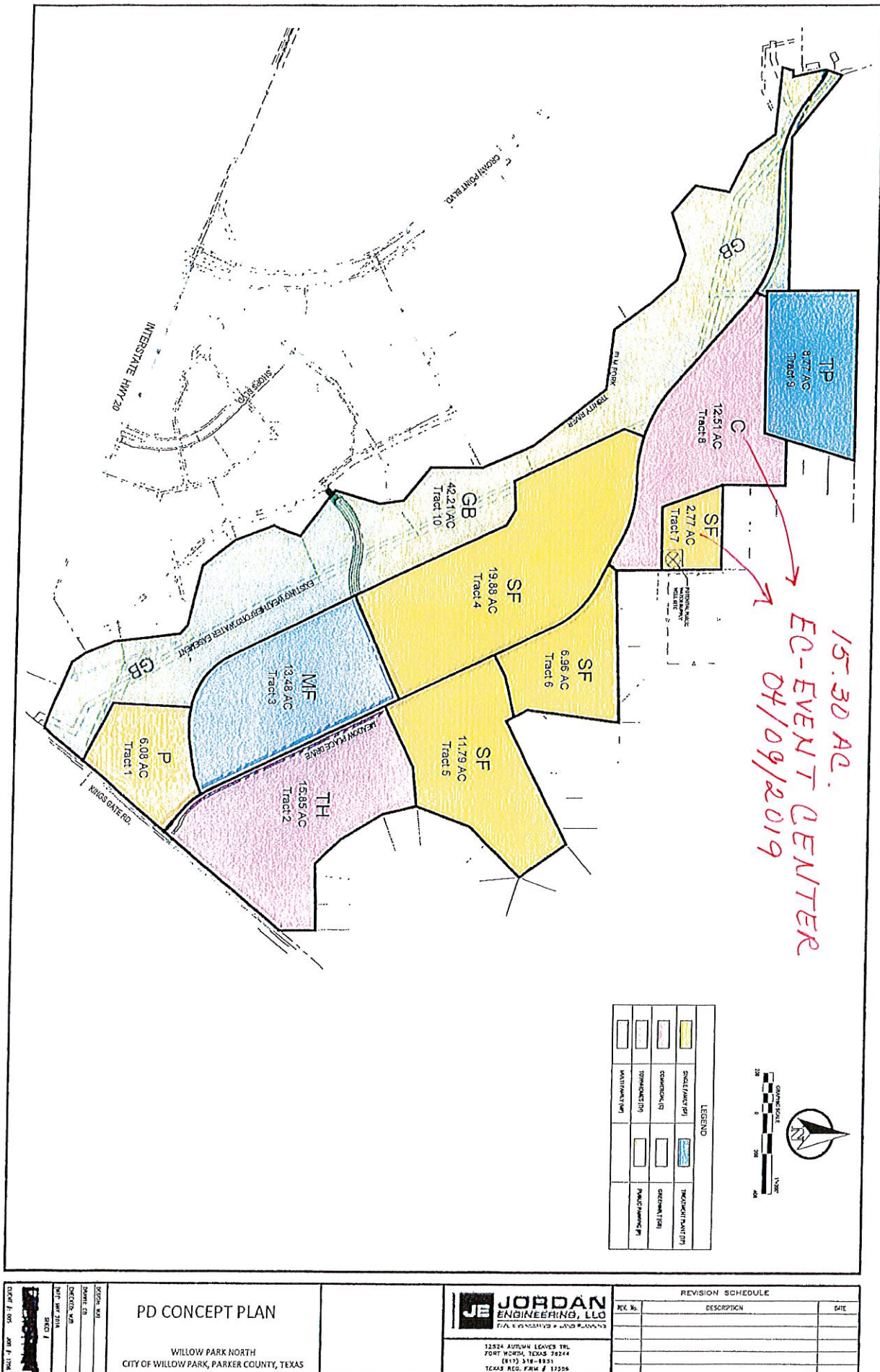
c. There are no park land dedication, park fee, or open space requirements applicable to this Property.

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.



PD CONCEPT PLAN

WILLOW PARK NORTH
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

JORDAN ENGINEERING, L.L.C.

32824 AQUILA LEAVES TRL
FORT WORTH, TEXAS 76244
(817) 318-1831
TEXAS REG. FIRM # 13556

REVISION SCHEDULE

REV. NO.	DESCRIPTION	DATE

DATE: 4/9/2019
DRAWN: J. [Name]
CHECKED: J. [Name]
DATE: MAY 2019
SHEET: 1
TOTAL: 1