



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, August 18th, 2020, 2020 6:00 pm
Agenda

Call to Order

Determination of Quorum

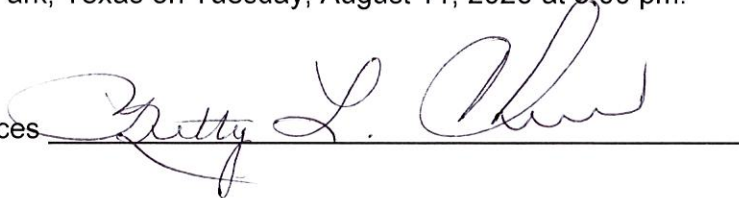
Approval of Meeting Minutes for June 16th, 2020.

Items to be considered and acted upon

1. Consider and Act on a Final Plat of a 9.18 acre tract John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Parker County, Texas.
2. Consider and Act on a Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; Block A, Meadow Place Estates, 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 Tuesday, August 11, 2020 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.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, June 16, 2020 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 Rodney Wilkins, Billy Weikert, Sharon Bruton
Commissioner Alternate Scott Smith

Absent:

Commissioner Joe Lane

Also, Present:
Betty Chew

Approval of Meeting Minutes for May 19, 2020.

Commissioner Wilkins made a motion to approve the minutes of the May 19, 2020 Planning and Zoning Commission Meetings as amended.

Seconded by Commissioner Smith.

Motion passed with a vote of 5-0.

Items to be considered and acted upon

- 1. Consider and Act on a Site Plan for a restaurant on Lot 2, Block 2, The Village at Willow Park, City of Willow Park, Parker County, Texas.**

Betty Chew addressed the Commission stating a Site Plan is being submitted for a 3,624 square foot restaurant with outdoor seating and entertainment area. There are two additional buildings a 408 square foot restroom building and a 438 square foot building with storage, audio and video. There will be 70 parking spaces provided with this development. A shared parking agreement is provided. The lot is accessed from Willow Crossing Drive and Willow Bend Drive. Mutual access, fire lane, and utility easements are dedicated and will be improved with this development.

Johnathan Lilly – Westra Engineering
Trey Neville – Sangalle Development



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, June 16, 2020 6:00 PM
Minutes

Motion made by Commissioner Wilkins to recommend approval of Site Plan for a restaurant and outdoor entertainment located on Lot 2, Block 2, The Village at Willow Park, as presented.

Seconded by Commissioner Weikert.

Aye Votes: Chairman Fowler, Wilkins Weikert, Bruton and Smith.

Motion Passed with a vote of 5-0

2. Consider and Act on a Site Plan for an addition to the Eye Clinic – Medical Office on 1.601 acres, Lot 1, Block 9 and 73; El Chico Addition, City of Willow Park, Parker County, Texas, located at 101 Chuckwagon Trail.

Betty Chew addressed the Commission stating a Site Plan is being submitted for a 2,300 square foot addition to the West Texas Retina Center, Outpatient Eye Clinic- Medical Office Building. The addition to the existing 10,000 square foot building will be on the west side of the property. The property is accessed from Chuckwagon Trail. There are two entrance/exits which access the property via 24 foot fire lanes.

Motion made by Commissioner Weikert to recommend approval of the Site Plan for an addition to the Outpatient Eye Clinic – Medical Office Building located on Lot 1, Block 9 and 73, El Chico Addition, as presented.

Seconded by Commissioner Bruton.

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

Motion passed with a vote of 5-0.

Chairman Fowler adjourned the meeting at 6:27pm.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 18, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and Act on a Final Plat for Meadow Place Estates Addition Phase II being 9.18 acres John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Parker County, Texas located on the northeast corner of Meadow Place Drive and Kings Gate Road.

BACKGROUND:

The preliminary plat for this proposed subdivision was approved by City Council October 9, 2018. The preliminary plat contained 11.17 acres of land. The final plat contains 9.18 acres of land. The developer proposes to add the 1.99 acres of land (floodway) located behind Block F, as a replat, with the land being platted as a part of the adjacent lots in Block A of Meadow Place Estate Addition.

The 18 single family residential lots will have frontage on Belmont Drive a 50 foot right of way and Meadow Place Drive a 60 foot right of way. The developer will construct both streets with concrete pavement, with curb and gutter and sidewalks. Kings Gate Road a 60 foot right of way is adjacent to the subdivision.

The subdivision will be served by city water and sanitary sewer. An 8 inch water main will be extended in Meadow Place Drive and Belmont Drive. It will tie into an existing water main in Kings Gate Road to provide a looped system. Fire hydrants will be installed in accordance with I.S. O. regulations. Sanitary sewer service will be provided by an 9 inch sanitary sewer main, installed by the developer, in Belmont Drive and extended south.

Stormwater flows from north to south across the subdivision. A portion of the lots in Block F are located in the floodway. Finished floor elevations are shown on the plat. The stormwater drainage plan has been approved by the City Engineer.

The Plat includes a 25 foot trail easement for trail development as indicated in the park master plan.

STAFF/BOARD/COMMISSION RECOMMENDATION:

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

EXHIBITS:

Plat Application
Final Plat

8/11/2020



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: 07/22/2020

Address (if assigned): _____

Name of Addition: MEADOW PLACE ESTATES PHASE 2

Location of Addition: INTERSECTION OF KINGS GATE RD & MEADOW PLACE DR

Number of Lots: 18 **Gross Acreage:** 9.18 **Zoning:** R5 **# of New Street Intersections:** 1

PROPERTY OWNER:

Name: PARKER COUNTY HOLDINGS, LLC **Contact:** JERRY STOCKON

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

City: HALTOM CITY **Fax:** _____

State: TX **Zip:** 76117 **Email:** jerryc21@aol.com

Signature: Cynthia Swift, Authorized Agent

APPLICANT:

Name: BARRON STARK ENGINEERS, LP **Contact:** CYNTHIA SWIFT, PROJECT MANAGER

Address: 6221 SOUTHWEST BLVD, #100 **Phone:** 817-231-8114 CELL: 817-846-2878

City: FORT WORTH **Fax:** 817-231-8144

State: TX **Zip:** 76132 **Email:** cynthias@barronstark.com

Signature: Cynthia Swift, Authorized Agent

SURVEYOR:

Name: BARRON STARK ENGINEERS, LP **Contact:** CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100 **Phone:** 817-296-9550

City: FORT WORTH **Fax:** 817-231-8144

State: TX **Zip:** 76132 **Email:** chucks@barronstark.com

Signature: Charles F. Stark, RPLS

ENGINEER:Name: BARRON STARK ENGINEERS, LPContact: CHARLES F. STARK, RPLSAddress: 6221 SOUTHWEST BLVD, #100Phone: 817-296-9550City: FORT WORTHFax: 817-231-8144State: TX Zip: 76132Email: chucks@barronstark.comSignature: Charles F. Stark, PE**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 PROVIDERSElectric Provider: ONCORWater Provider: CITY OF WILLOW PARKWastewater Provider: CITY OF WILLOW PARKGas Provider (if applicable): ATMOS**APPLICATION FEES** \$750.00 ~~\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE~~\$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: MEADOW PLACE ESTATES PHASE 2

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): PARKER COUNTY HOLDINGS, LLC

Location of Addition: INTERSECTION OF KINGS GATE RD & MEADOW PLACE DR

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

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

na

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

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

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after approval

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after approval

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OK

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N/A

OK

✓

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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

NA

✓

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after approval

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with mylar

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

NA

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

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

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 10'
~~14~~ ft.

Side building setback: 10 ft.

Side building setback: 10 ft.

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

Does the site include any drainage easements? Yes ☒ No

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

Staff Review:

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

Are the setbacks for the building sufficient? Yes ☒ No

Are there any easement conflicts? Yes ☐ No ☒

Do the proposed easements align with neighboring easements? Yes ☒ No

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 08/11/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?	Yes ✓	No
If yes, which road? <u>MEADOW PLACE DR / KINGS GATE</u>		
Is the project serviced by an existing water line?	Yes ✓	No
If yes, what size line? <u>8"</u>		
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? <u>na</u>		
Is the project serviced by an existing sewer line?	Yes ✓	No
If yes, what size line? <u>8"</u>		
If no, what type and size is the septic system? <u>na</u>		

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: MICHELLE GUEKER Date: 08/11/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

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

Staff Review:

Base flood elevations confirmed? TBD Yes ☐ No ☐
Does the proposed project pose any safety concerns? Yes ☐ No ☒
FINISHED FLOOR ELEVATION FOR
ALL LOTS BLOCK F

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 08/11/2020



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: August 18, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 2

Consider and Act on a Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; Block A, Meadow Place Estates, City of Willow Park, Parker County, Texas, located on Breeders Drive.

BACKGROUND:

The owners of these 9 lots propose to replat their current lots adding 1.99 acres to the back of their lots. The area is flood plain and floodway. Elevation certificates will be required for structures built on these replatted lots.

All infrastructure improvements have been constructed and accepted by the City of Willow Park.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of a Replat of Lots 5R1, 5R2, 5R3, 6, 7, 8, 9, 10, 11; Block A, Meadow Place Estates Addition meets the requirements of the Subdivision Ordinance and Staff recommends approval.

EXHIBITS:

Plat Application
Final Plat

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



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

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

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

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

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 07/22/2020

Address (if assigned): 117, 119, 123, 125, 129, 133, 139, 143, & 147 BREEDERS DRIVE

Name of Additions: MEADOW PLACE ESTATES REPLAT

Location of Addition: 117 - 147 BREEDERS DRIVE

Number of Lots: 9 **Gross Acreage:** **Zoning:** R5 **# of New Street Intersections:** 0

PROPERTY OWNER:

Name: SEE ATTACHED LIST

Contact: JERRY STOCKON

Address: FOR LOTS 117 - 147

Phone: 817-371-6776

City: OWNERS NAME AND ADDRESS

Fax:

State: **Zip:**

Email: jerryc21@aol.com

Signature: Cynthia Swift, Authorized Agent

APPLICANT:

Name: BARRON STARK ENGINEERS, LP

Contact: CYNTHIA SWIFT, PROJECT MANAGER

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-231-8114 CELL: 817-846-2878

City: FORT WORTH

Fax: 817-231-8144

State: TX **Zip:** 76132

Email: cynthias@barronstark.com

Signature: Cynthia Swift, Authorized Agent

SURVEYOR:

Name: BARRON STARK ENGINEERS, LP

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX **Zip:** 76132

Email: chucks@barronstark.com

Signature: Charles F. Stark, RPLS

ENGINEER:Name: BARRON STARK ENGINEERS, LPContact: CHARLES F. STARK, RPLSAddress: 6221 SOUTHWEST BLVD, #100Phone: 817-296-9550City: FORT WORTHFax: 817-231-8144State: TX Zip: 76132Email: chucks@barronstark.comSignature: Charles F. Stark, PEPRINCIPAL 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 PROVIDERSElectric Provider: ONCORWater Provider: CITY OF WILLOW PARKWastewater Provider: CITY OF WILLOW PARKGas Provider (if applicable): ATMOS**APPLICATION FEES**~~\$525.00 \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF 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: MEADOW PLACE ESTATES

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): SEE ATTACHED LIST

Location of Addition: 117-147 BREEDERS DRIVE

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

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

na

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

NA

- 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

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N/A

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N/A

OK

N/A

N/A

N/A

N/A

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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after approval

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with mylar

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N/A

OK

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N/A

OK

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

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

NA

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

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

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

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft.

Rear building setback: 10' ~~15~~ ft.

Side building setback: 10 ft.

Side building setback: 10 ft.

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

Does the site include any drainage easements? Yes ☒ No

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

Staff Review:

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 08/11/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road?	Yes ✓	No
If yes, which road? <u>BREEDERS DRIVE</u>		
Is the project serviced by an existing water line?	Yes ✓	No
If yes, what size line? <u>8"</u>		
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? <u>na</u>		
Is the project serviced by an existing sewer line?	Yes ✓	No
If yes, what size line? <u>8"</u>		
If no, what type and size is the septic system? <u>na</u>		

Staff Review:

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

Any additional concerns: Yes No
No NEW INFRASTRUCTURE
REQD.

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: MICHELLE GUÉLKER Date: 08/11/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? Yes ☒ No ☐
If yes, what is the base flood elevation for the area? tbd
Is the footprint of any built improvement in the 100-year flood plain? Yes ☐ No ☒
If yes, what is the base flood elevation for the area? N/A
Is the footprint of any habitable structure in the 100-year flood plain? Yes ☐ No ☒
If yes, what is the base flood elevation for the area? TBD

Staff Review:

Base flood elevations confirmed? TBD Yes ☐ No ☐
Does the proposed project pose any safety concerns? Yes ☐ No ☒
FINISHED FLOOR ELEVATIONS REQUIRED
FOR ALL STRUCTURES - TO BE BUILT

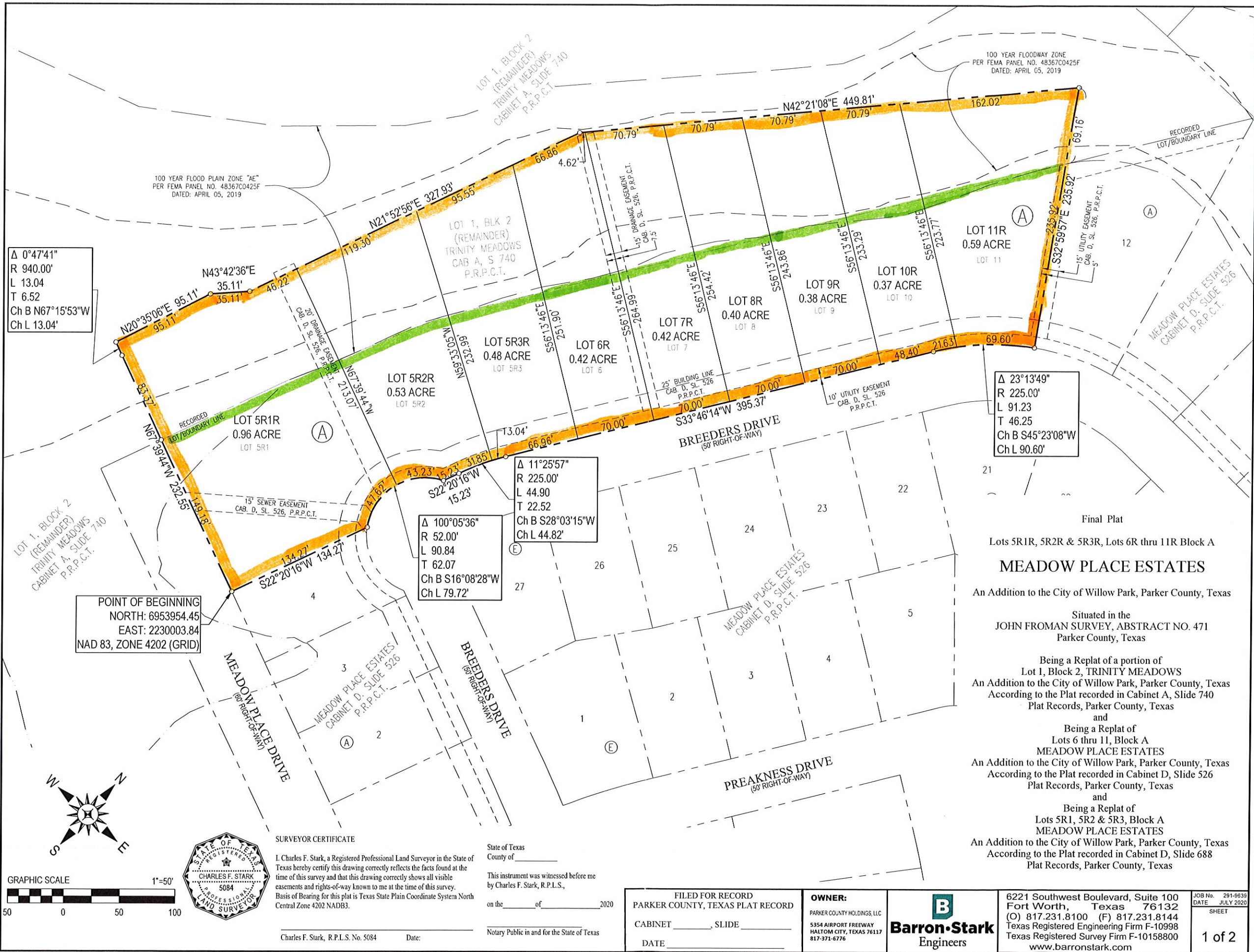
☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

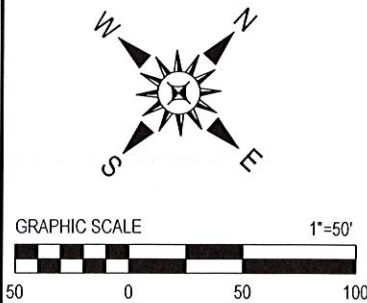
Flood Plain Manager Approval Signature: DEREK TURNER

Date: 08/11/2020



Δ 0°47'41"
R 940.00'
L 13.04
T 6.52
Ch B N67°15'53"W
Ch L 13.04'

POINT OF BEGINNING
NORTH: 6953954.45
EAST: 2230003.84
NAD 83, ZONE 4202 (GRID)



SURVEYOR CERTIFICATE
I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.
Basis of Bearing for this plat is Texas State Plain Coordinate System North Central Zone 4202 NAD83.

Charles F. Stark, R.P.L.S. No. 5084 Date:

State of Texas
County of _____
This instrument was witnessed before me
by Charles F. Stark, R.P.L.S.,
on the _____ of _____ 2020
Notary Public in and for the State of Texas

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

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

B
Barron-Stark
Engineers

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

JOB No. 291-9639
DATE JULY 2020
SHEET
1 of 2

Final Plat
Lots 5R1R, 5R2R & 5R3R, Lots 6R thru 11R Block A
MEADOW PLACE ESTATES
An Addition to the City of Willow Park, Parker County, Texas
Sited in the
JOHN FROMAN SURVEY, ABSTRACT NO. 471
Parker County, Texas
Being a Replat of a portion of
Lot 1, Block 2, TRINITY MEADOWS
An Addition to the City of Willow Park, Parker County, Texas
According to the Plat recorded in Cabinet A, Slide 740
Plat Records, Parker County, Texas
and
Being a Replat of
Lots 6 thru 11, Block A
MEADOW PLACE ESTATES
An Addition to the City of Willow Park, Parker County, Texas
According to the Plat recorded in Cabinet D, Slide 526
Plat Records, Parker County, Texas
and
Being a Replat of
Lots 5R1, 5R2 & 5R3, Block A
MEADOW PLACE ESTATES
An Addition to the City of Willow Park, Parker County, Texas
According to the Plat recorded in Cabinet D, Slide 688
Plat Records, Parker County, Texas

CITY OF WILLOW PARK

LETTER OF AUTHORIZATION FOR OWNER REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO BARRON-STARK ENGINEERS, LP, ACTING ON MY/OUR BEHALF AS THE OWNER OF THIS PROPERTY AND AS INDICATED AT THE PARKER COUNTY APPRAISAL DISTRICT, TO SUBMIT, FILE AND PRESENT AN APPLICATION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, TO REQUEST A REPLAT OF PROPERTY WITHIN MEADOW PLACE ESTATES.:

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and authorize representation by BARRON-STARK ENGINEERS, L.P. at the Planning and Zoning Commission and City Council Meetings.

REPLAT OF LOTS 5R1 THROUGH 11, BLOCK A MEADOW PLACE ESTATES

- A. I certify, by this written and signed statement and agree to the re-platting of my lot situated in Meadow Place Estates.

REPLAT APPLICATION

- B. I certify, by this written and signed statement, that all property taxes and assessments have been paid for past years and up to current date.

MEADOW PLACE ESTATES
OWNER LOT 5R1, BLOCK A:

HUNTER STOCKON
117 BREEDERS DRIVE
WILLOW PARK, TX 76087

Hunter Stockon

MEADOW PLACE ESTATES
OWNER LOT 5R2, BLOCK A:

GERARDUS & VALDA VIERLING
119 BREEDERS DRIVE
WILLOW PARK, TX 76087

Gerardus Vierling
Valda Vierling

MEADOW PLACE ESTATES
OWNER LOT 5R3, BLOCK A:

GLEN & TINA PITTS
123 BREEDERS DRIVE
WILLOW-PARK, TX 76087

Glen Pitts
Tina Pitts