



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd. Willow Park, TX 76087
Thursday May 16th, 2019 6:00 pm
Agenda

Call to Order

Determination of Quorum

Items to be considered and acted upon

1. Consider and Act on a revised Site Plan for a hotel in the PD Commercial/IH-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition located at 338 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 Thursday May 9th, 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.



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: May 16, 2019	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and act on a revised Site Plan for a hotel in the PD Commercial/IH-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition located at 338 Shops Blvd.

BACKGROUND:

The property is zoned PD Commercial/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 Interstate 20 making the area attractive to commercial and retail uses. Existing commercial development "The Shops" as well as "Texas Health Hospital" provide the foundation for the development of the area. The hotel will serve as an additional amenity to the area.

The 22,650 square foot hotel will have 88 rooms and a 5,900 square foot conference center will be located adjacent to the hotel. The hotel and conference center will be accessed from Shops Blvd and Checkout Lane, a private drive. A 0.51 acre parking area and access easement are located on Lot 1R adjacent to the north of the site. The off-site parking and access agreement have been executed. Fire lanes and access drives on the property are 26 feet wide to facilitate access for fire apparatus.

All infrastructure water, sanitary sewer, fire hydrants and streets are available for the development.

The hotel and conference center location, parking, landscaping, and fire lanes have been reviewed and meet the Zoning and Subdivision Ordinance requirements.

STAFF/BOARD/COMMISSION RECOMMENDATION:

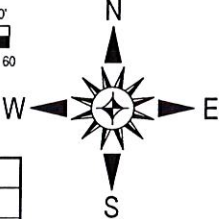
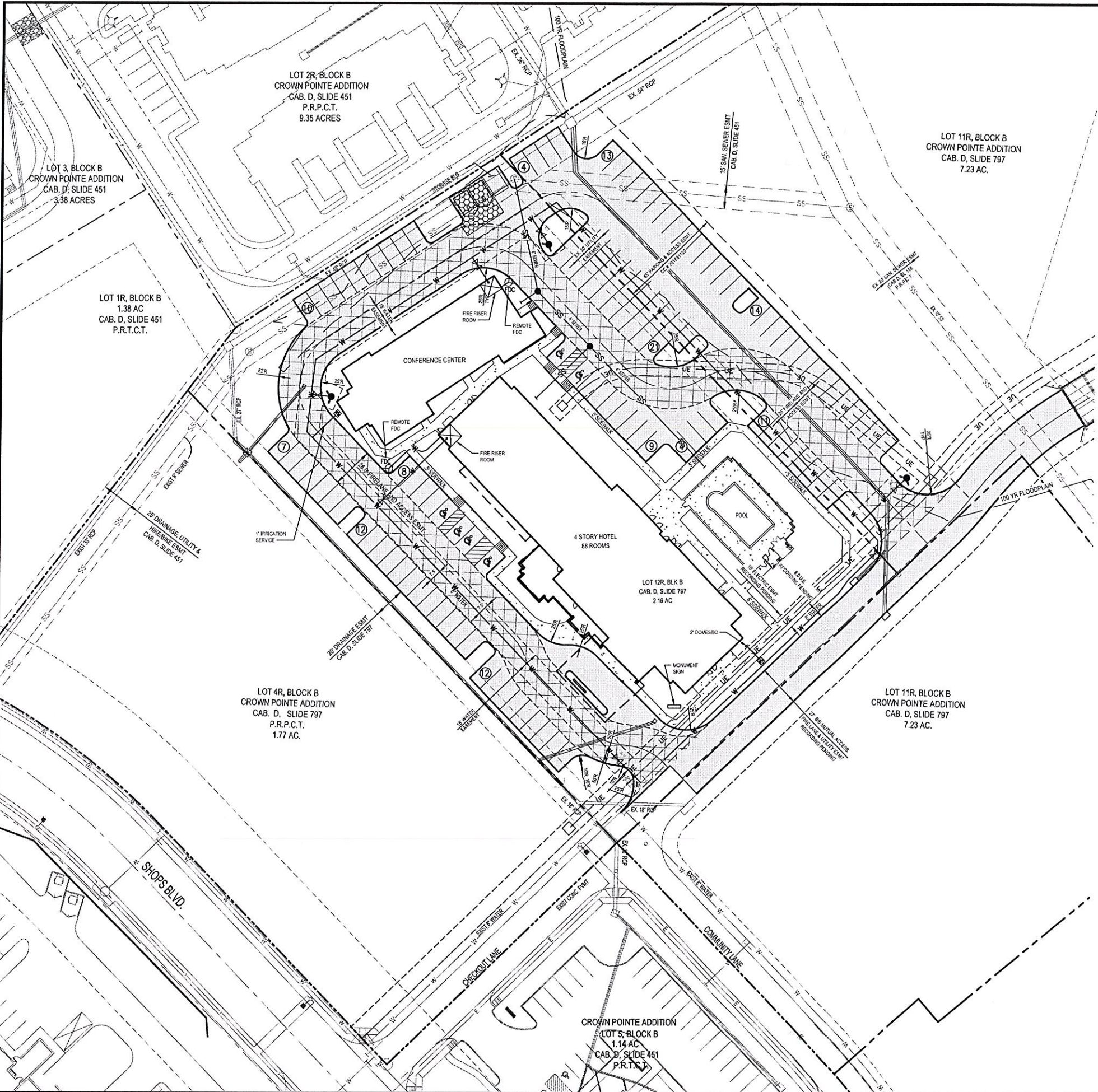
Staff recommends approval of the Site Plan for Lot 12R, Block B, Crown Pointe Addition, as revised, with the following required for final approval:

1. Stormwater drainage study and drainage improvement plans required.
2. Finished floor elevations required for structures in 100 year flood plain.

EXHIBITS:

Site Plan
Landscape Plan
Elevation Drawings

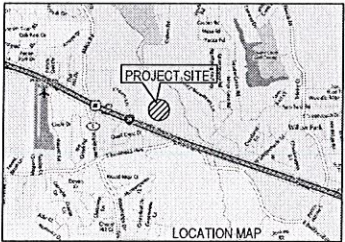
ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A



SITE PLAN DATA TABLE	
TOTAL ACREAGE	2.67 Acres
BUILDING FOOTPRINTS	22,650 SF - 0.52 Acres
CONCRETE PARKING	52,390 SF - 1.20 Acres
CONCRETE / SIDEWALKS	9,100 SF - 0.21 Acres
PERCENT IMPERVIOUS	72.2
OPEN SPACE	27.8
F.A.R.	.24
PARKING REQUIRED	113 PARKING SPACES
TOTAL PARKING PROVIDED	120 PARKING SPACES
ADA PARKING PROVIDED	6
EXISTING ZONING	PD
PROPOSED USE	HOTEL
PROPOSED STRUCTURES	1 - 4 STORY HOTEL 1 - STORAGE

SYMBOLS LEGEND

- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ONCOR VAULT
- WATER METER
- AT&T VAULT
- ONCOR VAULT
- MAIL BOX
- ELECTRIC TRANSFORMER SITE
- WATER VALVE
- FIRE HYDRANT
- AIR CONDITIONER
- GRATE INLET
- PROTECTION BOLLARD
- MAIL BOX
- FLAG POLE
- LIGHT POLE
- LIGHT POLE
- EXISTING WATER VALVE
- FIRE DEPARTMENT CONNECTION
- EXISTING POWER POLE
- EXISTING SANITARY SEWER MANHOLE
- FIRE LANE

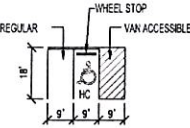


APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL
CITY OF WILLOW PARK
SIGNED: MAYOR DATE
SIGNED: CITY ADMINISTRATOR DATE

GENERAL NOTES:

- ALL HANDICAP PARKING SPACES SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6" 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.

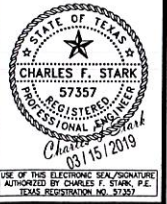


TYPICAL PARKING LAYOUT

REVISIONS	DATE
DESCRIPTION	
NO.	

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 (F) 817-231-8144
Texas Registered Engineer's Form F-1058200
www.barronstark.com

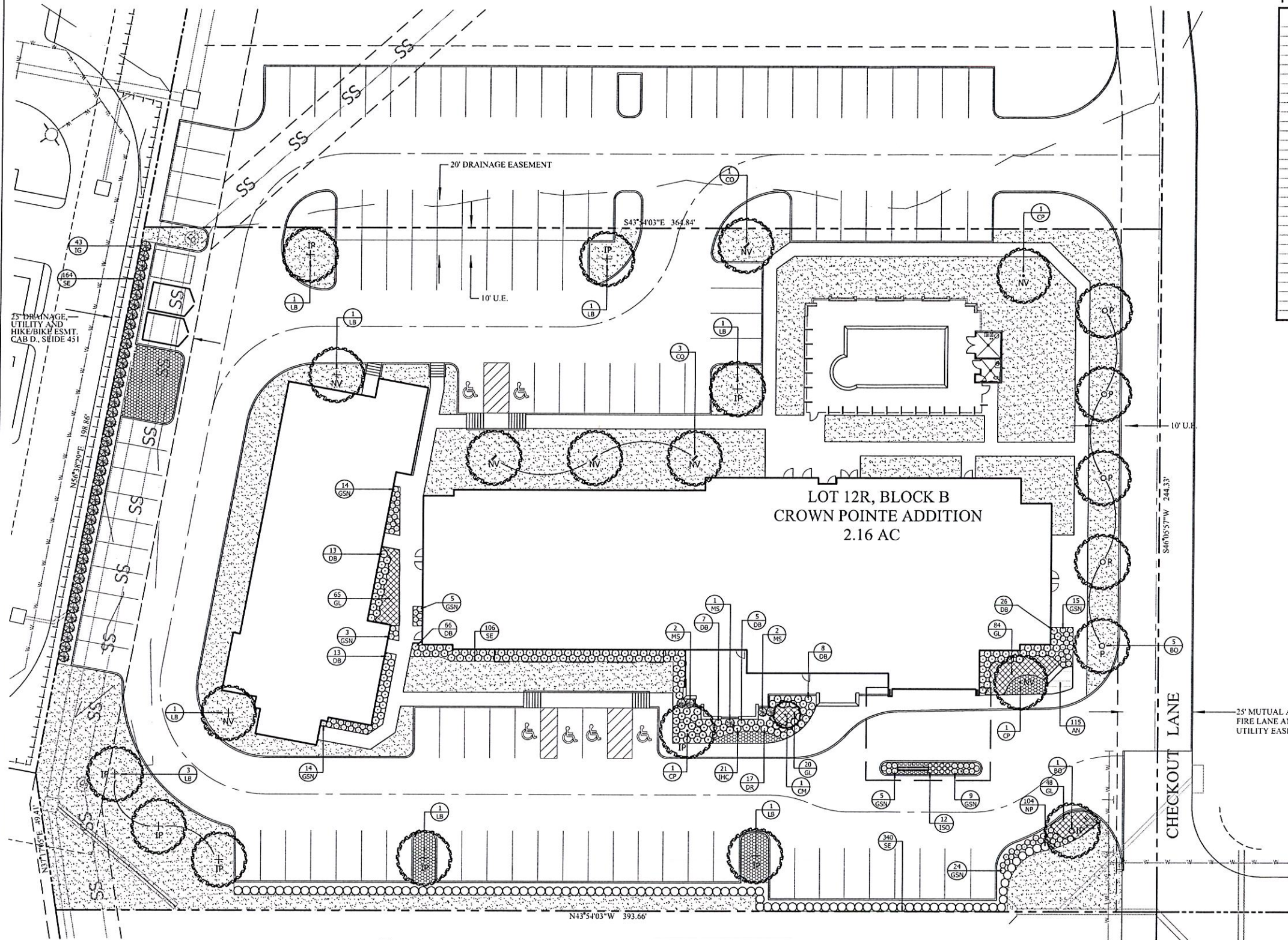
Barron-Stark
Engineers



SITE PLAN
SPRINGHILL SUITES BY MARRIOTT
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No.	376
PROJECT No.	9511
DESIGN:	PWD
DRAWN:	PWD/PCP
CHECKED:	CFS
DATE:	FEBRUARY 2019

SHEET
C2.0



PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	6	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	QUERCUS MACROCARPA	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CP	QUERCUS MUhlenbergia	10	3" CAL.	10-12'	6-7'	NURSERY GROWN	
DB	LACEBARK ELM	10	3" CAL.	10-12'	6-7'	NURSERY GROWN	
GL	ULMUS PARVIFOLIA SEMPERVIRENS	2	3" CAL.	10-12'	6-7'	NURSERY GROWN	
IP	CHINESE PISTACHE	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
LB	PISTACIA CHINENSIS	43	5 GAL.	30"	18"	FULL	42"oc
CM	CRABAPPLE	5	5 GAL.	24"	18"	FULL	36"oc
IG	INDIAN GRASS	104	5 GAL.	26"	18"	FULL	36"oc
MS	MISCANTHUS	21	5 GAL.	15"	15"	FULL	30"oc
NP	NEEDLEPOINT HOLLY	138	5 GAL.	15"	15"	FULL	30"oc
IHC	INDIAN HAWTHORN	17	3 GAL.	12"	12"	FULL	30"oc
DR	DRIFT ROSE	89	3 GAL.	12"	12"	FULL	24"oc
GSN	GULFSTREAM NANDINA	12	1 GAL.	10"	10"	FULL	18"oc
ISO	INLAND SEA OATS	217	1 GAL.	10"	10"	FULL	18"oc
GL	GREEN LIRIOPE	115	4" POT	TYPE TO BE DETERMINED			9"oc
AN	ANNUALS	610	LIN. FT.	REF. DETAIL			
SE	STEEL EDGING						

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

COBBLE STONE
(SEE NOTE BELOW)

SOD INSTALLATION NOTES:

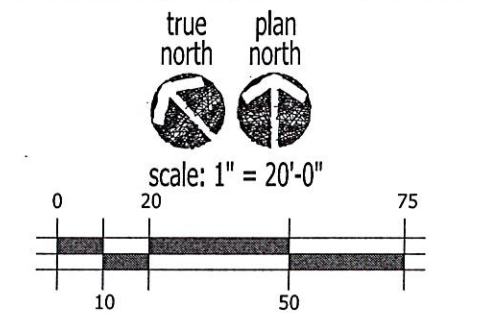
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE, IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

COBBLESTONE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

LANDSCAPE NOTES

- PLANT LIST FOR SHEETS L-1, L-2 AND L-3.
- PLANT LIST TO BE USED AS AID TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON SHEET L-1.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTC (LICENSED IRRIGATORS ACT), S.B. NO. 259.

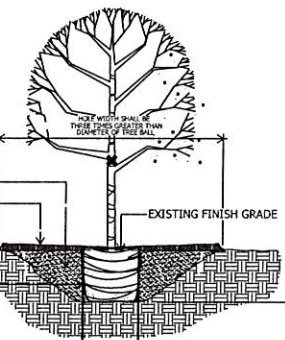


DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 658G-NS BELOW-GRADE
TREE STAKING AS MFG. BY
"TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

CITY REQUIREMENTS

H.1. INTERIOR LANDSCAPING	I. NONVEHICULAR OPEN SPACE
GROSS PARKING 38,200 SF	MINIMUM 15% SITE TO BE LANDSCAPE
INTERIOR LANDSCAPE AREA 3,820 SF (10%)	TOTAL SITE AREA 93,795 SF
REQUIRED 3,820 SF (10%)	REQUIRED 93,795 x 15% = 14,070 SF
PROVIDED 5,110 SF (13.38%)	PROVIDED 25,694 SF (27.39%)
1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE	1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE
3820 ÷ 400 = 9.55 = 10 TREES REQUIRED	NONVEHICULAR (areas not in Interior or buffers) 18,827 SF
400 ÷ 10 TREES PROPOSED	18,827 SF ÷ 2500 SF = 7.53 = 8 TREES REQUIRED
ALL PARKING TO BE SCREENED FOR R.O.W.'S & ADJACENT PROPERTY PROVIDED AS REQUIRED	2500 SF ÷ 8 TREES PROPOSED
H.2. PERIMETER LANDSCAPING	
1 TREE PER 50 LF	
CHECKOUT LANE 244 LF	
244 ÷ 50 = 4.88 = 5 TREES REQUIRED	
50 ÷ 5 TREES PROPOSED	

appr. by:
drawn by:
date: 10-11-18

revisions
05-02-19



Leeming
Design Group
Landscape Architecture
4913 Red Star Drive, Suite 100
North Richland Hills, Texas 76180
(817) 571-5809 Fax (817) 571-5808
leemingdesigngroup@att.net

LANDSCAPE PLAN

SPRINGHILL SUITES
LOT 12R, BLOCK B, CROWN POINTE ADDITION
WILLOW PARK, TEXAS

file name:
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sheet
L-1



- EXTERIOR FINISH KEY



COLOR SELECTION IS ONLY FOR THE PRESENTATION PURPOSE.
FINAL SELECTION OF THE PRODUCT AND COLORS SHALL BE
MADE DURING CONSTRUCTION.

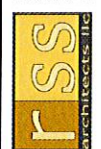
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SPRINGHILL SUITES by MARRIOTT

INTERSTATE HIGHWAY 20
WILLOW PARK, TEXAS



1029 LONG PRAIRIE ROAD
SUITE E
FLOWER MOUND, TN 37022
817/538-9258
RSS-ARCHITECTS.COM

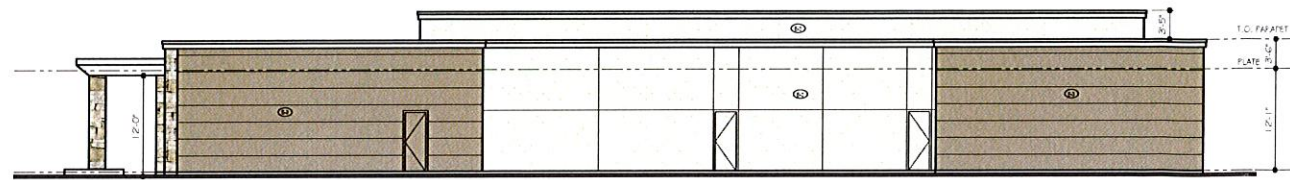


Date	5-3-2019
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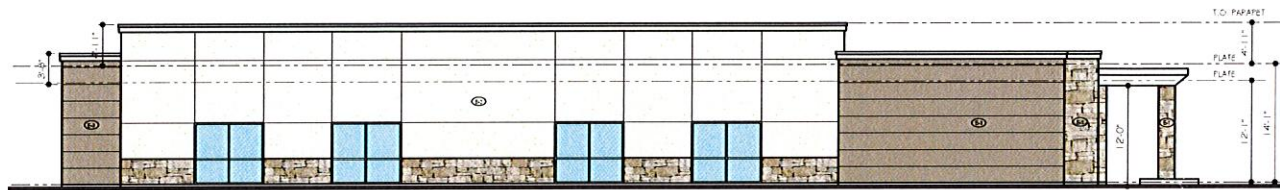
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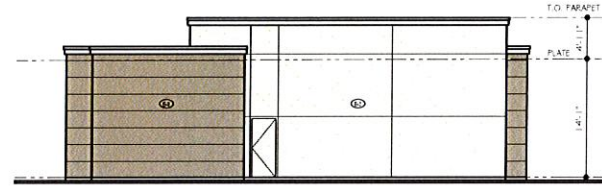
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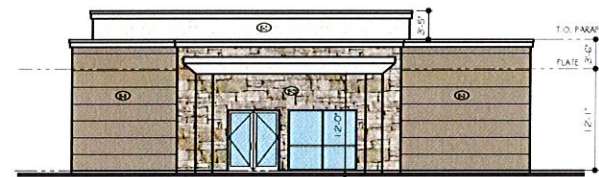
4 RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS
- C. IF USING EXTERNAL DOWNSPOUTS & DOWNSPOUT CLEANOUTS, ARCHITECT TO LOCATE DOWNSPOUTS AT OUTSIDE CORNERS OF THE BUILDING, WHEREVER POSSIBLE. DOWNSPOUT FINISH TO MATCH ADJACENT BUILDING FINISHES THROUGHOUT THE LENGTH OF THE DOWNSPOUT. ALL DOWNSPOUTS MUST HAVE CLEANOUTS
- D. DESIGN GUTTERS, DOWNSPOUTS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES
- E. EIFS COLORS SHALL BE INTEGRAL IN THE FINISH AND SHALL NOT BE A PAINTED FINISH
- F. PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL

ARCHITECTURAL

- A13 EIFS FACADE BUILD-OUT
- A15 PREFINISHED ALUMINUM WINDOW AS SCHEDULED
- A16 PREFINISHED ALUMINUM STOREFRONT AS SCHEDULED
- A17 PAINTED H.M. DOOR AND FRAME
- A18 METAL PANEL, TERM AREA - COLOR AND TEXTURE TO MATCH ADJACENT WINDOW
- A19 BACKLIT, THERMO-PLASTIC SPRINGHILL SIGN - RECESSED IN EIFS FACE AND WRAPS END OF BUILDING FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT. (DUAL COLOR FILM) WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED

- A20 PROVIDE METAL COPING CAP AT PARAPETS

- A59 OPTIONAL HOTEL SIGNAGE PACKAGE, PROVIDE REQUIRED BACKING, LOCATE POWER CUTOFF FOR EASY ACCESS

- A60 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE SIGNAGE PACKAGE FOR SPECIFICATION

- A167 PROVIDE CLEARANCE SIGNAGE AT PORTE COCHERE. SEE SIGNAGE MANUAL

ENGINEERING

- E41 PTAC LOUVERS FRAMED INTEGRAL WITH WINDOWS

COLOR SELECTION IS ONLY FOR THE PRESENTATION PURPOSE. FINAL SELECTION OF THE PRODUCT AND COLORS SHALL BE MADE DURING CONSTRUCTION.

EXTERIOR FINISH KEY

- STONE (E-1)
- EIFS 1 (E-2)
- EIFS 2 (E-3)

REVISIONS BY

SPRINGHILL SUITES by MARRIOTT

INTERSTATE HIGHWAY 20
WILLOW PARK, TEXAS



1025 LONG PRAIRIE ROAD
SUITE 100
FLOWER MOUND, TX 75022
817/558-9758
RSS-ARCHITECTS.COM



Date: 5-3-2019

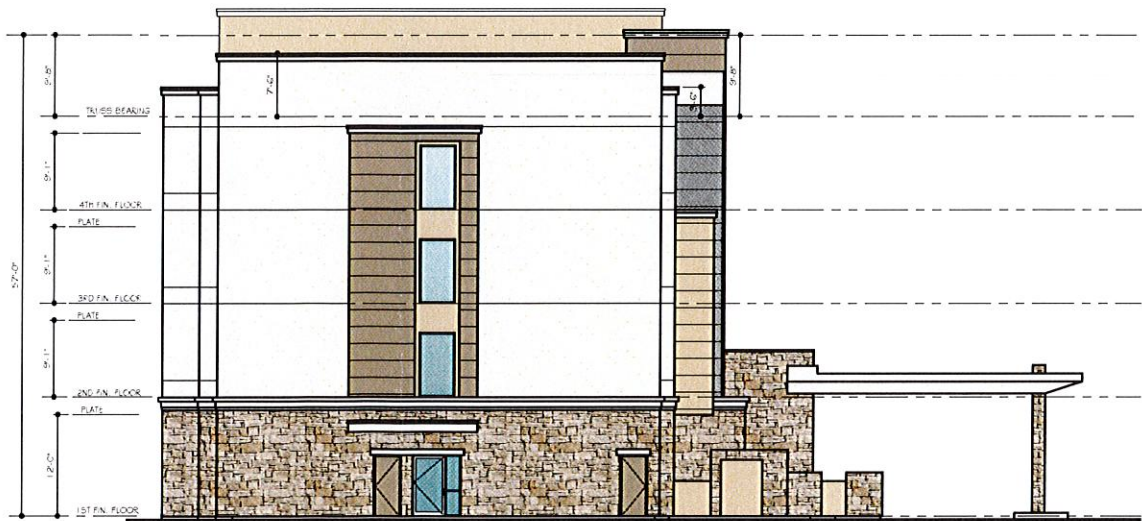
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2 PRELIMINARY
RIGHT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 PRELIMINARY
LEFT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

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ENGINEERING

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EXTERIOR FINISH KEY

- STONE (E-1)
- E.F.S. 1 (E-2)
- E.F.S. 2 (E-3)
- E.F.S. 3 (E-4)

PRELIMINARY - FOR REVIEW ONLY

REVISIONS	BY
SPRINGHILL SUITES by MARRIOTT	
INTERSTATE HIGHWAY 20 WILLOW PARK, TEXAS	
PRELIMINARY	
REGISTERED ARCHITECT STATE OF TEXAS 5-3-2019	
1029 LONG PRAIRIE ROAD SUITE E FLOWER MOUND, TN 75022 8175359258 RSS-ARCHITECTS.COM	
RSS ARCHITECTS, LLC	
Date	5-3-2019
Job	17020
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