



City of Willow Park  
Planning & Zoning Commission  
Regular Meeting  
516 Ranch House Rd, Willow Park, TX 76087  
Tuesday, May 19th, 2020, 2020 6:00 pm  
Agenda

**Call to Order**

**Determination of Quorum**

**Approval of Meeting Minutes for April 21, 2020.**

**Items to be considered and acted upon**

1. Consider and Act on a Replat of Lots 1R1, 1R2, 1R3; Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas.
2. Consider and Act on a Site Plan for Recreational Vehicle Sales and Service on Lot 1R1, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas, located in the 4500 Block of IH-20 Service Road.

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 14th, 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, April 21, 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 Sharon Bruton, Rodney Wilkins  
Commissioner Alternate Scott Smith

**Absent:**

Commissioners Joe Lane, and Billy Weikert

Also, Present:  
Betty Chew

**Approval of Meeting Minutes for March 17, 2020.**

Commissioner Smith made a motion to approve the minutes of the March 17, 2020 Planning and Zoning Commission Meetings as written.

Seconded by Commissioner Wilkins.

Motion passed with a vote of 3-0.

**Items to be considered and acted upon**

- 1. Consider and Act on a Site Plan for a classroom building at Trinity Christian Academy on Lot 1R-1, 1R-2, 2; Trinity Church Properties Addition, located at 4954 E IH-20 Service Road.**

Betty Chew addressed the Commission stating this is a Site Plan for a 4,480 square foot modular classroom building which will be located east of and adjacent to the "Secondary Building". The building will be located over 14 existing parking spaces. The church and school have a joint parking and access agreement. Elimination of the 14 parking spaces will not create a parking space deficiency. The classroom building will connect to City water and sewer service on the



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site. All drives and entrances are provided. No additional landscape or stormwater drainage improvements are required. Staff recommends approval of the Site Plan as presented.

Shannon Nave – Baird Hampton, Brown addressed the Commission to answer questions.

Jason Mazanec – Baird Hampton, Brown

Mike Skaggs – Trinity Christian Academy

Burt Thompson – Trinity Christian Academy

Motion made by Commissioner Wilkins to recommend approval of the Site Plan for a classroom building at Trinity Christian Academy on Lot 1R-1, 1R-2, 2; Block 1; Trinity Church Properties Addition, as presented.

Seconded by Commissioner Smith.

Aye Votes: Chairman Fowler, Wilkins and Smith.

Motion Passed with a vote of 3-0

**2. Consider and Act on a Site Plan for classrooms and offices, Ben Hogan Learning Center at Squaw Creek Golf Course, located at 1605 Ranch House Rd.**

Betty Chew addressed the Commission stating a Site Plan is being submitted for classrooms and offices for the Ben Hogan Learning Center at Squaw Creek Golf Course. The 4,576 square foot building will provide classrooms, offices and storage for the educational program for “The First Tee”. The building will be located southwest of the clubhouse. There are 164 parking spaces which will serve the golf course and the Learning Center. The building will connect to City water. A private septic system will be installed on the site. Driveways, entrances, and landscaping are provided. Staff has reviewed the Site Plan and recommends approval, as presented.

Stephen Darrow – DMS Architects, Inc. addressed the Commission to answer questions.

Mike Rushing – The First Tee

Motion made by Commissioner Smith to recommend approval of the Site Plan for classrooms and offices for the Ben Hogan Learning Center at Squaw Creek Golf Course, as presented.





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Seconded by Commissioner Wilkins.

Aye Votes: Chairman Fowler, Commissioners Wilkins and Smith.

Motion passed with a vote of 3-0.

**3. Consider and Act on a Preliminary Plat Lot 1 and 2, Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Ozer Survey, Abstract No. 1032, Extraterritorial Jurisdiction, City of Willow Park, Parker County, Texas.**

Betty Chew addressed the Commission stating a Preliminary and Final Plat are being considered for this 2 lot, 3.224 acre subdivision located in the City's Extraterritorial Jurisdiction. The property is located in the 9600 Block of Bankhead Hwy. The owners propose to develop the subdivision with storage units and retail. All existing structures on the property will be demolished. Access to the subdivision will be from Bankhead Hwy. The subdivision will be served from a private well and sewage disposal system. A stormwater drainage study and drainage improvement plan with detention have been reviewed and approved by the City's Engineer. Staff has reviewed the Preliminary and Final Plats and determines they meet the requirements of the Subdivision Ordinance and recommends approval.

Keith Hamilton – Hamilton Duffy Engineers

Greg Shannon – Box 4 Holdings, LLC

Applicants addressed the Commission to discuss the Plat and the proposed development of the property. They discussed Phase 1 of the development being 30,000 square feet of storage, approximately 200 units. Phase 2 will be 5,500 to 6,000 square feet of retail space along the Bankhead Hwy frontage.

Motion made by Commissioner Wilkins to recommend approval of the Preliminary Plat Lot 1, 2, Block A, Box 4 Storage and Retail Addition, as presented.

Seconded by Commissioner Smith.

Aye Votes: Chairman Fowler, Commissioner Wilkins and Smith.

Motion Passed with a vote of 3-0.





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4. **Consider and Act on a Final Plat Lot 1 and 2, Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Oxer Survey, Abstract No. 1032, Extraterritorial Jurisdiction, City of Willow Park, Parker County, Texas.**

Motion made by Commissioner Wilkins to recommend approval of the Final Plat Lot 1, 2, Block A, Box 4 Storage and Retail Addition, as presented.

Seconded by Commissioner Smith.

Aye votes: Chairman Fowler, Commissioner Wilkins and Smith.

Motion Passed with a vote of 3-0.

5. **Consider and Act on a Final Plat Lot 1, 2, 3; Block 2; The Village at Willow Park Addition, being 10.135 Acres J. Cole Survey, Abstract No. 218, City of Willow Park, Parker County, Texas.**

Betty Chew addressed the Commission stating this Final Plat represents 3 commercial/retail/office lots and the "Town Square" public park (0.4 acres) which will be located on part of Lot 3. This plat is 10.14 acres and is located on the west side of Willow Bend Drive. The Preliminary Plat of the 24.19 acre subdivision was approved April 17, 2018. A Final Plat for Phase 1 (14.05 acres east side Willow Bend Drive) was approved July 10, 2018. Access to the subdivision will be off Willow Bend Drive and Willow Crossing Drive, existing 60 foot collector streets. Mutual access, fire lane, and utility easements are dedicated as a part of this plat. The subdivision will be served by the City's utility system. The developer will extend and loop an existing 8 in water main in Willow Bend Drive and Willow Crossing Drive. Fire hydrants will be installed. Existing 8 inch sanitary sewer mains in Willow Bend Drive and Willow Crossing Drive will be extended to serve the subdivision. A master stormwater drainage plan has been submitted and approved. Onsite detention will be provided as required by the master drainage plan.. Staff has reviewed the Final Plat of the Village at Willow Park Phase II and recommends approval as presented.

Johnathan Lilley – Westra Consultants

Mike Sangalli – The Morrison Group

Motion made by Commissioner Smith to recommend approval of the Final Plat Lot 1, 2, 3; Block 2; The Village at Willow Park Addition, as presented.

Seconded by commissioner Wilkins.



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Aye votes: Chairman Fowler, Commissioner Wilkins and Smith.

Motion Passed with a vote of 3-0.

**6. Consider and Act on a Site Plan for Thrive Behavior Learning Center and an office building on Lot 4R-1R, Block A, Crown Pointe Addition Phase II, located in the 100 Block J.D. Towles Drive.**

Betty Chew addressed the Commission stating the 1.43 acre commercial lot will be developed with a 4,500 square foot behavior learning center and a 3,200 square foot office building. The lot is accessed from J.D. Towles Drive, a 60 foot collector street, via a shared drive with the property to the west. Alternate ingress and egress will be from a 24 foot easement on the south side of the property to Crown Pointe Blvd. Cross access is provided. There will be 24 foot fire lanes provided for emergency access. Required parking spaces will be provided. The buildings will be served by City water and sanitary sewer. The stormwater drainage plan has been approved by the City's engineer. Staff has reviewed the Site Plan and recommends approval as presented.

Chuck Stark – Barron Stark Engineers addressed the Commission to answer questions.

Cynthia Swift – Barron Stark Engineers

Bryson Adams – Bar-Ko Land Company LLC.

Motion made by Commissioner Wilkins to recommend approval of the Site Plan for Thrive Behavior Learning Center and an office building on Lot 4R-1R, Block A, Crown Pointe Addition Phase 2 as presented.

Seconded by Commissioner Smith.

Aye Votes: Chairman Fowler, Commissioner Wilkins and Smith.

Motion Passed with a vote of 3-0.

Chairman Fowler adjourned the meeting at 7:10pm.



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APPROVED:

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Jared Fowler, Chairman  
Planning and Zoning Commission





## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> May 19, 2020	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 1

Consider and Act on a Replat of Lots 1R1, 1R2, 1R3; Block A; Crown Bluff Addition, City of Willow Park, Parker County, Texas.

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### BACKGROUND:

The owner proposes to replat Lot 1, Block A, Crown Bluff Addition into three lots. Lot 1R1 will be a 2.53 acre lot (415 RV Center). Lot 1R2 is a 1.30 acre lot (future development). Lot 1R3 is a 3.60 acre lot (future development).

Lots 1R1 and 1R2 have primary frontage on IH 20 Service Road. Lots 1R1 and 1R3 have secondary frontage on Clear Fork Circle. There is a 25 foot mutual access, fire lane, and public utility easement shared by Lot 1R1 and 1R2. This entrance/exit is the only entrance for the lots on the IH 20 Service Road. Lot 1R3 has primary frontage on Bankhead Hwy. There is a 10 foot right of way dedication for the future expansion of Bankhead Hwy.

The lots will be served by City water from a twelve (12") inch main in the IH 20 Service Road. The water main will be extended in the easement for fire protection and to provide domestic water to the lots. Private on-site sewage systems will serve each lot.

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### STAFF/BOARD/COMMISSION RECOMMENDATION:

The Replat of Lot 1R1, 1R2, 1R3, Block A, Crown Bluff Addition meets the requirement of the Subdivision Ordinance and Staff recommends approval.

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### 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

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**PROPERTY DESCRIPTION:**

**SUBMITTAL DATE:** \_\_\_\_\_

Address (if assign): \_\_\_\_\_

Name of Additions: CROWN BLUFF ADDITION

Location of Addition: INTERSECTION OF CLEAR FORK CIRCLE AND IH 20 FRONTAGE RD.

Number of Lots: 3 Gross Acreage: 7.5 Zoning: C # of New Street Intersections: 0

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**PROPERTY OWNER:**

Name: 415 RV CENTER

Contact: KELLY BOURNE

Address: 14561 WHITE SETTLEMENT RD

Phone: 817-501-4997

City: FORT WORTH

Fax: \_\_\_\_\_

State: TX Zip: 76108

Email: 415rvcenter@att.net

Signature: *Cynthia Swift*

**APPLICANT:**

Name: SAME AS OWNER

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

City: \_\_\_\_\_

Fax: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: *Cynthia Swift*

**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: *Cynthia Swift*

**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: *Cynthia Swift*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: ONCORWater Provider: CITY OF WILLOW PARKWastewater Provider: CITY OF WILLOW PARKGas Provider (if applicable): ATMOS**APPLICATION FEES** \$350.00 ~~\$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: CROWN BLUFF ADDITION

Applicant: BARRON STARK ENGINEERS, LP

Property Owner(s): 415 RV CENTER

Location of Addition: CLEAR FORK CIRCLE AND IH 20 FRONTAGE RD

**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

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**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 (WATER ONLY)
- K. Plans for fire hydrants
- L. Plans for all proposed streets and sidewalks

✓

✓

✓

after approval

✓

✓

✓

✓

with mylar

NA

NA

NA

✓

✓

✓

✓

✓

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✓

✓

✓

✓

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

✓

✓

✓

✓

after approval

✓

✓

✓

WITH MYLAR

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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

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	✓	N/A
C.	Names of Adjoining Subdivisions	✓	✓
D.	Front and Rear Building Setback Lines	✓	✓
E.	Side Setback Lines	✓	✓
F.	City Boundaries Where Applicable	✓	✓
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	✓	N/A
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	—
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

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Applicant Questions: IH 20 OVERLAY

Front building setback: 25 ft.

Rear building setback: 25 ft.

Side building setback: 10 ft.

Side building setback: 25 ft. (CLEAR FORK CR)

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? N/A

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: 05/12/2020



Willow Park  
Plat  
Public Works Review

**Applicant Questions:**

Is the project serviced by an existing road? ☒ Yes No  
If yes, which road? IH 20 FRONTAGE RD

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? NA

Is the project serviced by an existing sewer line? Yes ☒ No  
If yes, what size line? \_\_\_\_\_  
If no, what type and size is the septic system? AEROBIC WASTE WATER SIZED FOR 1 BATHROOM AND 1 BREAKROOM

**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: \_\_\_\_\_ Date: 05/12/2020

Willow Park  
Plat  
Flood Plain Review

**Applicant Questions:**

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>NA</u>		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>NA</u>		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? <u>NA</u>		

**Staff Review:**

Base flood elevations confirmed?	Yes	<input checked="" type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

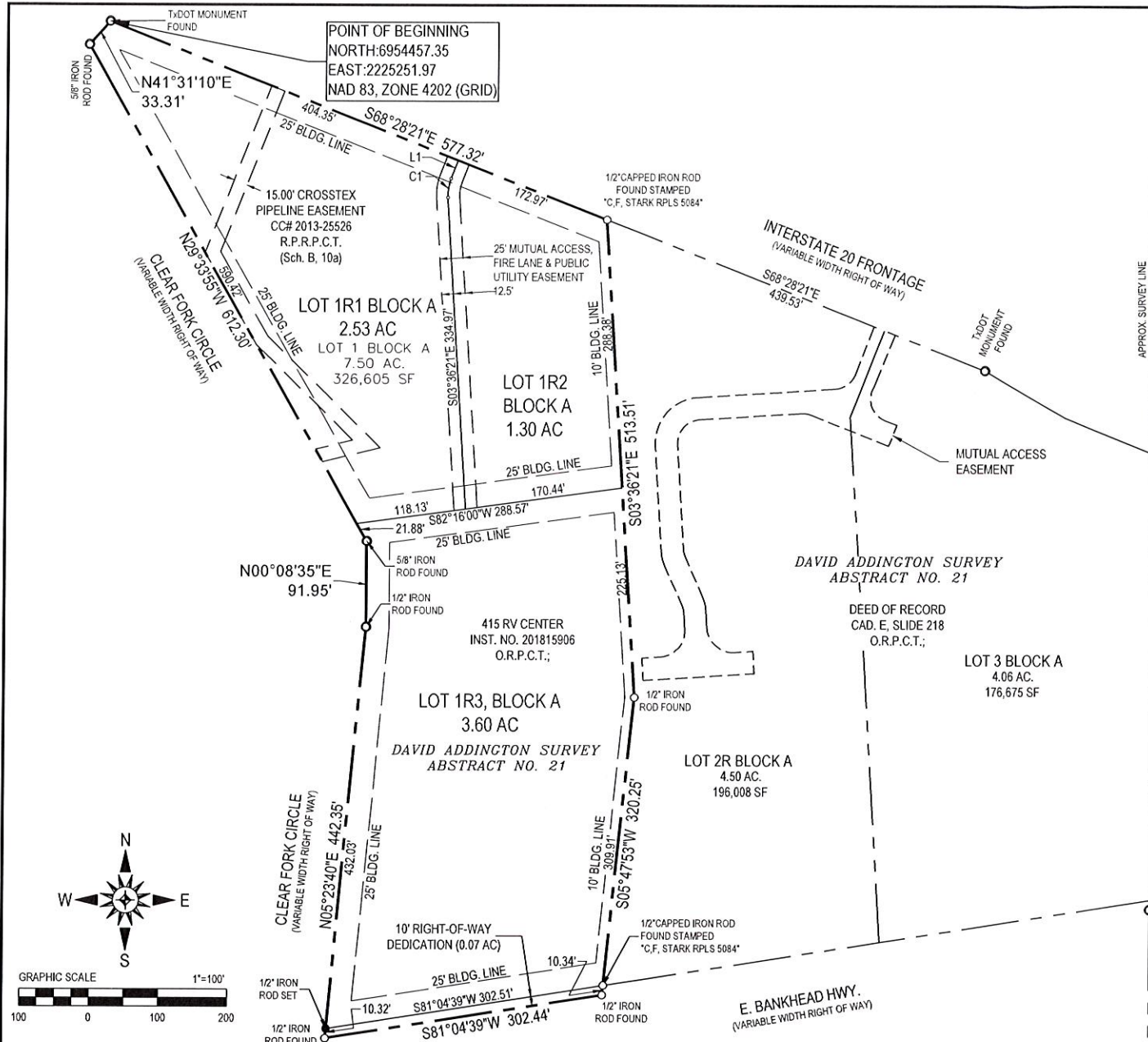
☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 05/12/2020





LEGAL DESCRIPTION

Being a 7.50 acre tract of land situated in the David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas and being all of that certain tract of land described in deed to 415 RV CENTER, recorded in Plat Records Document Number 201615506, Cabinet E, Slide 121, Official Public Records, Parker County, Texas, said 7.50 acres being more particularly described as follows:

Beginning at a Texas Department of Transportation monument found (herein after called TxDOT monument) for the northwest corner of subject property, and said point being on the south right of way line of Interstate Highway 20 Frontage Road;

Thence South 68°28'21" East, with said south right of way line a distance of 577.32 feet to a 1/2" iron rod found, said point also being on the common line of Lot 1 and Lot 2R, Block A Crown Bluff Addition as recorded in Plat Records Document Number 201615506, Cabinet E, Slide 121, Official Public Records, Parker County, Texas;

Thence South 03°36'21" East, leaving said south right of way line and along said common line, a distance of 513.51 feet to a found 1/2 inch iron rod for angle point;

Thence South 05°47'53" West, continuing along said common line a distance of 320.25 feet to a found 1/2 inch iron rod, said rod being on the northerly line of E. Bankhead Highway;

Thence South 81°04'39" West, along said north right of way line of E. Bankhead Highway a distance of 302.44 feet to a found 1/2 inch iron rod said rod also being on the easterly right of way line of Clear Fork Circle;

Thence North 05°23'40" West, with said easterly right of way line a distance of 442.35 feet to a found 1/2 inch iron rod;

Thence North 00°08'35" East with said east right of way line a distance of 91.95 feet to a found 5/8 inch iron rod for angle point;

Thence North 29°33'55" West, with said east right of way line a distance of 512.30 feet to a found 5/8 inch iron rod for corner;

Thence North 41°31'10" East, with said east right of way line a distance of 33.31 feet to the Point of Beginning and containing 326,605 square feet, 7.50 acres, more or less.

Owner Dedication

Now therefore, know all men by these presents:

That 415 RV CENTER, do hereby certify and adopt this plat designating the hereinabove described property as LOTS 1R1, 1R2 & 1R3 BLOCK A CROWN BLUFF ADDITION, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon. 415 RV CENTER, herein certifies the following:

1. The fire lanes are dedicated for fire lane purposes.
2. The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
5. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easement may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
7. The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
8. Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, MY hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Name: 415 RV CENTER,  
By: KELLEY BOURNE, OWNER

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared KELLEY BOURNE, OWNER, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

RE-PLAT  
LOTS 1R1, 1R2 & 1R3, BLOCK A  
CROWN BLUFF ADDITION  
  
BEING 7.50 ACRES SITUATED IN THE  
DAVID ADDINGTON SURVEY, ABSTRACT NO. 21  
  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

OWNER:  
415 RV CENTER,  
14561 WHITE SETTLEMENT ROAD  
FORT WORTH, Texas 76108

GENERAL NOTES:

1. No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367C0425E. Effective date September 26, 2008.
2. Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD83, Texas North Central Zone 4202.
3. No additional driveways allowed onto I20 Service Road other than common access drive permitted by TxDOT.

LEGEND

- MONUMENT FOUND (AS LABELED)
- 1/2" RED CAPPED IRON ROD SET, STAMPED "C.F. STARK RPLS 5084"

APPROVED BY CITY OF WILLOW PARK

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

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_

**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. 406-9623  
DATE FEB. 2020  
SHEET 1 of 1

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS  
Texas Registration No. 5084

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED  
OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT.





## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> May 19, 2020	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 2

Consider and Act on a Site Plan for a sales office and service shop located on Lot 1R1, Block A, Crown Bluff Addition. The property is located in the 4500 Block of IH 20 Service Road.

### BACKGROUND:

The property is zoned Commercial/IH 20 Overlay District. This property is located in Planning Area 4 as identified in the City's Comprehensive Plan. Planning Area 4 represents the area adjacent to Interstate 20. Due to the high traffic volumes, the area is a prime location for commercial uses. This property is located on the south side of Interstate 20. The development will consist of a 2,400 square foot building with an 800 square foot sales office and 1,600 square feet of service shop area. There will be 16,000 square feet of display area at the front of the property on concrete pavement.

The property is accessed from the IH 20 Service Road with a single 24 foot shared entrance. No additional entrances will be permitted for these lots on IH 20 Service Road. A 24 foot fire lane is proposed around the building to provide emergency access. Required parking spaces will be provided.

The building will connect to City water by extension from a 12 inch water main. Fire hydrants will be installed in accordance with ISO regulations. A private septic system will be installed on the property. The stormwater drainage plan has been reviewed and approved by the City Engineer. The landscape plan meets ordinance requirements. Enhanced landscaping will be provided along Clear Fork Circle.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan as presented.

### EXHIBITS:

Site Plan  
Building Elevation  
Floor Plan  
Landscape Plan

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



**City of Willow Park Development Services**  
**Universal Application**

Please PRINT CLEARLY to avoid delays

Please complete each field – Incomplete applications be rejected

<b>Project Information</b>		Project Name: CROWN BLUFF RV CENTER CROWN BLUFF ADDITION	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): LOT 1R1, BLOCK A,	
Brief Description of the Project: SITE PLAN FOR CROWN BLUFF 415 RV CENTER			
Existing zoning: COMMERCIAL		# of Existing Lots (plats only): 1	
Proposed zoning: NO CHANGE		# of Proposed Lots (plats only): 3	
<b>Applicant/Contact Information</b> (this will be the primary contact)			
Name: CHARLES F. STARK, PE		Mailing Address: 6221 SOUTHWEST BLVD, #100, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-2*96-9550		E-mail: chucks@barronstark.com	
<b>Property Owner Information</b> (if different than above)			
Name: KELLY BOURNE		Mailing Address: 14561 WHITE SETTLEMENT RD, 76108	
Company: 415 RV CENTER			
Primary Phone: 817-501-4997		E-mail: 415rvcenter@att.net	
Other Phone:		Fax:	
<b>( ) Developer / (X) Engineer / (X) Surveyor Information</b> (if applicable)			
Name: CHARLES F. STARK, PE		Mailing Address: 6221 SOUTHWEST BLVD, #100, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
Other Phone:		Fax: 817-231-8144	
<b>For City Use Only</b>			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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





## City of Willow Park Development Services Department

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### SITE PLAN REQUIREMENTS

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

Site Plan applications must contain:

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

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

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

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

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

1/28/20

*Kelly Bourne / Trustee Bourne Family Trust*





# City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

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





# City of Willow Park Development Services Department

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





# City of Willow Park Development Services Department

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





# City of Willow Park Development Services Department

## Site Plan Engineering Review

### Applicant Questions:

Total gross lot area of the development: 110,207 sq. ft.

Area of lot covered with structures and impervious surfaces: 51,797 sq. ft.

Total number of structures: 2 / Total number of habitable structures: 1

Square footage of each building: 800 sq. ft. 1600 sq. ft. \_\_\_\_\_ sq. ft.

Proposed use for each structure:

OFFICE FOR 415 RV CENTER WITH COVERED MAINTANCE AREA

Building stories: 1

Building height: 25 ft.

Total number of parking spaces: 5

Number of handicap spaces: 1

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

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

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 05/12/2020



# City of Willow Park Development Services Department

## Site Plan Building Official Review

### Applicant Questions:

Front building setback: 25 ~~NA~~ ft. IH-20 OVERLAY Rear building setback: 25 ~~NA~~ ft.  
Side building setback: 25 ~~NA~~ ft. Side building setback: 10 ~~NA~~ 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

X

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

Does the site plan include all the required designations? ☒ Yes ☐ No  
Are the setbacks for the building sufficient? ☒ Yes ☐ No  
Are there any easement conflicts? ☐ Yes ☒ No  
Does the proposed project pose any planning concerns? ☐ Yes ☒ No

LIGHTING DESIGN REQUIRED WITH PERMIT.

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 05/12/2020



## City of Willow Park Development Services Department

### Site Plan Fire Review

#### Applicant Questions:

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

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

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

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

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

If yes, how many fire hydrants? 1

What is the size of the proposed fire connections? 6"

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

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

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

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

Is the fire lane appropriate? ☒ Yes ☐ No

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

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

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date: 05/12/2020





## City of Willow Park Development Services Department

### Site Plan Flood Plain Review

#### Applicant Questions:

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

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

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

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

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

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

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

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

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

Base flood elevations confirmed? Yes ☒ No

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

Flood proofing measures approved? Yes ☒ No

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature:

DEREK TURNER

Date:

05/12/2020



# City of Willow Park Development Services Department

## Site Plan Landscaping Review

### Applicant Questions:

Total gross lot area of the development: 110,207 sq. ft.

Area of lot covered with structures and impervious surfaces: 51,797 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 47 %

Area of green space/landscaped areas: 58,410 sq. ft.

Percentage of green space/landscaped areas: 53 %

Total number of parking spaces: 5

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

☒ Yes

☐ No



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

Does the proposed project pose any landscaping concerns?

☐ Yes

☒ No

☒ Approved

☐ Not Approved

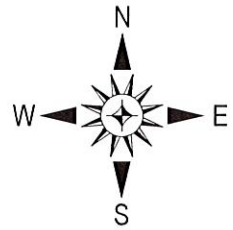
☐ Needs More Information or Corrections

Landscaping Approval Signature:

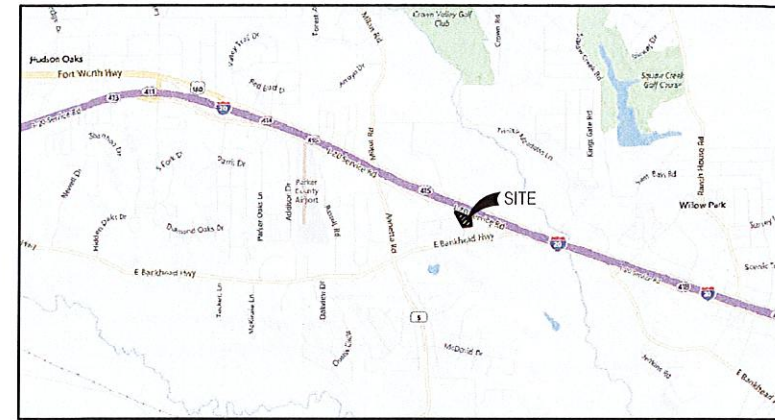
BETTY L. CHEW

Date: 05/12/2020





GRAPHIC SCALE  
1"=40'  
40 0 40 80



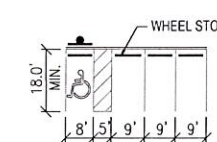
VICINITY MAP

SITE PLAN DATA TABLE  
LOT 1R1, BLOCK A

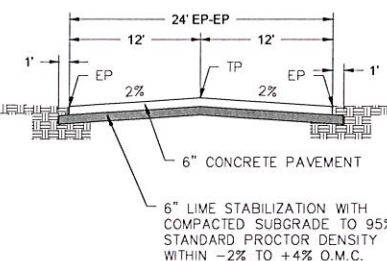
ACREAGE	2.53 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	RV SALES & SERVICE
PROPOSED STRUCTURES	OFFICE & SERVICE SHOP
SALES OFFICE	800 SQ. FT.
SERVICE SHOP	1600 SQ. FT.
PARKING REQUIRED	
1 per 200 (OFFICE USE)	4
1 per 1000 (SHOP USE)	1.6
PARKING PROVIDED	6 (INCLUDES 1 HC)
F.A.R.	0.018
PERCENT IMPERVIOUS	47%
OPEN SPACE/LANDSCAPE	53%
RV DISPLAY SPACES PROVIDED	14

CURRENT SITE ZONING - IH-20 OD, COMMERCIAL

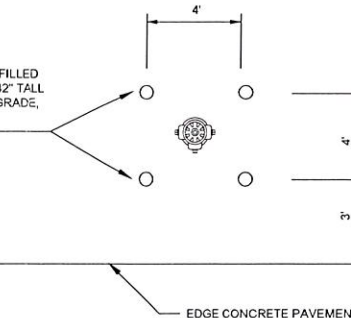
- NO PORTION OF SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN AREA FLOOD INSURANCE RATE MAP 48367C0425F, EFFECTIVE DATE SEPTEMBER 26, 2008.
- COORDINATES SHOWN HERE ON ARE REFERRED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL 4202.
- ADDRESS NUMBER WILL BE PLACED ON THE FRONT OF THE BUSINESS, NUMBER SIZE WILL BE MINIMUM 4" HIGH AND 1/2" WIDE.
- BUSINESS OWNER WILL INSTALL KNOX BOX/ KNOX PADLOCK/ KNOX FDC LOCKS AND PROVIDE ALL KEYS TO BUILDING.



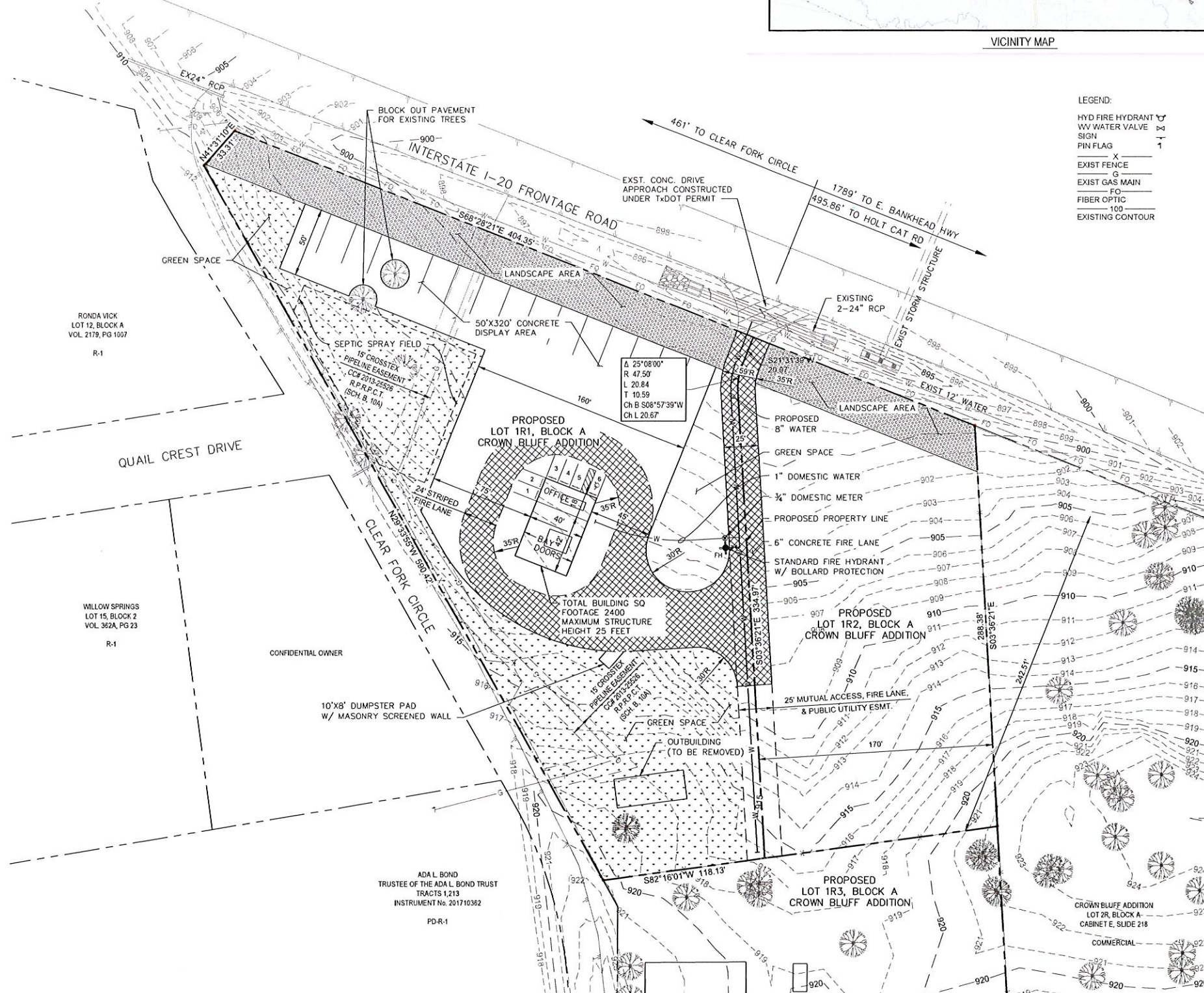
TYPICAL  
PARKING LAYOUT



24' FIRE LANE CROSS SECTION  
NOT TO SCALE



FIRE HYDRANT/BOLLARD DETAIL  
NOT TO SCALE



FOR INTERIM REVIEW  
ONLY

NOT FOR BIDDING, PERMIT OR  
CONSTRUCTION PURPOSES.  
PLANS PREPARED BY CHARLES  
F. STARK, P.E. REGISTRATION  
NO. 57357.

05/12/2020

SITE PLAN

415 RV CENTER  
LOT 1R1, BLOCK A,  
CROWN BLUFF ADDITION

CLIENT No. 406

PROJECT No. 9623

DESIGN: CFS

DRAWN: RCP

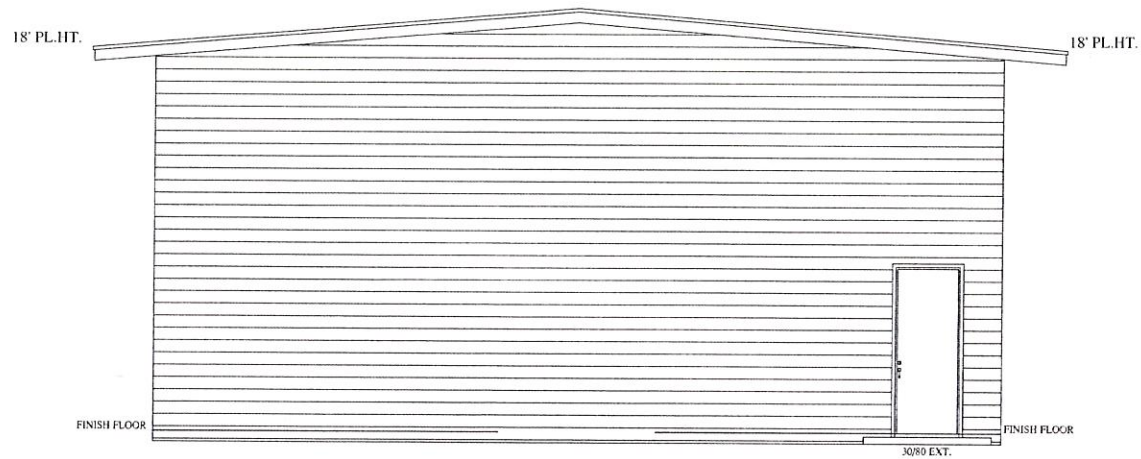
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DATE: APRIL 2020

SHEET

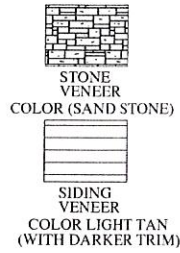
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BACK ELEVATION

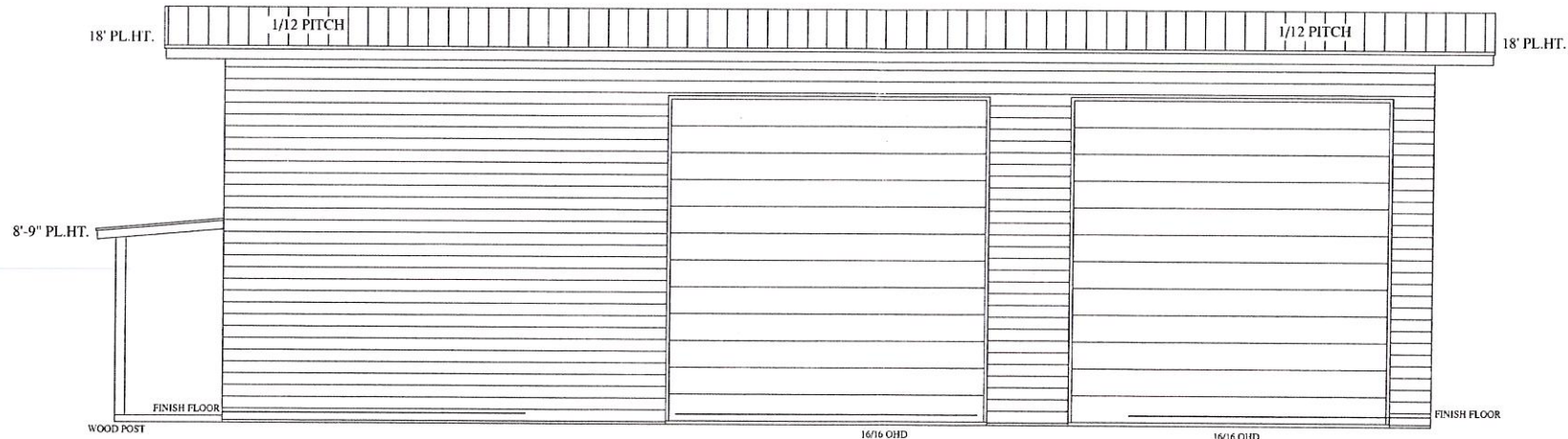
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FRONT ELEVATION

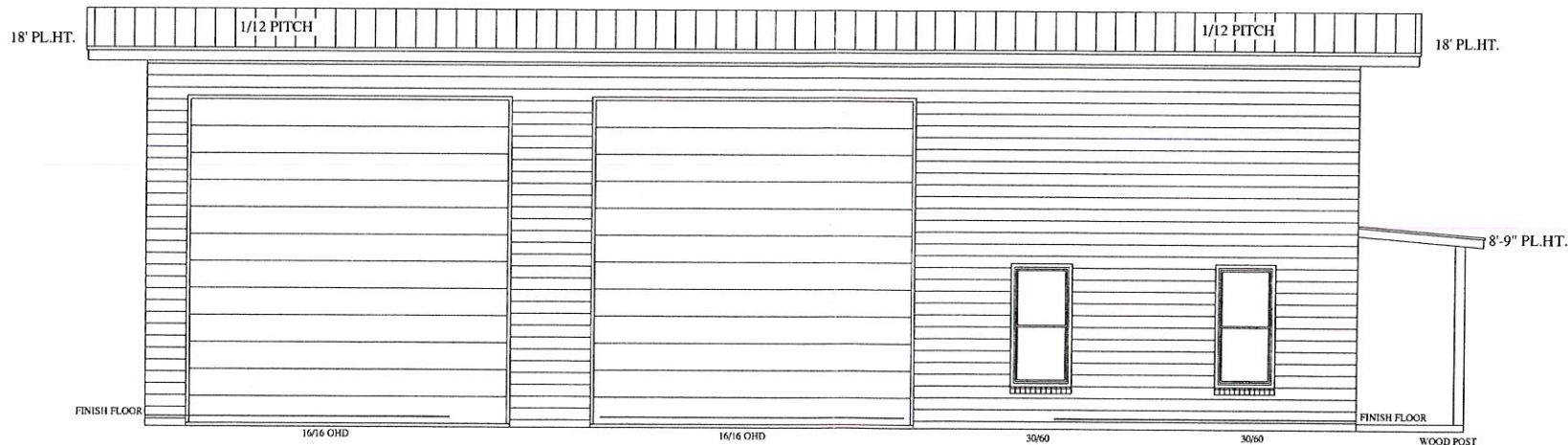
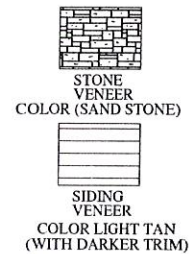
SCALE 1/4" = 1'-0"

STREET ELEVATION TOTAL SQ/FT 689.05 SQ/FT  
MASONRY SQ/FT (30%) 345.5 SQ/FT



LEFT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

ELEVATIONS  
SCALE: 1/4"=1'-0"



KELLY  
ROSS

P.O. BOX 2230  
WEATHERFORD, TX 76086  
(817) 599 - 4278  
(817) 341 - 4242 METRO  
(817) 599 - 4279 FAX



ELEVATIONS  
1-20 E.  
WILLOW PARK, TEXAS

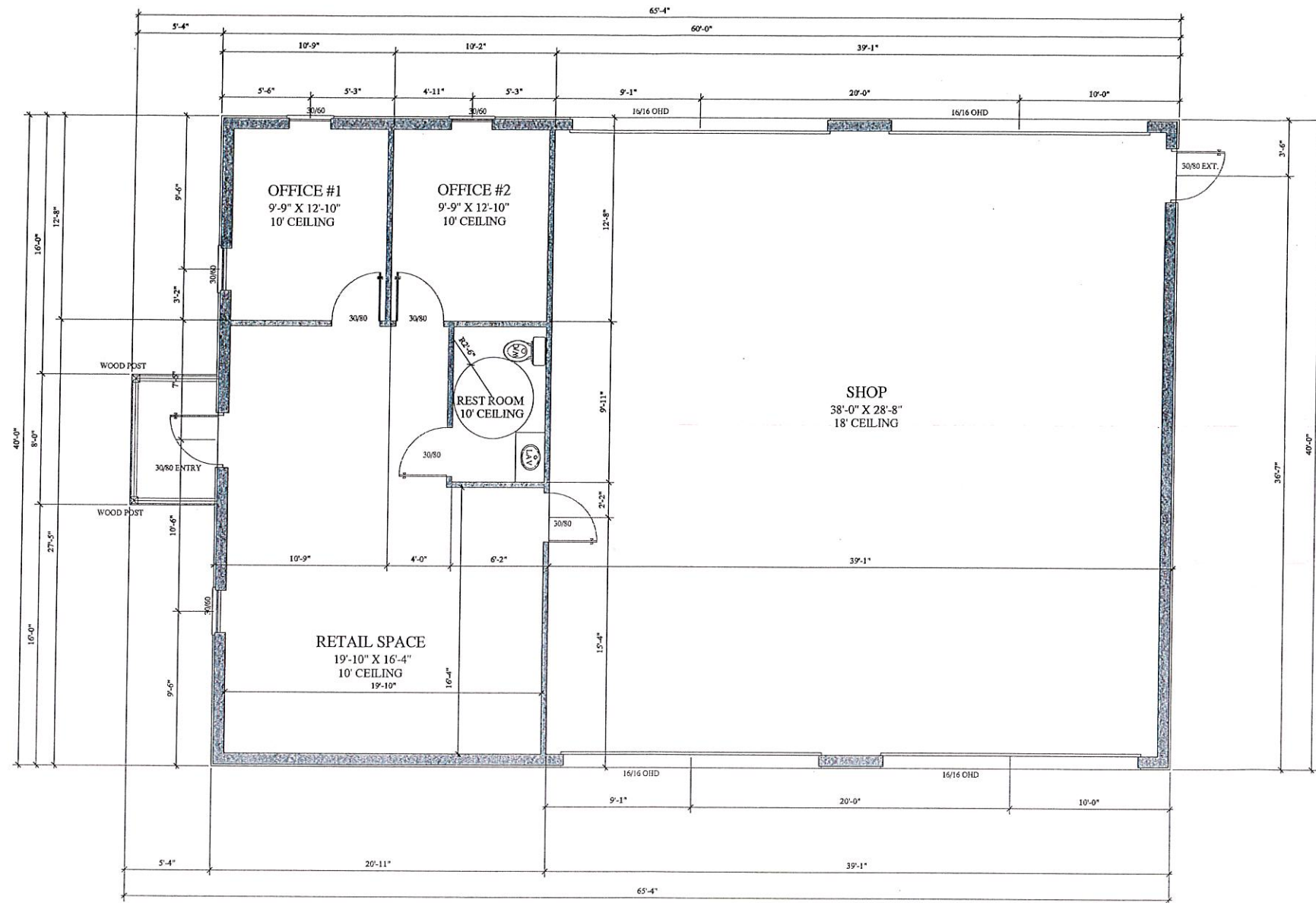
Job No : 200141  
Drawn : DWP  
Checked: PJB  
Date : 02-04-2020  
Revised:

Sheet Number

1

of 3 Sheets





AREAS	
OFFICE	837 SQ. FT.
SHOP	1,563 SQ. FT.
PORCH	42 SQ. FT.
TOTAL LIVING	2,442 SQ. FT.

# FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN  
SCALE: 1/4" = 1'-0"



KELLY  
ROSS

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ELEVATIONS  
4026 I-20 E.  
WILLOW PARK, TEXAS

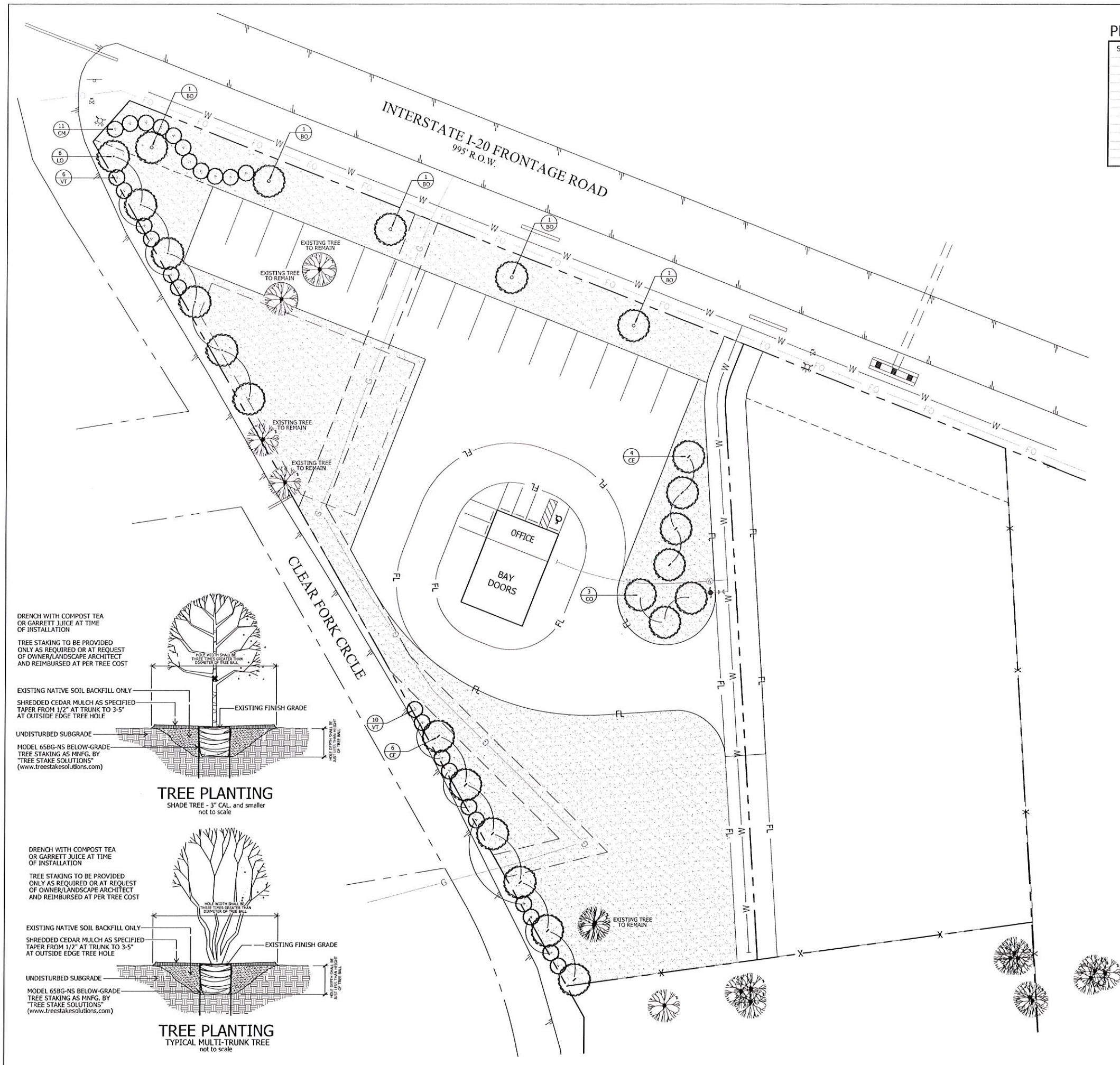
Job No : 200141  
Drawn : DWP  
Checked: PJB  
Date : 02-04-2020  
Revised:

Sheet Number

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of 3 Sheets





PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LO	LIVE OAK	6	4" CAL.	12-14'	6-8"	NURSERY GROWN	
CO	CHINKAPIN OAK	3	4" CAL.	12-14'	6-8"	NURSERY GROWN	
CE	CEDAR ELM	10	4" CAL.	12-14'	6-8"	NURSERY GROWN	
BO	BURR OAK	5	3" CAL.	10-12'	5-6"	NURSERY GROWN	
CM	CRAPE MYRTLE	11	30 GAL.	8-10'	4-5"	CONTAINER GROWN (MIN. 2 1/2" CAL.)	
VT	VITEX	16	30 GAL.	8-10'	4-5"	M.T., CONT. GROWN (MIN. 2 1/2" CAL.)	
	VITEX AGNUS-CASTUS						

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
4. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259.

CITY REQUIREMENTS

SEC. 14.06.016 IH-20 OVERLAY DISTRICT

- (g)(1) MINIMUM 5% SITE TO BE LANDSCAPE  
SITE AREA 110,278 SF  
REQUIRED LANDSCAPE 5,514 SF (5.00%)  
PROVIDED LANDSCAPE 59,078 SF (53.57%)
- (g)(2)(A) STREET FRONTAGE SHADE TREES  
1" SHADE TREES PER 10 LF FRONTAGE  
INTERSTATE 20 FRONTAGE  
405' = 40.5 = 41" SHADE TREES REQUIRED  
10 43" SHADE TREES PROVIDED  
5 - 3" CAL. TREES - FRONTAGE  
7 - 4" CAL. TREES - COMMON DRIVE
- CLEAR FORK CIRCLE  
591' = 59.1 = 60" SHADE TREES REQUIRED  
10 60" SHADE TREES PROVIDED  
(12 - 4" CAL. + 3 EXISTING)
- (g)(2)(B) STREET FRONTAGE ORNAMENTAL TREES  
1" SHADE TREES PER 15 LF FRONTAGE  
INTERSTATE 20 FRONTAGE  
405' = 27" ORNAMENTAL TREES REQUIRED  
15 27.5" ORNAMENTAL TREES PROVIDED  
(11 - 2 1/2" CALIPER)
- CLEAR FORK CIRCLE  
591' = 39.4 = 40" ORNAMENTAL TREES REQUIRED  
15 40" ORNAMENTAL TREES PROVIDED  
(16 - 2 1/2" CALIPER)

LANDSCAPE LEGEND

- COMMON BERMUDA SOD (CYNODON DACTYLON)
- SOD INSTALLATION NOTES:
- a. 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.
  - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
  - c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
  - d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
  - e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
  - f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

appr. by:  
drawn by:  
date: 02-05-20

revisions  
05-01-20



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LANDSCAPE PLAN

RV CENTER  
INTERSTATE 20 FRONTAGE ROAD  
WILLOW PARK, TEXAS

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