



P&Z MEETING 10.17.23 AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, October 17, 2023 at 6:05 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES

1. Approval of meeting minutes: 8.15.23

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. **Consideration & Action: Final Plat for Country Hollow residential subdivision, 102 Lots, being 19.167 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.**
3. **Consideration & Action: Preliminary Plat for Lots 1-5, Haney Complex, being 31.247 acres, Eliza Ozer Survey, Abstract No. 1031, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on/by the following date and time: Friday, October 13, 2023, 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-

7108, or by email at cdozier@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at www.willowpark.org



PLANNING & ZONING MEETING 8.15.23 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, August 15, 2023 at 6:00 PM

CALL TO ORDER

6:00 by Jared Fowler

DETERMINATION OF QUORUM

Confirmed:

PRESENT

Jared Fowler
Rodney Wilkins
Scott Smith
Zac Walker

ABSENT

Billy Weikert
Sharon Bruton

Staff present: Toni Fisher, Planning & Development Director

APPROVAL OF MEETING MINUTES

1. Meeting Minutes: 7/18/23

Approved as presented.

Motion made by Wilkins, Seconded by Smith.
Voting Yea: Fowler, Walker

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. PUBLIC HEARING to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

Rob McClain, developer on behalf of History Maker Homes, introduced himself and prepared his presentation for the Commissioners.

Public hearing opened at 6:02 p.m.

No public comments.

Public hearing closed at 6:04 p.m.

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. Discussion & Action: to consider a request for change in rezoning of “PD” Planned Development District for Red River Development’s single-family dwelling subdivision of Country Hollow of 19.16 acres John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas.

Changes to the Planned Development (zoning) were presented to Commissioners by Staff, as per the packet's brief.

Rob McClain, developer for History Maker Homes, provided a slideshow presentation to the Commission which reviewed the company profile for History Maker Homes and sample floor plans for Country Hollow, and he reviewed the requested changes to the PD and reasoning.

In response to Commissioners' questions, Mr. McClain stated that the homes are targeted for sale; intended to only be built by History Maker Homes; construction to begin at end of this calendar year to January 2024 with an anticipated build-out in 12-18 months; and sizes would range from 1,700 square feet (per PD) to potentially 2,800 square feet, although that was not definitive.

It was questioned by Commissioners as to whether the revision of the 20' setback was posing a problem, to which Mr. McClain stated no issues; construction of sidewalks along the streets was confirmed by Chris Hartke of TNP Engineering, and sidewalks around the retention areas' right-of-way was still being considered by the potential new owners of History Maker.

There was also mention of the [previous developer's commitment to] aeration in the ponds, if they hold water consistently, with no continued discussion. Fencing around the rear of the retention areas was also questioned by Commissioners, to which Mr. Hartke replied that there are existing privacy fencing along the rear, and that a "shelf" is typically designed around the retention so that one does not fall from the top directly into the pond; however, Mr. Hartke mentioned that it could be discussed further if it became an active community concern.

Commissioners were concerned with construction entrance to which Anthony Milbitz of TNP Engineering confirmed that the use of Bayhill Drive and I-20 Service Road will be utilized.

Motion made by Walker to approve the request for change in rezoning of PD, with conditions, as presented; Seconded by Wilkins.

Voting Yea: Smith

Voting Nay: Fowler

4. Discussion & Action: Final Plat for Lots 1-4, Block 1, Broadway Business Park Addition, being 8.046 acre tract in the McKinney & Williams Survey, Abstract No. 954, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Final Plat for subject property within City's extraterritorial jurisdiction was presented. James Stevens of Texas Surveying was available for questions. There was an inquiry by the Commission as to the location and activity on the area, but nothing pertinent to the plat.

Motion made by Smith, Seconded by Walker.

Voting Yea: Fowler, Wilkins

5. Discussion & Action: Replat of 4900 IH-20 Service Road South, Lot 3R, Block 1, Porter Addition, City of Willow Park, Parker County, Texas.

Replat abandoning a TXDOT right-of-way was presented.

Motion made by Smith, Seconded by Wilkins.

Voting Yea: Fowler, Walker

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

6:29 p.m. by Chairman, Jared Fowler.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or tfisher@willowpark.org with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was

posted on/before the following date and time: AUGUST 11, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: October 17, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Final Plat for Country Hollow residential subdivision, 102 Lots, being 19.167 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, History Maker Homes, and Property Owner, Scott Moehlenbrock, Red River Development, bring forth the Final Plat of the 19.167 acre tract, located south of 5720 East I-20 Service Road South, north of Hunters Glen residential subdivision, John H. Phelps Survey Tract, Abstract No. 1046.

A Final Plat for this property was previously presented to P&Z Commission and City Council in February 2023; however, that final plat was not filed with the Parker County Clerk due to the anticipated change in the subdivision’s ownership interest from Red River Development to History Maker Homes. This interest impacted zoning restrictions within the Planned Development District (approved by City Council, Ordinance 882-23 on 9.12.23), which affected information contained on the plat.

This Final Plat presented is to be filed for the subdivision of Country Hollow, containing 102 residential lots. This parcel is being platted for subdivision, development, and intended sale of single-family homes.

City Staff has reviewed the Final Plat, and all corrections have been addressed and incorporated.

STAFF RECOMMENDATION:

Staff recommend approval of the Final Plat for the subdivision of Country Hollow, as presented.

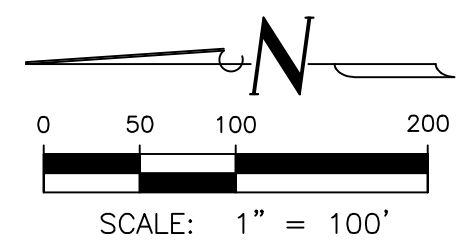
EXHIBITS:

- Final Plat – Country Hollow Addition
- Plat Application
- Site Aerial

RECOMMENDED MOTION:

Approval of the Final Plat for the residential subdivision of Country Hollow, as presented.

LEGEND	
	CALCULATED POINT
	(CM) CONTROLLING MONUMENT
	IRF IRON ROD FOUND
	CIRF CAPPED IRON ROD FOUND
	CIRS CAPPED IRON ROD SET
	ESMT EASEMENT
	MAINT. MAINTENANCE
	D.R.P.C.T. DEED RECORDS PARKER COUNTY TEXAS
	P.R.P.C.T. PLAT RECORDS PARKER COUNTY TEXAS
	R.P.R.P.C.T. REAL PROPERTY RECORDS PARKER COUNTY TEXAS
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	CENTERLINE



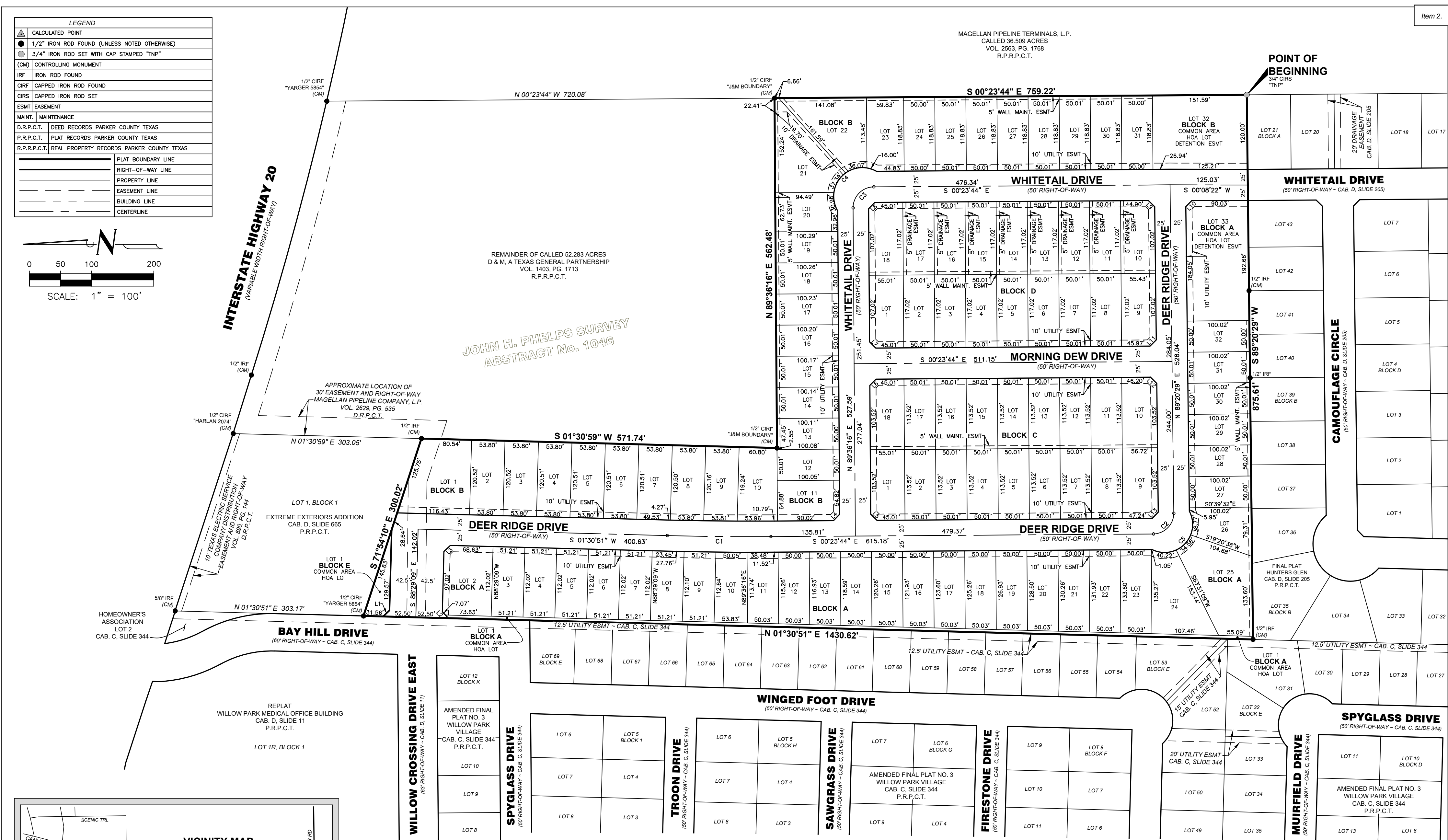
MAGELLAN PIPELINE TERMINALS, L.P.
CALLED 36.509 ACRES
VOL. 2563, PG. 1768
R.P.R.P.C.T.

POINT OF BEGINNING
3/4\"/>

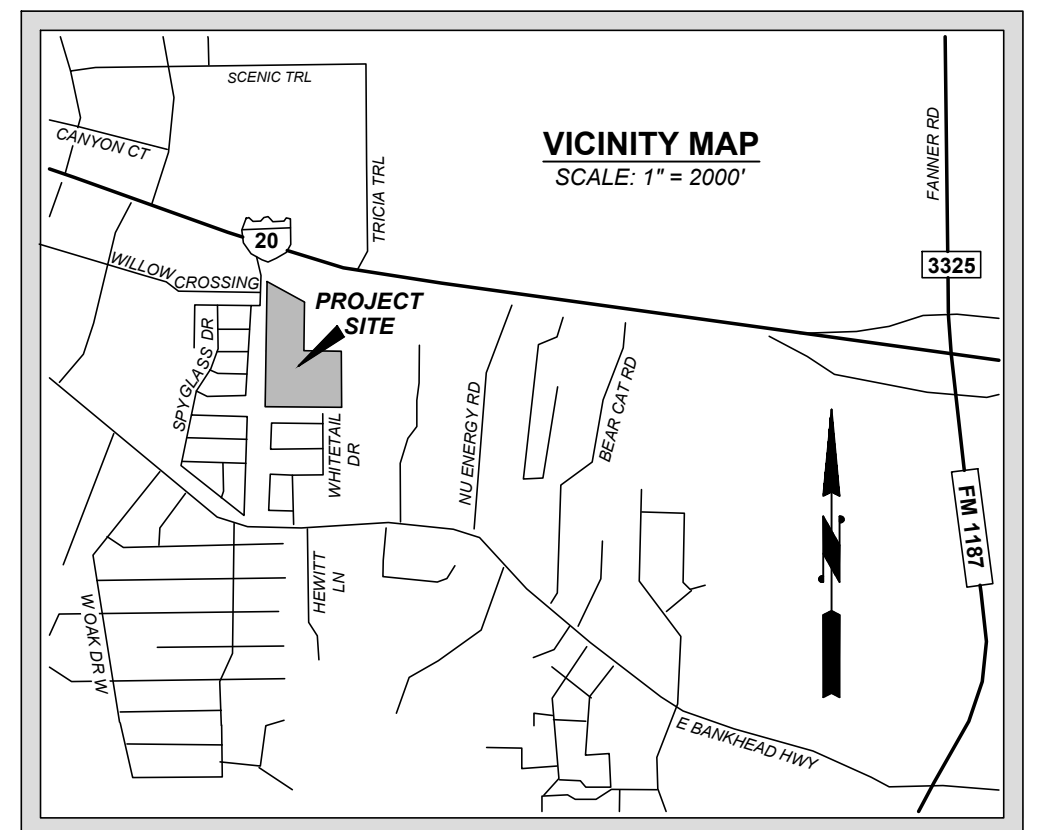
INTERSTATE HIGHWAY 20
(VARIABLE WIDTH RIGHT-OF-WAY)

REMAINDER OF CALLED 52.283 ACRES
D & M, A TEXAS GENERAL PARTNERSHIP
VOL. 1403, PG. 1713
R.P.R.P.C.T.

JOHN H. PHELPS SURVEY
ABSTRACT No. 1046



VICINITY MAP
SCALE: 1" = 2000'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°29'09" E	14.14'
L2	N 46°30'51" E	14.14'
L3	S 43°29'09" E	14.14'
L4	S 45°23'44" E	14.14'
L5	N 44°36'16" E	14.14'
L6	S 45°23'44" E	14.14'
L7	N 44°36'16" E	14.14'
L8	S 45°23'44" E	14.14'
L9	S 44°28'23" W	14.17'
L10	N 45°15'35" W	14.04'
L11	N 45°31'37" W	14.11'
L12	S 44°28'23" W	14.17'
L13	N 45°31'37" W	14.11'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°54'35"	5000.76'	S 00°33'34" W	166.66'	166.67'
C2	88°12'53"	33.50'	S 45°31'37" E	46.63'	51.58'
C3	90°00'00"	33.50'	S 45°23'44" E	47.38'	52.62'
C4	149°55'25"	46.01'	N 45°45'59" W	88.86'	120.38'
C5	144°34'37"	45.01'	S 45°33'25" E	85.75'	113.57'

WILLOW CROSSING DRIVE EAST
(63' RIGHT-OF-WAY - CAB. C, SLIDE 11)

SPYGLASS DRIVE
(50' RIGHT-OF-WAY - CAB. C, SLIDE 344)

TROON DRIVE
(50' RIGHT-OF-WAY - CAB. C, SLIDE 344)

SAWGRASS DRIVE
(50' RIGHT-OF-WAY - CAB. C, SLIDE 344)

FIRESTONE DRIVE
(50' RIGHT-OF-WAY - CAB. C, SLIDE 344)

MUIRFIELD DRIVE
(50' RIGHT-OF-WAY - CAB. C, SLIDE 344)

SURVEYOR
teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnppinc.com
TBPELS FIRM 10011601

OWNER
TH WILLOW PARK, LLC
3333 Welborn St., Suite 350
Dallas, Texas 75219
PH: 405-245-6968

DEVELOPER
HISTORY MAKER HOMES
1038 Texas Trail
Grapevine, Texas 76051
PH: 833-711-1949

FINAL PLAT
COUNTRY HOLLOW
BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas
OCTOBER 2023

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

BEING a 19.167-acre tract of land situated in the John H. Phelps Survey, Abstract No. 1046, in the City of Willow Park, Parker County, Texas, being part of the remainder called 52.283-acre tract of land as described in deed to D & M, a Texas General Partnership, recorded in Volume 1403, Page 1713 of the Real Property Records of Parker County, Texas (R.P.R.P.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod with cap stamped "TNP" set at the southeast corner of the remainder of said 52.283-acre tract, same being the northeast corner of Lot 21 in Block A of Hunters Glen, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 205 of the Plat Records of Parker County, Texas (P.R.P.C.T.), and located in the west line of a called 36.509-acre tract of land as described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768 (R.P.R.P.C.T.);

THENCE South 89°20'29" West, departing the west line of said 36.509-acre tract, and along the common north line of said Hunters Glen Addition and the south line of the remainder of said 52.283-acre tract, a distance of 875.61 feet to a 1/2-inch iron rod found at the northwest corner of Lot 35, Block B in said Hunters Glen Addition, same being the southwest corner of the remainder of said 52.283-acre tract, and located in the east line of Lot 31 in Block E of the Amended Final Plat No. 3 of Willow Park Village, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet C, Slide 344 (P.R.P.C.T.);

THENCE North 01°30'51" East, departing the north line of said Block B, and along the common east line of said Willow Park Village Addition and the west line of the remainder of said 52.283-acre tract, a distance of 1430.62 feet to a 1/2-inch iron rod with cap stamped "YARGER 5854" found at the southwest corner of Lot 1 in Block 1 of the Extreme Exteriors Addition, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 665 (P.R.P.C.T.), same being the most westerly northwest corner of the remainder of said 52.283-acre tract;

THENCE South 71°54'10" East, departing the east line of said Willow Park Village, and along the common southwesterly line of said Block 1 and the northeasterly line of the remainder of said 52.283-acre tract, a distance of 300.02 feet to a 1/2-inch iron rod found at the southeast corner of said Block 1, same being an interior corner of the remainder of said 52.283-acre tract;

THENCE South 01°30'59" West, departing the last stated common line, over and across the remainder of said 52.283-acre tract, a distance of 571.74 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found for corner;

THENCE North 89°36'16" East, a distance of 562.48 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found at the intersection with the common east line of the remainder of said 52.283-acre tract and the west line of said 36.509-acre tract;

THENCE South 00°23'44" East, along the last stated common line, a distance of 759.22 feet to the **POINT OF BEGINNING**, and containing 19.167 acres of land, more or less.

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLOW PARK, LLC acting herein by and through its duly authorized agents, does hereby certify and adopt this plat designating the herein described property as **COUNTRY HOLLOW**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the public right-of-way, easements, and encumbrances shown hereon.

TH WILLOW PARK, LLC, HEREIN CERTIFIES THE FOLLOWING:

- 1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- 3. 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.
- 4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 5. Utility easements 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.
- 6. The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- 7. The City and public utilities shall at all times have the 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.

TH WILLOW PARK, LLC

BY: _____
AUTHORIZED REPRESENTATIVE

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public

My commission expires on _____.

PLAT NOTES:

- 1. The purpose of this Final Plat is to create 98 single-family residential lots and 4 common lots.
- 2. All Lot corners, angle points, PC's and PT's are marked with a 3/4 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- 3. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000152216 to scale from grid to surface.
- 4. Common Areas of Lot 1/Block A, Lot 33/Block A, Lot 32/Block B, and Lot 1/Block E, shall be maintained by the established Home Owner's Association (HOA).
- 5. This property lies within ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting of FEMA Flood Insurance Rate Map, Community Panel No. 48367C0450E, Map Revision Date September 26, 2008 and Community Panel No. 48367C0425F, Map Revision Date April 5, 2019. ZONE "X" (UNSHADED) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR'S CERTIFICATE

I, Marvin King, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Willow Park, Texas.

PRELIMINARY. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. TBPELS. RULE §138.33 (e)

Marvin King, R.P.L.S.
Texas Registration Number 5581

THIS DOCUMENT WAS RELEASED ON OCTOBER 11, 2023 FOR REVIEW PURPOSES ONLY. BY MARVIN KING, RPLS NO. 5581. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE §138.33 (e).

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Marvin King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public

My commission expires on April 4, 2026.

APPROVED BY THE CITY OF WILLOW PARK
APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK
SIGNED: _____ MAYOR _____ DATE
ATTEST: _____ CITY SECRETARY _____ DATE

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK A, LOT 1	6483	0.149	
BLOCK A, LOT 2	8745	0.201	
BLOCK A, LOT 3	5737	0.132	
BLOCK A, LOT 4	5737	0.132	
BLOCK A, LOT 5	5737	0.132	
BLOCK A, LOT 6	5737	0.132	
BLOCK A, LOT 7	5737	0.132	
BLOCK A, LOT 8	5737	0.132	
BLOCK A, LOT 9	5752	0.132	
BLOCK A, LOT 10	5876	0.135	
BLOCK A, LOT 11	5723	0.131	
BLOCK A, LOT 12	5805	0.133	
BLOCK A, LOT 13	5888	0.135	
BLOCK A, LOT 14	5972	0.137	
BLOCK A, LOT 15	6055	0.139	
BLOCK A, LOT 16	6138	0.141	
BLOCK A, LOT 17	6222	0.143	
BLOCK A, LOT 18	6305	0.145	
BLOCK A, LOT 19	6388	0.147	
BLOCK A, LOT 20	6472	0.149	
BLOCK A, LOT 21	6555	0.150	
BLOCK A, LOT 22	6639	0.152	
BLOCK A, LOT 23	6722	0.154	
BLOCK A, LOT 24	9866	0.226	
BLOCK A, LOT 25	13105	0.301	
BLOCK A, LOT 26	5977	0.137	
BLOCK A, LOT 27	5002	0.115	
BLOCK A, LOT 28	5002	0.115	
BLOCK A, LOT 29	5002	0.115	
BLOCK A, LOT 30	5002	0.115	
BLOCK A, LOT 31	5002	0.115	
BLOCK A, LOT 32	5002	0.115	
BLOCK A, LOT 33	19289	0.443	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK B, LOT 1	11869	0.272	
BLOCK B, LOT 2	6484	0.149	
BLOCK B, LOT 3	6484	0.149	
BLOCK B, LOT 4	6484	0.149	
BLOCK B, LOT 5	6483	0.149	
BLOCK B, LOT 6	6483	0.149	
BLOCK B, LOT 7	6484	0.149	
BLOCK B, LOT 8	6477	0.149	
BLOCK B, LOT 9	6443	0.148	
BLOCK B, LOT 10	7431	0.171	
BLOCK B, LOT 11	6437	0.148	
BLOCK B, LOT 12	5004	0.115	
BLOCK B, LOT 13	5006	0.115	
BLOCK B, LOT 14	5007	0.115	
BLOCK B, LOT 15	5009	0.115	
BLOCK B, LOT 16	5010	0.115	
BLOCK B, LOT 17	5012	0.115	
BLOCK B, LOT 18	5013	0.115	
BLOCK B, LOT 19	5015	0.115	
BLOCK B, LOT 20	6156	0.141	
BLOCK B, LOT 21	10413	0.239	
BLOCK B, LOT 22	10417	0.239	
BLOCK B, LOT 23	7063	0.162	
BLOCK B, LOT 24	5942	0.136	
BLOCK B, LOT 25	5942	0.136	
BLOCK B, LOT 26	5942	0.136	
BLOCK B, LOT 27	5942	0.136	
BLOCK B, LOT 28	5942	0.136	
BLOCK B, LOT 29	5942	0.136	
BLOCK B, LOT 30	5942	0.136	
BLOCK B, LOT 31	5942	0.136	
BLOCK B, LOT 32	18117	0.416	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK C, LOT 1	6195	0.142	
BLOCK C, LOT 2	5677	0.130	
BLOCK C, LOT 3	5677	0.130	
BLOCK C, LOT 4	5677	0.130	
BLOCK C, LOT 5	5677	0.130	
BLOCK C, LOT 6	5677	0.130	
BLOCK C, LOT 7	5677	0.130	
BLOCK C, LOT 8	5677	0.130	
BLOCK C, LOT 9	6419	0.147	
BLOCK C, LOT 10	6360	0.146	
BLOCK C, LOT 11	5677	0.130	
BLOCK C, LOT 12	5677	0.130	
BLOCK C, LOT 13	5677	0.130	
BLOCK C, LOT 14	5677	0.130	
BLOCK C, LOT 15	5677	0.130	
BLOCK C, LOT 16	5677	0.130	
BLOCK C, LOT 17	5677	0.130	
BLOCK C, LOT 18	6195	0.142	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK D, LOT 1	6387	0.147	
BLOCK D, LOT 2	5852	0.134	
BLOCK D, LOT 3	5852	0.134	
BLOCK D, LOT 4	5852	0.134	
BLOCK D, LOT 5	5852	0.134	
BLOCK D, LOT 6	5852	0.134	
BLOCK D, LOT 7	5852	0.134	
BLOCK D, LOT 8	5852	0.134	
BLOCK D, LOT 9	6468	0.148	
BLOCK D, LOT 10	6405	0.147	
BLOCK D, LOT 11	5852	0.134	
BLOCK D, LOT 12	5852	0.134	
BLOCK D, LOT 13	5852	0.134	
BLOCK D, LOT 14	5852	0.134	
BLOCK D, LOT 15	5852	0.134	
BLOCK D, LOT 16	5852	0.134	
BLOCK D, LOT 17	5852	0.134	
BLOCK D, LOT 18	6387	0.147	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK E, LOT 1	2850	0.065	



OWNER
TH WILLOW PARK, LLC
3333 Welborn St., Suite 350
Dallas, Texas 75219
PH: 405-245-6968

DEVELOPER
HISTORY MAKER HOMES
1038 Texas Trail
Grapevine, Texas 76051
PH: 833-711-1949

FINAL PLAT
COUNTRY HOLLOW
BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas
OCTOBER 2023



CORRECTIONS LIST

Project Type: Re-Plat | Project Title: Re-Plat

ID # 23-000300 | Started: 08/04/2023 at 4:54 PM

<p>Address</p> <p>Country Hollow 5720 I20 Service Rd, Willow Park, TX USA 76087</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
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Description

This is a FINAL PLAT for COUNTRY HOLLOW - This project was originally presented as a Replat of Final Plat #23-000026, but that original Final was never filed because the subdivision was sold, PD restrictions changed, and Plat revised. This will be reviewed, approved and filed as the only FINAL PLAT to date for Country Hollow subdivision.

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
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Miscellaneous		Required: 3 Corrected: 2
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Setback change

By: Toni Fisher
09/16/2023 at 9:57 AM

REQUIRED

Per approved changes to PD, please list/show setbacks:

Normal

If you do not wish to add a detail page showing setbacks on each lot, please add in "**Plat Notes**" section on Page 2 as follows:

Zoning Setbacks as per City of Willow Park Ordinance 882-23, Planned Development District: Front yard setback: 20' from the edge of the sidewalk closest to the residence; Rear yard setback: 10'; Side yard setback: 5'; Corner lot side yard setback: 10'.

ENG – Plat

By: Gretchen Vazquez
08/10/2023 at 8:45 AM

REQUIRED

Provide a fence/wall maintenance easement for the perimeter retaining walls. The entire structure of the proposed retaining walls must be located within a wall maintenance easement. Add a note to the plat stating that the perimeter wall will be maintained by the HOA.

Normal

ENG – Plat
By: Gretchen Vazquez
08/10/2023 at 8:39 AM

CORRECTED

Runoff from adjacent lots must be conveyed in an easement rather than across lots. Provide drainage easements as needed.

Normal

ENG – Plat
By: Gretchen Vazquez
08/10/2023 at 8:38 AM

REQUIRED

Provide utility easement to allow for future extension of the public utilities to adjacent property.

Normal

ENG – Plat
By: Gretchen Vazquez
08/10/2023 at 8:38 AM

CORRECTED

Consider adding a 10' utility easement for franchise utilities along the frontage of all lots.

Normal



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 08/04/2023

TYPE OF PLAT:

- Preliminary Plat
- Final Plat
- Replat
- Minor Replat
- Amended Plat
- Vacating Plat

PROPERTY INFORMATION:

Project Name: Country Hollow

Legal Description: Remainder Tract of D&M, A TEXAS GENERAL PARTNERSHIP VOL. 1403 PG. 113 R.P.R.P.C.T.

Name of Subdivision(s): Country Hollow **Phase:** NA

Project Address/Location: South of 5720 E IH20, West Freeway, Aleda, TX 76008

Existing Number of Lots: 101 **Proposed Number of Lots:** 102 **Gross Acreage:** 19.17

Current Zoning: PD-R5 **# of Street Intersections:** 5

PURPOSE for Platting, Replatting, Amending, or Vacating: _____

Minor adjustments to lot layout for building pads.

Add HOA lot for maintenance purposes.

1. APPLICANT:

Name(s): History Maker Homes

Business Name (if applicable): History Maker Homes

Mailing Address: 1038 Texas Trail City: Grapevine St: TX Zip: 76051

Phone Number: 972.754.2948 Email Address: rob.mcclain@jabezdevelopment.com

***Signature of Applicant (Required): *Rob McClain* DocuSigned by: 8/4/2023

4A58B3CF86234DE...

2. PROPERTY OWNER OF RECORD:

Name(s): Scott Mohlenbrock

Business Name (if applicable): TH Willow Park, LLC

Mailing Address: 3333 Welbron St. STE 350 City: Dallas St: TX Zip: 75219

Phone Number: 4052456968 Email Address: scott@redriverdevelopment.com

***Signature of Owner of Record (Required): *Scott Mohlenbrock* DocuSigned by: 8/4/2023

5AAC2F2B30BE440...

3. SURVEYOR:Name(s): TNPBusiness Name (if applicable): Teague Nall and PerkinsMailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210Phone Number: 9403834177 Email Address: acox@tnpinc.com**4. ENGINEER:**Name(s): TNPBusiness Name (if applicable): Teague Nall and PerkinsMailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210Phone Number: 9403009554 Email Address: amilbitz@tnpinc.com**PRINCIPAL CONTACT:** Owner: Applicant: X Surveyor: Engineer: X

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)Electric Provider: ONCORWater Provider: City of Willow ParkWastewater Provider: City of Willow ParkGas Provider (if applicable): Texas OneGas**APPLICATION FEES**

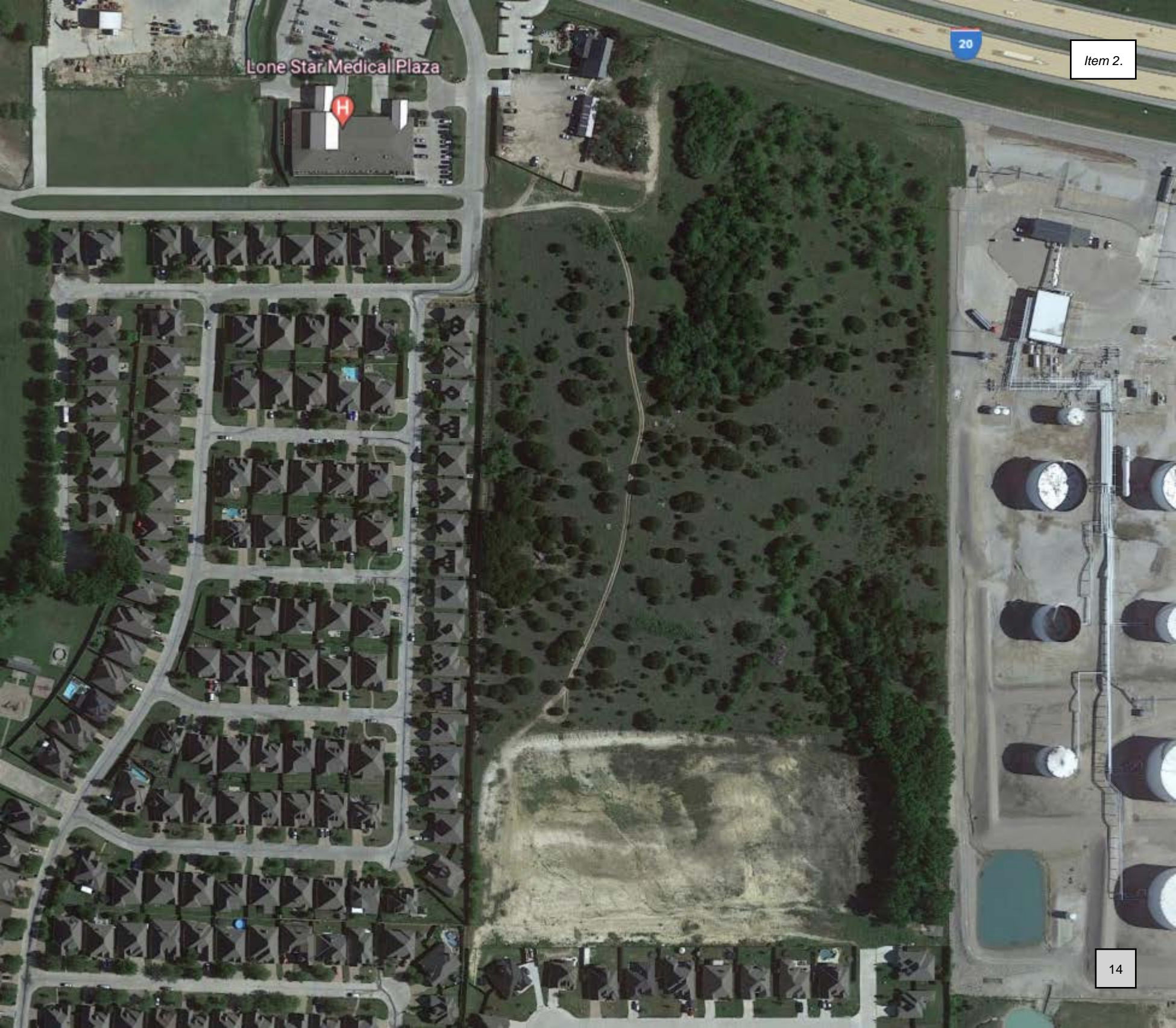
(as per "Development Services Fee" schedule)

 Preliminary Plat: \$300.00 + \$15 PER LOTX Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT

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).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



Lone Star Medical Plaza

20

Item 2.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: October 17, 2023	Department: Planning & Development	Presented By: Toni Fisher
------------------------------------------	----------------------------------------------	-------------------------------------

AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lots 1-5, Haney Complex, being 31.247 acres, Eliza Oxer Survey, Abstract No. 1031, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and surveyor, Scott Crawford of Baird, Hampton & Brown, Inc., along with the property owners, Dustin & Jayme Haney, propose to plat 31.247 acres, located south of East Bankhead Highway, Eliza Oxer Survey, Abstract No. 1031 Survey into Lots 1 through 5. This subdivision is within the City’s extraterritorial jurisdiction, and therefore, required to be submitted to the City for plat approval (*Subd. Ord. Sec. 10.02.001*).

The Preliminary Plat has been reviewed by City Staff; corrections as attached.

STAFF/BOARD/COMMISSION RECOMMENDATION:

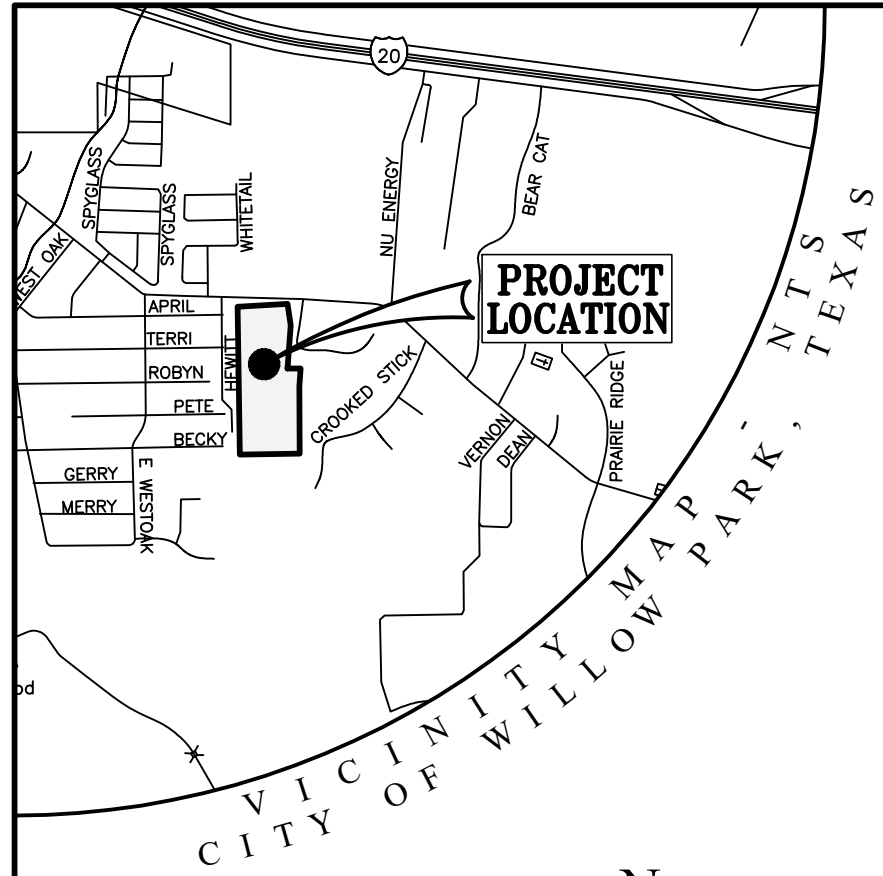
City Staff recommend acceptance of Preliminary Plat under the conditions that all corrections are addressed.

EXHIBITS:

- Preliminary Plat – Lots 1-5, Haney Complex
- Staff Corrections
- Plat Application
- Site Aerial

RECOMMENDED MOTION:

Approval of the subject Preliminary Plat with conditions, as presented.



LEGEND

- CIRF.....1/2" Capped Iron Rod Marked "CARTER ALEDO" Found
- CIRF(CTLS).....1/2" Capped Iron Rod Marked "CTLS" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission for anyone.
7. All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
8. Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.

FLOOD ZONE NOTE

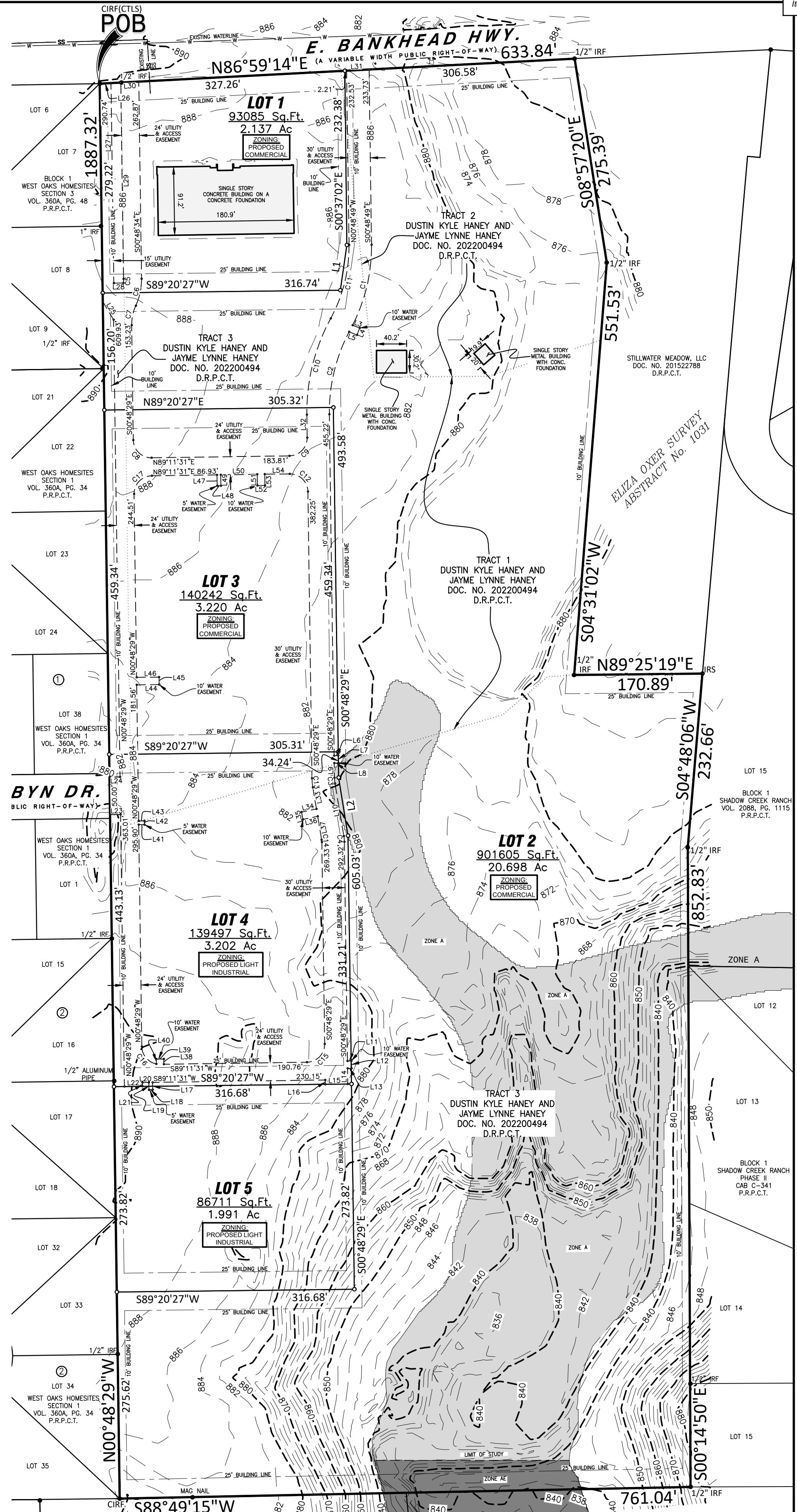
- A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:
- A. Zone A - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
 - B. Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
 - C. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 - D. On-site proposed floodplain to be determined with supporting drainage study.

Owners/Developers:
 Attn: Dustin Kyle Haney &
 Jayme Lynne Haney, Co-Trustees
 Haney Revocable Trust
 103 Plantation Ct.
 Aledo, Texas 76008
 PH# 817-980-2425

Surveyor:

BAIRD, HAMPTON & BROWN
 engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhbinc.com • 817.596.7575 • bhbinc.com
 TBPESL Firm #44 • TBPESL FIRM #10194146

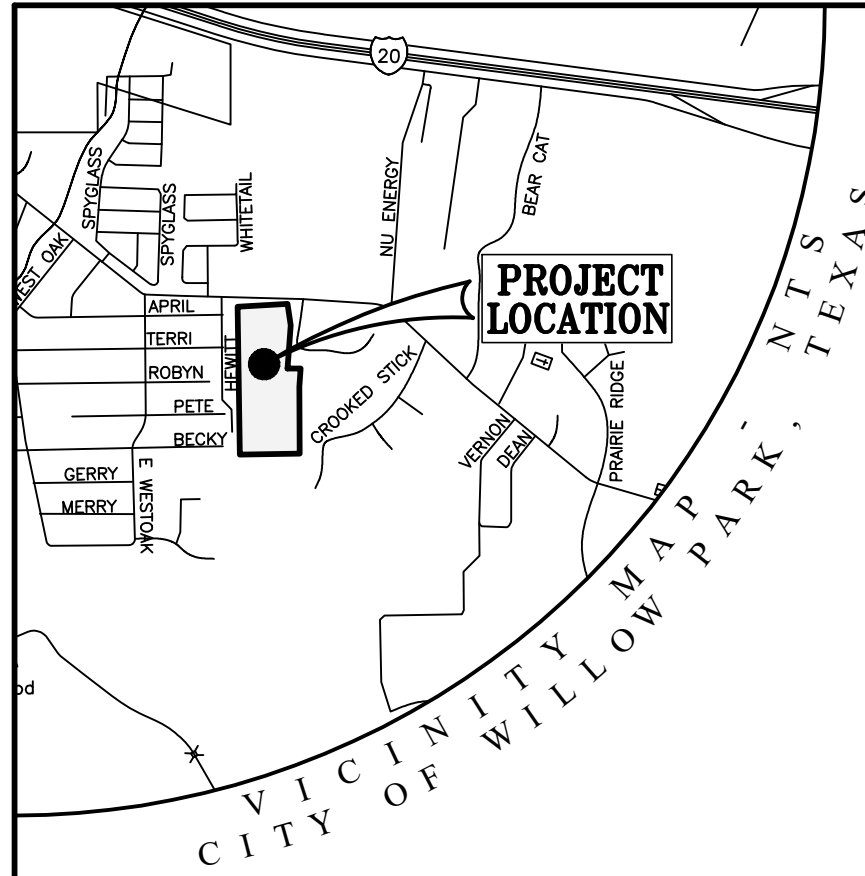


PRELIMINARY PLAT

HANEY COMPLEX
 BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
 ELIZA OXER SURVEY, ABSTRACT NO. 1031
 an addition to the City of Willow Park, Parker County, Texas

AUGUST, 2023

SHEET 1 OF 2



BEING a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "CTLS" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

THENCE with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

- South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;
South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3;
North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

THENCE South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

THENCE South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

THENCE South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

THENCE North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforementioned Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the POINT OF BEGINNING and containing 1,361,137 feet or 31.247 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Haney Revocable Trust, acting herein by and through its duly authorized Trustees, does hereby certify and adopt this plat designating the herein above described property as Lots 1-5, Haney Complex, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Haney Revocable Trust does herein certify the following: The streets and alleys are dedicated for street and alley purposes. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No building, 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 of Willow Park. The City of Willow Park, is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. Utility easements 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 public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park, and public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements. The City of Willow Park, and public utilities shall at all times have the full 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 without the necessity at any time permission from anyone. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

STATE OF TEXAS §
COUNTY OF _____ §

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Dustin Kyle Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jayme Lynne Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

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.

Toby G. Stock
State of Texas Registered Professional Land Surveyor
No. 6412
Date: August 30, 2023

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
BY: CITY MAYOR DATE
ATTEST: CITY SECRETARY DATE

GENERAL NOTES

- 1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission for anyone.
7. All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
8. Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.

Table with 3 columns: Line #, Direction, Length. Contains 18 line items (L1-L18) with bearings and distances.

Table with 6 columns: Curve #, Delta, Radius, Arc Length, Chord Bearing, Chord Length. Contains 17 curve items (C1-C17) with geometric data.

BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

Owners/Developers:
Attn: Dustin Kyle Haney & Jayme Lynne Haney, Co-Trustees
Haney Revocable Trust
103 Plantation Ct.
Aledo, Texas 76008
PH# 817-980-2425

PRELIMINARY PLAT
HANEY COMPLEX
BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE ELIZA OXER SURVEY, ABSTRACT NO. 1031
an addition to the City of Willow Park, Parker County, Texas
AUGUST, 2023 SHEET 2 OF 2



CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat
ID # 23-000329 | **Started:** 09/06/2023 at 9:40 AM

<p>Address</p> <p>Haney Complex 000 Haney Complex, Willow Park, TX USA</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
-------------------------------------------------------------------------------------------------------------	-------------------------------------------------	------------------------------------------------------------

<p>Description</p> <p>Haney Complex Addition Lot 1-5 Blk 1</p>

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Miscellaneous</p>		<p>Required: 20 Corrected: 0</p>

Screening Fence [14.09.001]
 By: Toni Fisher
 09/30/2023 at 10:53 AM

REQUIRED

City Ordinance requires Screening Fence as a buffer between residential and commercial zoning.

Normal

Notes
 By: Toni Fisher
 09/30/2023 at 10:33 AM

REQUIRED

General Notes, Item #4:

- Change Hood County to *Parker County*

Normal

General Notes, Item #6:

- Change "my" to "may";
- Last line of paragraph: should "permission for anyone" be "permission *from* anyone"?

Flood Zone Note, title:

- Change "Note" to "*Notes*"
- Item A: last sentence should read "This does not represent a drainage study *for* floodplain limits."

Vicinity Map

By: Gretchen Vazquez
09/22/2023 at 4:53 PM

REQUIRED

Show the location of the city limits line on the vicinity map.

Normal

Lot and Block Numbering

By: Gretchen Vazquez
09/22/2023 at 4:52 PM

REQUIRED

Each lot or block should be identified by number or letter. Label block numbers on the plat.

Normal

Building Setbacks

By: Gretchen Vazquez
09/22/2023 at 4:52 PM

REQUIRED

Remove the building setbacks from the plat. Add a note to the plat stating, "Building setbacks to be obtained from the City of Willow Park".

Normal

General Notes

By: Gretchen Vazquez
09/22/2023 at 4:51 PM

REQUIRED

General Note #4 references Hood County Clerk's Office.

Normal

Title Block

By: Gretchen Vazquez
09/22/2023 at 4:51 PM

REQUIRED

Include lot and block numbers.

Normal

Streets Rights-of-Way

By: Gretchen Vazquez
09/22/2023 at 4:50 PM

REQUIRED

Show the opposite side of Bankhead Highway right-of-way line. The City of Willow Park Master Thoroughfare plan classifies Bankhead Highway as a minor arterial (90' right-of-way). Show and label any right-of-way dedication.

Normal

Street Centerline

By: Gretchen Vazquez
09/22/2023 at 4:49 PM

REQUIRED

Show dimensions from centerline to property boundary.

Normal

Streets Rights-of-Way

By: Gretchen Vazquez
09/22/2023 at 4:49 PM

REQUIRED

Aerial imagery shows an unimproved street east of the West Oak Homesites subdivision. Is Hewitt Lane a public street? Show and label all known rights-of-way within or affecting the area to be subdivided.

Normal

Detention Pond

By: Gretchen Vazquez
09/22/2023 at 4:49 PM

REQUIRED

1. Who will be responsible for the maintenance of the detention area? Detention facilities shall be maintained by the property owner. Add a note to the plat and label it as a detention area easement.

Normal

2. The proposed detention area does not border a public right-of-way. Provide means or access way for maintenance purposes. Easements shall be of sufficient size to permit maintenance of the drainage facility.

Minimum Finish Floor Elevation

By: Gretchen Vazquez
09/22/2023 at 4:48 PM

REQUIRED

Where building sites are located in the floodplain, the minimum finished floor elevation above the 100-year flood elevation shall be written on the face of the plat for every lot or building site.

Normal

Approximate Zone A

By: Gretchen Vazquez
09/22/2023 at 4:47 PM

REQUIRED

Zone A areas indicate approximate floodplain boundaries. No detailed study has been performed to determine base flood elevations in these areas. The City of Willow Park floodplain management ordinance requires that all new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

Normal

Zoning

By: Gretchen Vazquez
09/22/2023 at 4:46 PM

REQUIRED

Are there any land uses proposed for Lot 2?

Normal

Public Use Areas

By: Gretchen Vazquez
09/22/2023 at 4:45 PM

REQUIRED

Are there areas proposed to be reserved or dedicated for public use?

Normal

Robyn Drive

By: Gretchen Vazquez
09/22/2023 at 4:44 PM

REQUIRED

Provide additional information on the site plan showing the cross-access connectivity to the adjoining subdivision. Is the existing access point built to the property line?

Normal

Overall Utility Layout

By: Gretchen Vazquez
09/22/2023 at 4:43 PM

REQUIRED

1. Label where the existing 4" force main ends and 3" force main begins. Label where the 3" force main ends and 2" force main begins.

Normal

2. Provide easement for future expansion of sanitary sewer force main.

Site Plan

By: Gretchen Vazquez
09/22/2023 at 4:42 PM

REQUIRED

Is a screening fence/wall along the common line between your development and the West Oak Homesites subdivision being proposed?

Normal

Design Plans and Specifications

By: Gretchen Vazquez
09/22/2023 at 4:40 PM

REQUIRED

Per the Developer's Agreement, construction plans shall be submitted for review and approved prior to approval and filing of the final plat.

Normal

Fire Review

By: John Schneider
09/07/2023 at 2:02 PM

REQUIRED

Need the building height information to verify fire lane widths. Also, all fire lanes and access roads need to meet the turning radius of the largest fire apparatus SAE 35.21, Tire 35.94, Bumper 40.81

Normal

Thanks,

Schneider

Review Category A

Required: 2 | Corrected: 0

Public Works Review Correct Item 2

By: Michelle Guelker
09/12/2023 at 4:32 PM

REQUIRED

Under general notes, change Hood County to Parker County.

Normal

Public Works Review Correct Item 1

By: Michelle Guelker
09/12/2023 at 4:29 PM

REQUIRED

Hewitt Lane runs along the west side of the property. The plat does not show Hewitt Lane. Is Hewitt Lane being abandoned or will it be the easement along the west property line?

Normal



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 8/30/2023

TYPE OF PLAT:

- Preiminary Plat (checked)
Final Plat
Replat
Minor Replat
Amended Plat
Vacating Plat

PROPERTY INFORMATION:

Project Name: Haney Complex
Legal Description: Lot: 1-5 (Proposed) Block: 1 (Proposed)
Name of Subdivision(s): Haney Complex Addition Phase: 1
Project Address/Location: 9744 E Bankhead Highway
Existing Number of Lots: 0 Proposed Number of Lots: 5 Gross Acreage: 31.247 acres
Current Zoning: N/A # of Street Intersections: 0

PURPOSE for Platting, Replatting, Amending, or Vacating:

This purpose of this plat is to facilitate the proposed development of the site as well as the eventual annexation and zoning of the site.

1. APPLICANT:

Name(s): Scott Crawford, PE
Business Name (if applicable): Baird, Hampton & Brown, Inc.
Mailing Address: 949 Hilltop Drive City: Weatherford St: TX Zip: 76086
Phone Number: 817-596-7575 Email Address: scrawford@bhinc.com

***Signature of Applicant (Required): [Handwritten Signature]

2. PROPERTY OWNER OF RECORD:

Name(s): Dustin Haney & Jayme Haney - Co-Trustees
Business Name (if applicable): Haney Revocable Trust
Mailing Address: 103 Plantation Ct. City: Aledo St: TX Zip: 76008
Phone Number: 817-980-2425 Email Address: dustinh@dksaneyroofing.com

***Signature of Owner of Record (Required): [Handwritten Signatures]

3. SURVEYOR:

Name(s): Toby Stock, RPLS
Business Name (if applicable): Baird, Hampton & Brown, Inc.
Mailing Address: 949 Hilltop Drive City: Weatherford St: TX Zip: 76086
Phone Number: 817-596-7575 Email Address: tstock@bhinc.com

4. ENGINEER:

Name(s): Scott Crawford, PE
Business Name (if applicable): Baird, Hampton & Brown, Inc.
Mailing Address: 949 Hilltop Drive City: Weatherford St: TX Zip: 76086
Phone Number: 817-596-7575 Email Address: scrawford@bhinc.com

PRINCIPAL CONTACT: Owner: _____ Applicant: _____ Surveyor: _____ Engineer: X

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

UTILITY PROVIDERS: (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable): Lone Star Gas

APPLICATION FEES

(as per "Development Services Fee" schedule)

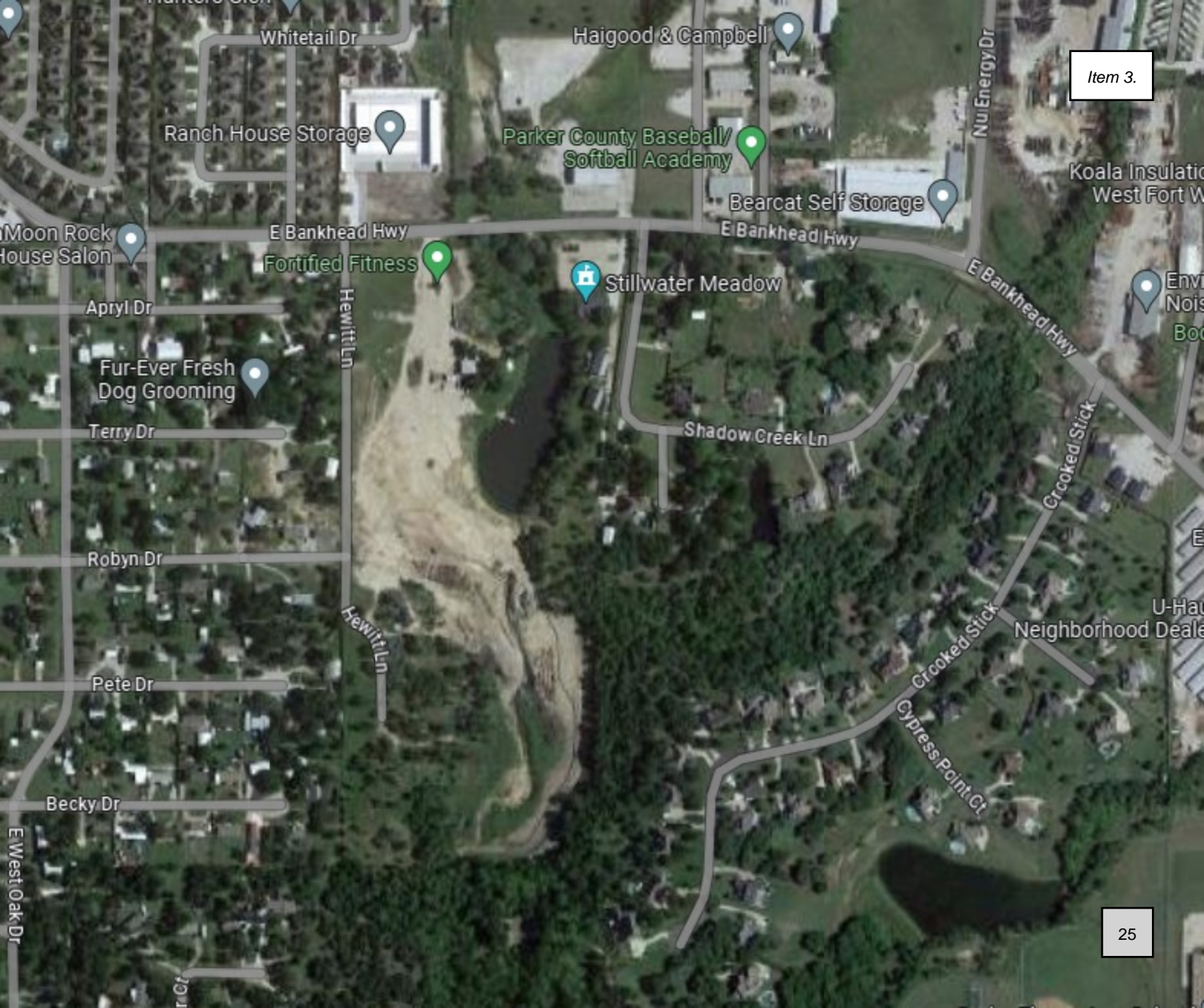
\$375.00 Preliminary Plat: \$300.00 + \$15 PER LOT

_____ Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT

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).

Submittal Instructions:

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at permits@willowpark.org.
- You may pay the **Application Fee**, via check or credit card*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card* at 817-441-7108 x103.
(*credit card convenience fees apply)



Item 3.