



PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, April 18, 2023 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MEETING MINUTES

1. Approval of P&Z Meeting Minutes for 2/21/23.

PUBLIC HEARING

2. **PUBLIC HEARING** to consider a request for Special Use Permit regarding the placement of a temporary free-standing off-premise sign on Lot S PT 1, Block 1; Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

Open Public Hearing:

Close Public Hearing:

ITEMS TO BE CONSIDERED AND ACTED UPON:

3. **NOMINATION & ELECTION:** Planning & Zoning Board Chairperson and Vice-Chairperson positions.
4. **CONSIDERATION & ACTION:** Request for Special Use Permit regarding the placement of a temporary, free-standing, off-premise sign on Lot S PT 1, Block 1, Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.
5. **CONSIDERATION & ACTION:** Final Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.
6. **CONSIDERATION & ACTION:** Final Plat for Lots 1-5, Block 1, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, 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.

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 the following date and time: APRIL 14, 2023, at 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 COMMISSION MEETING MINUTES

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

Tuesday, February 21, 2023 at 6:00 PM

CALL TO ORDER

Meeting was called to order at 6:00 by Jared Fowler, Chair.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

Jared Fowler
Sharon Bruton
Scott Smith

ABSENT

Rodney Wilkins
Billy Weikert
Zac Walker

Staff Present: Toni Fisher

APPROVAL OF P&Z MEETING MINUTES for December 6, 2022.

1. Meeting Minutes approved.

Motion made by Smith, Seconded by Bruton.
Voting Yea: Fowler, Bruton, Smith

PUBLIC HEARING

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

PUBLIC HEARING to consider a request for Zoning Change from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.

Open Hearing

Close Hearing

Hearing Opened by Jared Fowler at: 6:03pm

No public comments.

Hearing Closed by Jared Fowler at: 6:05p

AGENDA ITEMS

2. CONSIDERATION & ACTION: Request for Zoning Change from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District for the development of restaurants and other uses as stated, on the 5.96 acres of Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.

Fisher stated that the document in the packet did not contain the updated Landscape Plan, but this was provided for Commissioners now. Further, she stated that Staff had provided a few more minor linguistic changes, identifying I-20 Overlay and changing 'may' to 'shall', and asked that the Motion be made with the condition of Staff revisions.

Chuck Stark, Engineer for the project, was present.

Stark identified the Standard Service restaurant, other restaurant locations, and this project. He said he anticipated ground breaking in March.

Fowler asked about handicapped parking spaces to which Stark replied that the Landscaping Plan didn't show them, but the Site Plan did.

Smith asked about the site for the 2nd building, to which Stark replied that it will be a pad with the utilities run up to it [until later construction], but all parking was already accounted for both buildings.

Fowler questioned the dumpster enclosures facing I-20 at the front of the building; Stark replied that the entrance to the building actually faces west, placing the dumpsters on the side.

Smith asked Fisher as to whether the zoning change would still require adherence to the I-20 Overlay, to which she and Stark explained that the PD was now the zoning, but the PD referenced the I-20 Overlay for requirements.

Motion made by Bruton to approve the PD with the condition of Staff changes,
Seconded by Smith.

Voting Yea: Fowler, Bruton, Smith

3. CONSIDERATION & ACTION: Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, being 11.05 acres, James S. Oxer Survey, Abstract No. 1029, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

Fisher stated that the document in the packet did not contain the updated Landscape Plan, but this was provided for Commissioners now. Further, she stated that Staff had provided a few more minor linguistic changes, identifying I-20 Overlay and changing 'may' to 'shall', and asked that the Motion be made with the condition of Staff revisions.

Chuck Stark, Engineer for project, was present.

Fowler questioned if the only access to the smaller lot was by the 92' along Bankhead. Stark replied that there was also a common access easement along the south line also that goes through Lot 2. He said that there was the ability to do a circular access with two access points on Bankhead, so that, in essence, it could be a four-way intersection.

Smith asked Fisher if the residents of Jenkins Road were notified of this item. She replied that they are not required to give notice for Preliminary Plat, but it is listed on the Agenda.

Motion to approve with Staff recommendations was made by Smith, Seconded by Bruton.

Voting Yea: Fowler, Bruton, Smith

4. CONSIDERATION & ACTION: Preliminary Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.

Derek Turner, City Engineer with Jacob & Martin, was present.

Turner reviewed the Preliminary Plat, and specified that the plans include extension of the [JD Towles] road all the way to the end of the property, to the river, and if there was every any plans to extend it in the future, it could be extended across a bridge. He reviewed the buffer zone and easements on the property.

Smith asked if this was the land swap with [Willow Park Baptist] church, to which Turner replied, yes.

Motion made by Smith, Seconded by Bruton.

Voting Yea: Fowler, Bruton, Smith

5. CONSIDERATION & ACTION: Final Plat for Country Hollow residential subdivision, 101 Lots, being 19.17 acres, John H. Phelps Survey Tract, Abstract No. 1046, in the City of Willow Park, Parker County, Texas.

Anthony Milbitz and Chris Harke, Engineers for Teague, Nall & Perkins, and Scott Moehlenbrock of Red River Development were present.

Harke and Milbitz presented the Final Plat with no substantial changes from the Preliminary Plat. They reviewed the minimum lot sizes to be 5,000 sq. ft. with 1,700-2,000 sq ft single-family dwellings and the project has two detention ponds.

Subdivision entrance signs were added based on feedback received, which are shown on the Plat, and the median sign will most likely to be lit.

Smith asked about the exterior skirting around the subdivision, to which was answered that there will be a fence along the southbound side and there might be a short retaining wall included .

Smith: Detention ponds moving water? Currently dry, but will have water for rainwater.

Motion made by Bruton, Seconded by Smith.

Voting Yea: Fowler, Bruton, Smith

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.

Meeting adjourned by Jared Fowler, Chair, at 6:24p

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at 120 El Chico Trail, Ste 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: February 17, 2023, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

MINUTES APPROVED:

_____ Date
Jared Fowler, Chair

Rodney Wilkins, Vice-Chair

P&Z Meeting: 04/18/23

The City of Willow Park Planning and Zoning Commission will hold a public hearing on the matter listed below:

PUBLIC HEARING to consider a request for Special Use Permit regarding the placement of a temporary free-standing off-premise sign on Lot S PT 1, Block 1; Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

Notice of Public Hearing mailed to:

LARRY LAWLEY
113 DENNIS JUNCTION RD
WEATHERFORD TX 76088

SECOND EMPIRE BREWERY LLC
225 SHOPS BLVD STE 105
WILLOW PARK TX 76087-2060

RTSB ENTERPRIZES INC
4801 E I-20 N SERVICE RD
WILLOW PARK TX 76087

WPD TRINITY LLC
PO BOX 1032
CISCO TX 76437

Date mailed: April 4, 2023 *AF*

By: Toni Fisher, Planning & Development Director
City of Willow Park



City of Willow Park

Notice of Public Hearing

The City of Willow Park Planning and Zoning Commission will hold a public hearing on the matter listed below:

PUBLIC HEARING to consider a request for Special Use Permit regarding the placement of a temporary free-standing off-premise sign on Lot S PT 1, Block 1; Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

Planning & Zoning Commission: Tuesday, April 18, 2023
Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 or tfisher@willowpark.org with any questions.

The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before April 14, 2023 by 5:00 p.m.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: April 18, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Nomination & Election: Planning & Zoning Board Chairperson and Vice-Chairperson positions.

BACKGROUND:

The 2022 Chairperson is Jared Fowler; Vice-Chairperson is Rodney Watkins.

RECOMMENDED MOTION:

I make a motion that:

_____ be elected as 2023 Planning & Zoning Chairperson and
 _____ be elected as Vice-Chairperson.



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: April 18, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Request for Special Use Permit regarding the placement of a temporary, free-standing, off-premise sign on Lot S PT 1, Block 1, Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Brittini Lee of Canvas at Willow Park, is requesting a Special Use Permit for the allowable placement of a temporary free-standing, off-premise sign for the purpose of advertising to be placed on the property located on the corner of Kings Gate and I-20 North Service Road, owned by Larry Lawley, and zoned Commercial/I-20 Overlay District.

Per the city’s current Fee Schedule ((Ordinance No. 859-22, Adopted 4/12/22), an off-premise sign must be submitted via Special Use Permit Application and a fee of \$3,000 for permit.

Applicant is proposing to place one single-sided 5’x10’ wooden sign advertising homes for rent at Canvas at Willow Park, as per design attached hereto. The location, dimensions, and information are compliant with City sign ordinances within Sec. 14.07.002.

City staff proposed and Applicant agreed that the sign placement will be temporary, its city permit expiring in 12 months from date of issuance.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Special Use Permit for the temporary sign as presented.

EXHIBITS:

- Special Use Permit Application
- Sign Location – Aerial & Street views
- Sign Rendering

RECOMMENDED MOTION:

Approval of the Special Use Permit for the placement of the temporary, free-standing, off-premise sign, as presented.

Item 4.



CANVAS
AT WILLOW PARK

HOMES
FOR
RENT





SPECIAL/SPECIFIC USE PERMIT APPLICATION

City of Willow Park – Planning & Development Dept.
516 Ranch House Rd, Willow Park, TX 76087
817-441-7108 x100 www.willowpark.org

APPLICANT INFORMATION

Name of Applicant/Agent: Brittini Lee		Business Name (if applicable): Canvas At Willow Park
Business/Mailing Address: Street, City, State, Zip 300 Meadow Place Dr. Willow Park, TX 76087		
Email Address: canvasatwillowpark@gmail.com		Cell/Primary Phone # of Applicant/Agent: 817-717-4090
NOTE: Email is the primary form of contact with Applicants.		
Are you the Owner of the property or the Owner's Agent? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent*	Do you have written permission from the Owner of the property or the Owner's Agent to proceed with this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*	*NOTE: If you are not the Owner of the Property, the Owner must sign this Application below to indicate his/her permission and approval of this request.

DESCRIPTION OF REQUEST

Current Zoning Classification:	Legal Description of Property: LOT SPT 1	Street address of Property (if known): IH 204200
Commercial-I-20 Overlay Block 1 Trinity Meadows East		
Reason for Special Use Permit: Describe the nature of the proposed use of this property, activity, and any particular characteristics related to the use of the property: Free standing off premise sign		

PROPERTY OWNER INFORMATION

Name of Property Owner: Larry Lawley	Business Name (if applicable): HAY TEXAS
Business/Mailing Address: Street, City, State, Zip 113 Dennis Junction Rd. Weatherford TX 76088	
Email Address: larry@datastitch.com	Cell/Primary # of Property Owner: 817-939-0206

INCLUDE WITH APPLICATION SUBMISSION

THIS APPLICATION MUST BE SUBMITTED WITH THE ITEMS LISTED BELOW:

- | | |
|---|---|
| <input type="checkbox"/> Completed and fully executed Special/Specific Use Permit Application | <input type="checkbox"/> Map, Plot Plan, Survey, and/or Plat of property location |
| <input type="checkbox"/> Renderings of proposed construction including building elevations, square footage, bldg. height, construction materials, and uses of bldgs | |
| <input type="checkbox"/> Site Plan showing placement of building(s), location/construction of sign(s), off-street parking areas, and ingress/egress to public streets | |
| <input type="checkbox"/> Landscaping plan & visual screening (walls/paintings/fences) | <input type="checkbox"/> Permit Fee Payment as specified in Development Services Fees |
| <input type="checkbox"/> Relationship of intended use to all existing properties/land uses in all directions to minimum distance of 200 feet of application property | |

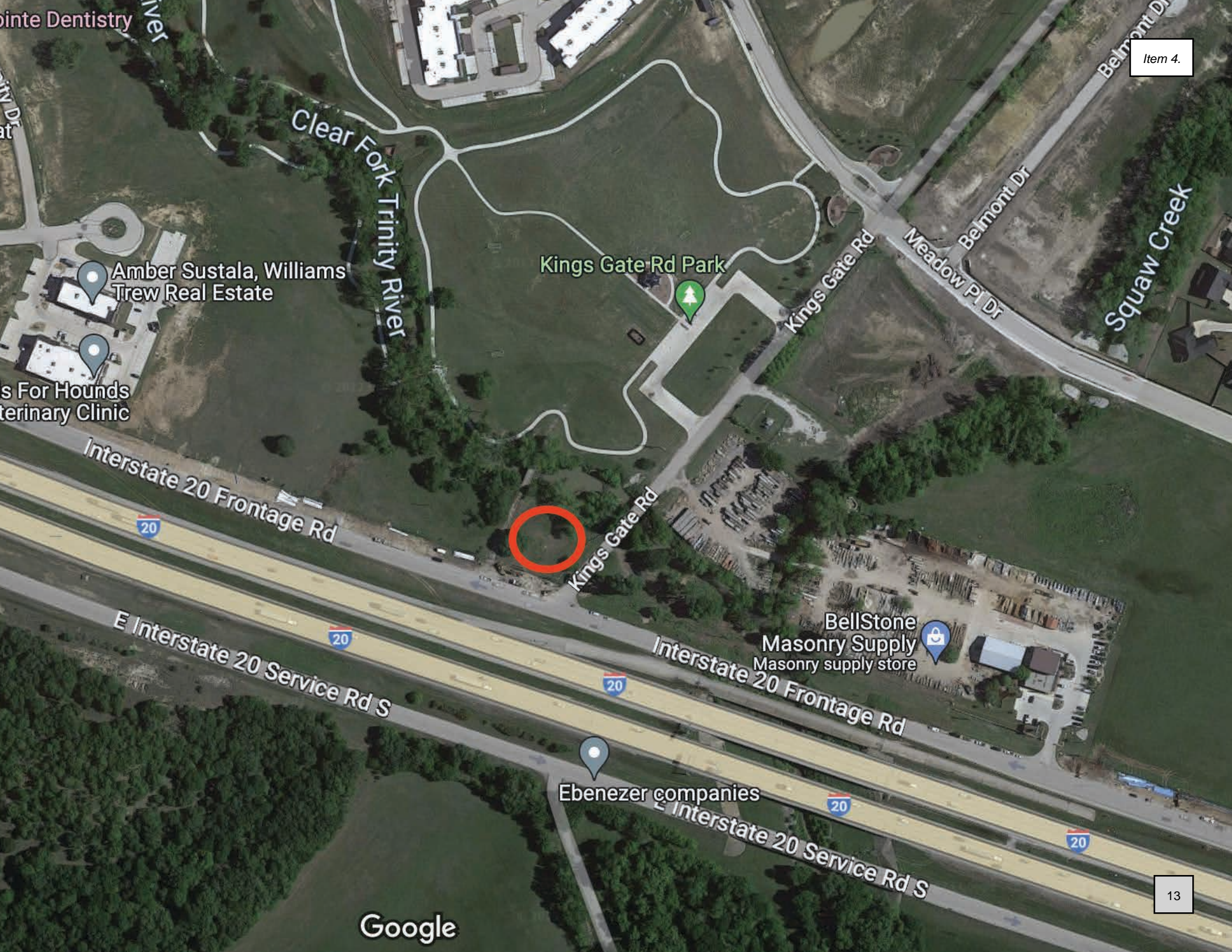
****The Applicant or his/her Representative(s) must be present at the scheduled Public Hearing for this Permit.**** Public Hearing will be scheduled based on City's acceptance of completed Application with all supporting documents and payment as it aligns with the Planning & Zoning Schedule.

I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a Special Use Permit to the Planning and Zoning Commission for consideration.

Applicant's Signature: *Brittini Lee* Date: **3.20.23**
 Owner's Signature* (if different than Applicant): *Larry Lawley* Date: **3.24.23**
**Owner's signature indicates permission to proceed with this Permit request.*

Please email completed Application and all Attachments to permits@willowpark.org. Permit Fee may be paid by check (mailed or in person) or by credit card (in person or processed over the phone to Permit Tech x103; processing fee applies).

CITY USE: Date App Rec'd: _____ App Reviewed by: _____ Date App Officially Accepted: _____ MyGov Proj#: _____



Item 4.

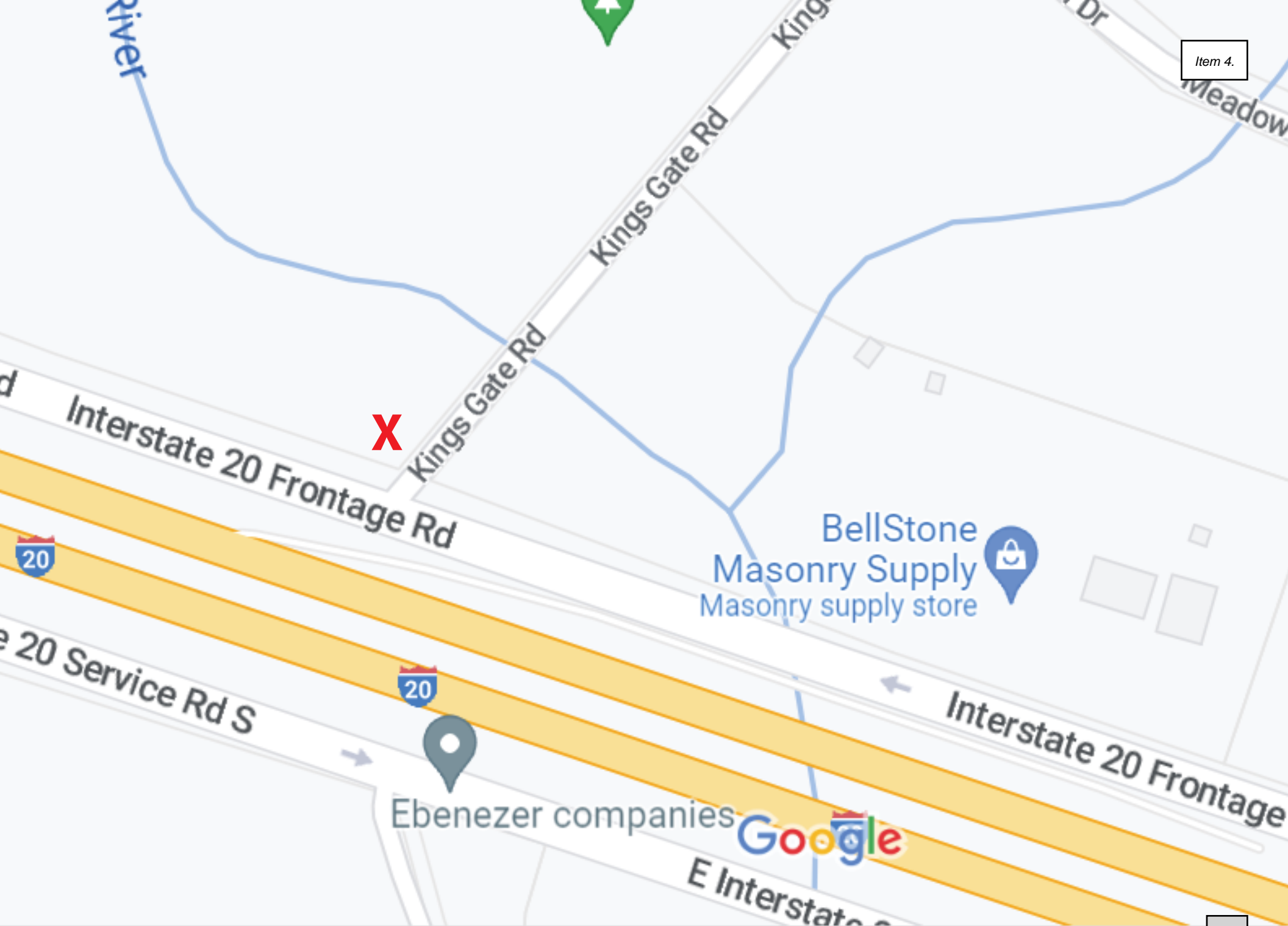
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Item 4.

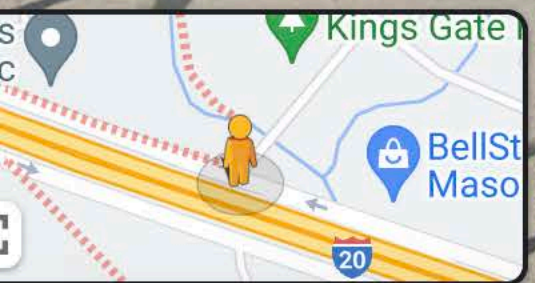
See more dates

© 2022 Fox





Item 4.



Kings Gate Rd Park



Trinity River

Kings Gate Rd

Squaw Cree

Clear Fork Trinity River

proposed sign location
ensuring 10+ ft from ROW



Interstate 20 Frontage Rd

Kings Gate Rd

Interstate 20 Frontage Rd

BellStone
Masonry Supply
Masonry supply store



Google



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: April 25, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Preliminary Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, being 8.610 acres, Wesley Franklin Survey, Abstract No. 468, in the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant and property owner, City of Willow Park, proposes to plat 8.610 acre tract, located on J.D. Towles Drive, Wesley Franklin Survey, Abstract No. 468, into Lot 1, Block 1, Willow Park Water Reclamation Area.

This parcel is zoned R-1 and subject plat will include a lot and street dedication for the development of a public wastewater treatment facility and the public street extension by the city. J.D. Towles Drive will extend northeast, as shown, along Lot 1, Block 1 with a 60’ public right-of-way. The plat also shows all recorded easements, and FEMA floodway and 100 yr. floodplain boundaries.

The Final Plat has been reviewed by City Staff and recommendations are included in the document presented.

STAFF RECOMMENDATION:

Staff recommends approval, and Planning & Zoning Commission has approved the Final Plat, as provided.

EXHIBITS:

- Plat Application
- Preliminary Plat –Willow Park Water Reclamation Area
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Final Plat for Willow Park Water Reclamation Area, as presented.



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: March 28, 2023

TYPE OF PLAT:

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

PROPERTY INFORMATION:

Project Name: City of Willow Park Wastewater Treatment Plant

Legal Description: **Lot:** 1 **Block:** 1

Name of Subdivision(s): WILLOW PARK WATER RECLAMATION AREA **Phase:** _____

Project Address/Location: Crown Pointe Boulevard and J.D. Towles Drive

Existing Number of Lots: _____ **Proposed Number of Lots:** 1 **Gross Acreage:** 8.60 ACRES

Current Zoning: R-1 **# of Street Intersections:** 1

PURPOSE for Platting, Replatting, Amending, or Vacating: City of Willow Park, Lot and street dedication

1. APPLICANT:

Name(s): City of Willow Park, Texas

Business Name (if applicable): _____

Mailing Address: 120 El Chico Trail, Suite A City: Willow Park St: Tx Zip: 76087

Phone Number: 817-441-7108 Email Address: _____

***Signature of Applicant (Required): _____

2. PROPERTY OWNER OF RECORD:

Name(s): City of Willow Park, Texas

Business Name (if applicable): _____

Mailing Address: 120 El Chico Trail, Suite A City: Willow Park St: Tx Zip: 76087

Phone Number: 817-441-7108 Email Address: _____

***Signature of Owner of Record (Required): _____

3. **SURVEYOR:**

Name(s): Mark Brown
Business Name (if applicable): Jacob & Martin
Mailing Address: 1925 Fort Worth Highway City: Weatherford St: Tx Zip: 76086
Phone Number: 817-594-9880 Email Address: mtb@jacobmartin.com

4. **ENGINEER:**

Name(s): Derek Turner
Business Name (if applicable): Jacob & Martin
Mailing Address: 1925 Fort Worth Highway City: Weatherford St: Tx Zip: 76086
Phone Number: 817-594-9880 Email Address: adt@jacobmartin.com

PRINCIPAL CONTACT: Owner: Applicant: Surveyor: X 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: Tri-County Electric
Water Provider: City of Willow Park
Wastewater Provider: City of Willow Park
Gas Provider (if applicable):

APPLICATION FEES

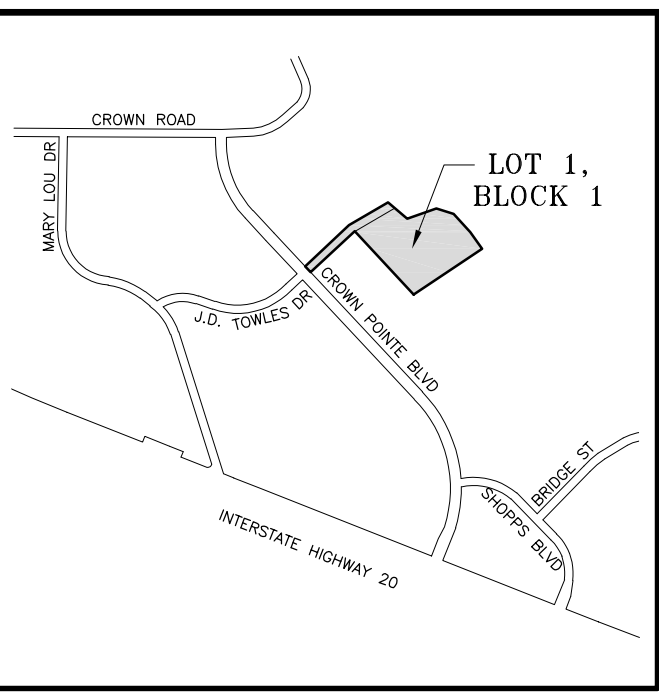
(as per "Development Services Fee" schedule)

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)



LOCATION MAP
Scale Not Determined

PROPERTY OWNER:
CITY OF WILLOW PARK, TEXAS
120 EL CHICO TRAIL, SUITE A
WILLOW PARK, TX 76087
817-441-7108
INSTRUMENT NO. 202133071
O.P.R.P.C.T.

DEVELOPER/SUBDIVIDER:
CITY OF WILLOW PARK, TEXAS
120 EL CHICO TRAIL, SUITE A
WILLOW PARK, TX 76087
817-441-7108

SURVEYOR:
MARK BROWN, R.P.L.S.
JACOB AND MARTIN
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880

NOTES:

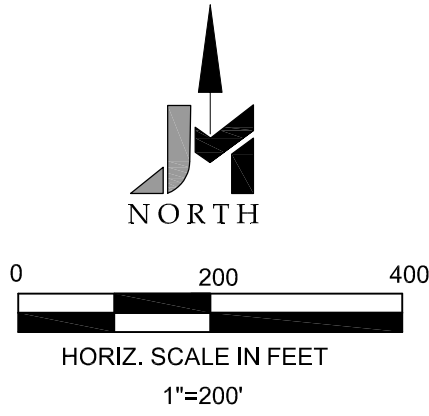
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Area of Public R.O.W. Dedication = 1.063 acres, (46,298 square feet).
- BUILDING SETBACK:**
All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Willow Park, Texas.
- FLOOD STATEMENT:**
As Shown, portions of this platted area lie within the 100-YEAR FLOODPLAIN and within a FEMA FLOODWAY according to Parker County FEMA Insurance Rate Map No. 48367C0425F (APRIL 5, 2019) and Insurance Rate Map No. 48367C0300E (September 26, 2008).
- PROPERTY OWNER: City of Willow Park
- Additional easements will be provided as a separate instrument at the time of construction if necessary.
- Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00014981.
- A 1/2" rebar rod with cap marked "J&M BOUNDARY" or an "X" chiseled in concrete will be set, as shown hereon, at the corners of the proposed lots after the acceptance of this plat by the City of Willow Park, Texas.
- According to FEMA Flood Insurance Rate Map (FIRM) 48367C0425F, the base flood elevation (BFE) at the proposed wastewater treatment plant site appears to be approximately 841.5'. The minimum finished floor was assumed to be 2' above the BFE elevation resulting in a minimum finished floor elevation of 843.5'.

City of Willow Park

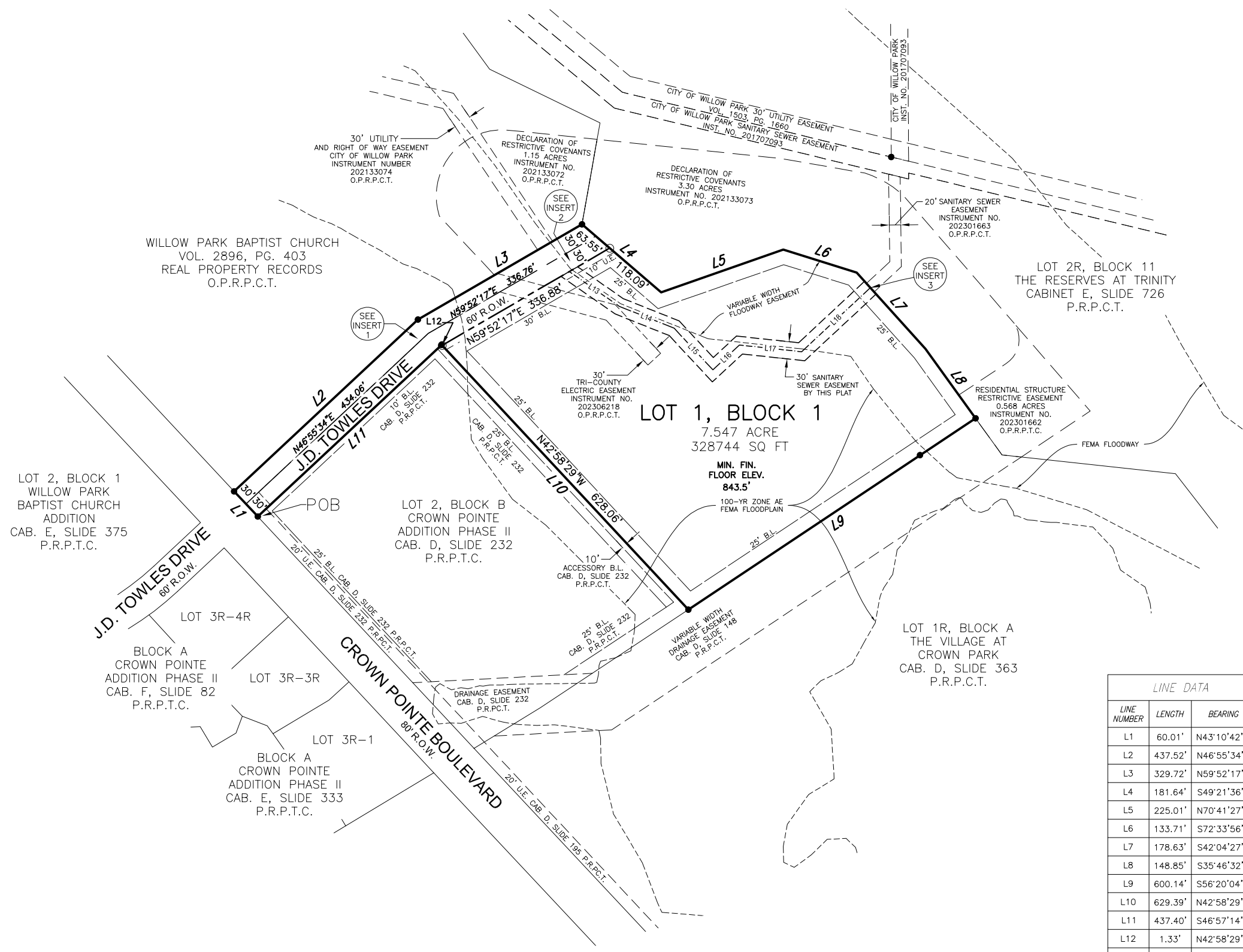
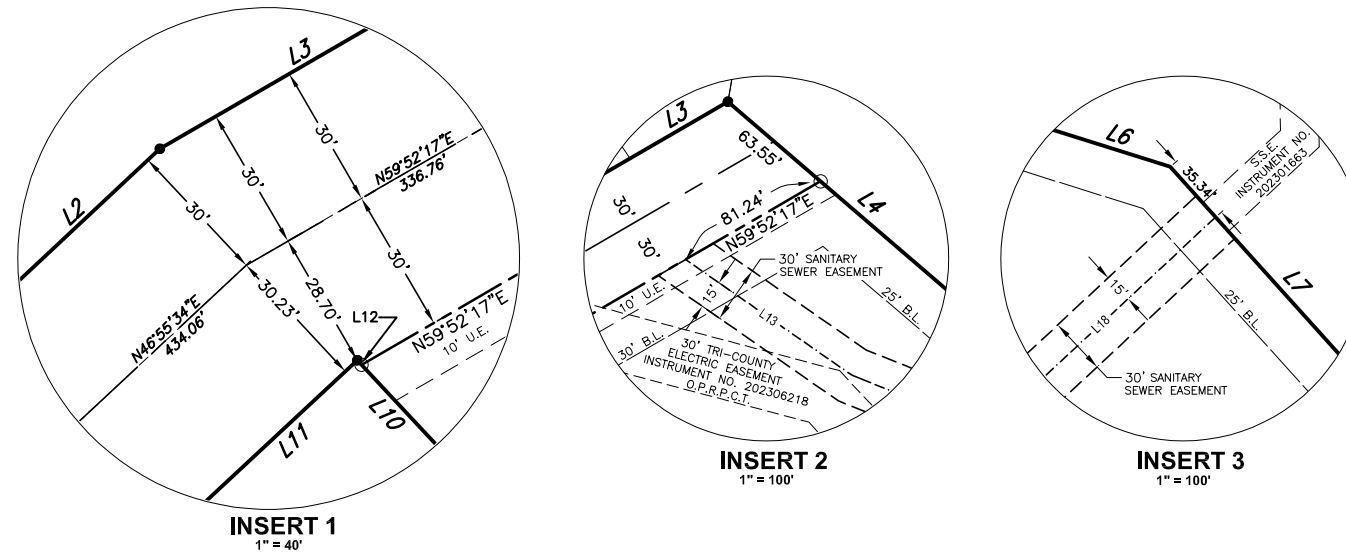
Approved on _____ day of _____, 2023

Mayor

City Secretary



- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
 - FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION
- POB = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE
D.R.P.C.T. = DEED RECORDS, PARKER CO, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER CO, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO, TEXAS



LINE NUMBER	LENGTH	BEARING
L1	60.01'	N43°10'42"W
L2	437.52'	N46°55'34"E
L3	329.72'	N59°52'17"E
L4	181.64'	S49°21'36"E
L5	225.01'	N70°41'27"E
L6	133.71'	S72°33'56"E
L7	178.63'	S42°04'27"E
L8	148.85'	S39°46'32"E
L9	600.14'	S56°20'04"W
L10	629.39'	N42°58'29"W
L11	437.40'	S46°57'14"W
L12	1.33'	N42°58'29"W
L13	105.64'	S55°11'42"E
L14	103.03'	S68°11'36"E
L15	98.63'	S42°58'29"E
L16	63.17'	N47°02'59"E
L17	108.83'	S83°50'33"E
L18	163.27'	N47°00'14"E

OWNER'S DEDICATION

Whereas The City of Willow Park, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

BEING a 8.610 acre tract of land, all of that called 8.60-acre tract conveyed to the City of Willow Park in a Special Warranty Deed, recorded in Instrument Number 202133071, Official Public Records, Parker County, Texas, located in the Wesley Franklin Survey, Abstract 468, City of Willow Park, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch capped rebar rod marked "C.F. Stark LRS 5084" (FND STARK REBAR) (N=6,956,511.09' and E=2,225,508.77') in the northeasterly right-of-way line of Crown Pointe Boulevard, same being the southwesterly corner of Lot 2, Block B, Crown Pointe Addition Phase 2, recorded in Cabinet D, Slide 232, Plat Records, Parker County, Texas;

THENCE N 43°10'42" W 60.01 feet along said northeasterly right-of-way line to a FND STARK REBAR marking the southeasterly corner of the remainder of a called 80.27-acre tract conveyed to Willow Park Baptist Church, recorded in Volume 2896, Page 403, Official Public Records, Parker County, Texas;

THENCE N 46°55'34" E 437.52 feet with the common line of said 8.60-acre tract and said 80.27-acre tract to a FND STARK REBAR for corner;

THENCE N 59°52'17" E 329.72 feet continuing with the common line of said 8.60-acre and said 80.27-acre tract to a FND STARK REBAR located at a corner in the southwesterly line of Lot 2R, Block 11, THE RESERVES AT TRINITY, according to the plat of said subdivision recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, and being in the approximate centerline of the Clear Fork Trinity River;

THENCE along the approximate centerline of said Clear Fork Trinity River and the common line of said 8.60-acre tract and said Lot 2R, Block 11 the following calls:

- * S 49°21'36" E 181.64 feet to a point;
- * N 70°41'27" E 225.01 feet to a point;
- * S 72°33'56" E 133.71 feet to a point;
- * S 42°04'27" E 178.63 feet to a point;
- * S 35°46'32" E 148.85 feet to a FND STARK REBAR being the most easterly corner of said 8.60-acre tract and being the northerly corner of Lot 1R, Block A, The VILLAGE AT CROWN PARK, City of Willow Park, Parker County, Texas according to the plat of said subdivision recorded in Cabinet D, Slide 363, Plat Records, Parker County, Texas;

THENCE S 56°20'04" W 600.14 feet along said northwesterly line of said Lot 1R and southeasterly line of said 8.60-acre tract to a FND STARK REBAR, also being the most easterly corner of said Lot 2, Block B;

THENCE N 42°58'29" W 629.39 feet along the common line of said 8.60-acre tract and said Lot 2, Block B, to a FND STARK REBAR;

THENCE S 46°57'14" E 437.40 feet with the common line of said 8.60-acre tract and said Lot 2, Block B to the point of beginning and containing 8.610 acres or 375,042 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That, Doyle Moss, Mayor of City of Willow Park, Texas, does hereby adopt this plat designating the herein above described property as:

FINAL PLAT
LOT 1, BLOCK 1
WILLOW PARK WATER RECLAMATION AREA
BEING A 8.610 ACRE TRACT OF LAND LOCATED IN
THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

and does hereby dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority, on this day personally appeared _____

known to me to be that person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

My Board Expires On: _____

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

FINAL PLAT
LOT 1, BLOCK 1
WILLOW PARK WATER RECLAMATION AREA

BEING A 8.610 ACRE TRACT OF LAND LOCATED IN
THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
DATE PREPARED: MARCH 28, 2023



Item 5.

22



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: April 18, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

Consideration & Action: Final Plat for Lots 1-5, Block 1, Nolte Addition, being 29.99 acres, David Addington Survey, Abstract No. 21, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.

BACKGROUND:

Applicant, Vincent Jones, along with the property owner, Barbara Nolte, proposes to plat 29.99 acre tract, located south of East Bankhead Highway, David Addington Survey, Abstract No. 21, from one contiguous parcel 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*). As per Ms. Nolte, the subdivision of these lots is intended for partial sale.

The Final Plat reflects reviews by City Staff.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends acceptance of the Final Plat as presented.

EXHIBITS:

- Plat Application
- Final Plat – Lots 1-5, Block 1 Nolte Addition, being 29.99 acres, David Addington Survey, Abst. 21, Parker Co, TX

RECOMMENDED MOTION:

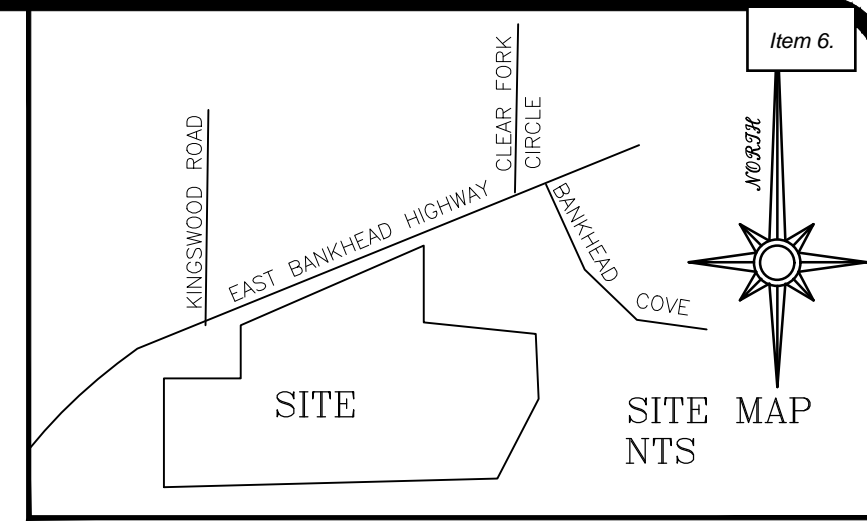
Approval of the subject Final Plat, as presented.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FINAL PLAT
 NOLTE
 LOTS 1 THROUGH 5, BLOCK 1
 IN THE ETJ OF THE CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas



OWNER/DEVELOPER:
 Barbara Nolte
 817-614-7965
 6820 E Bankhead Hwy
 Aledo, TX 76008

STATE PLAIN: 1/2" IR
 N 6983107.84
 E 2224169.52

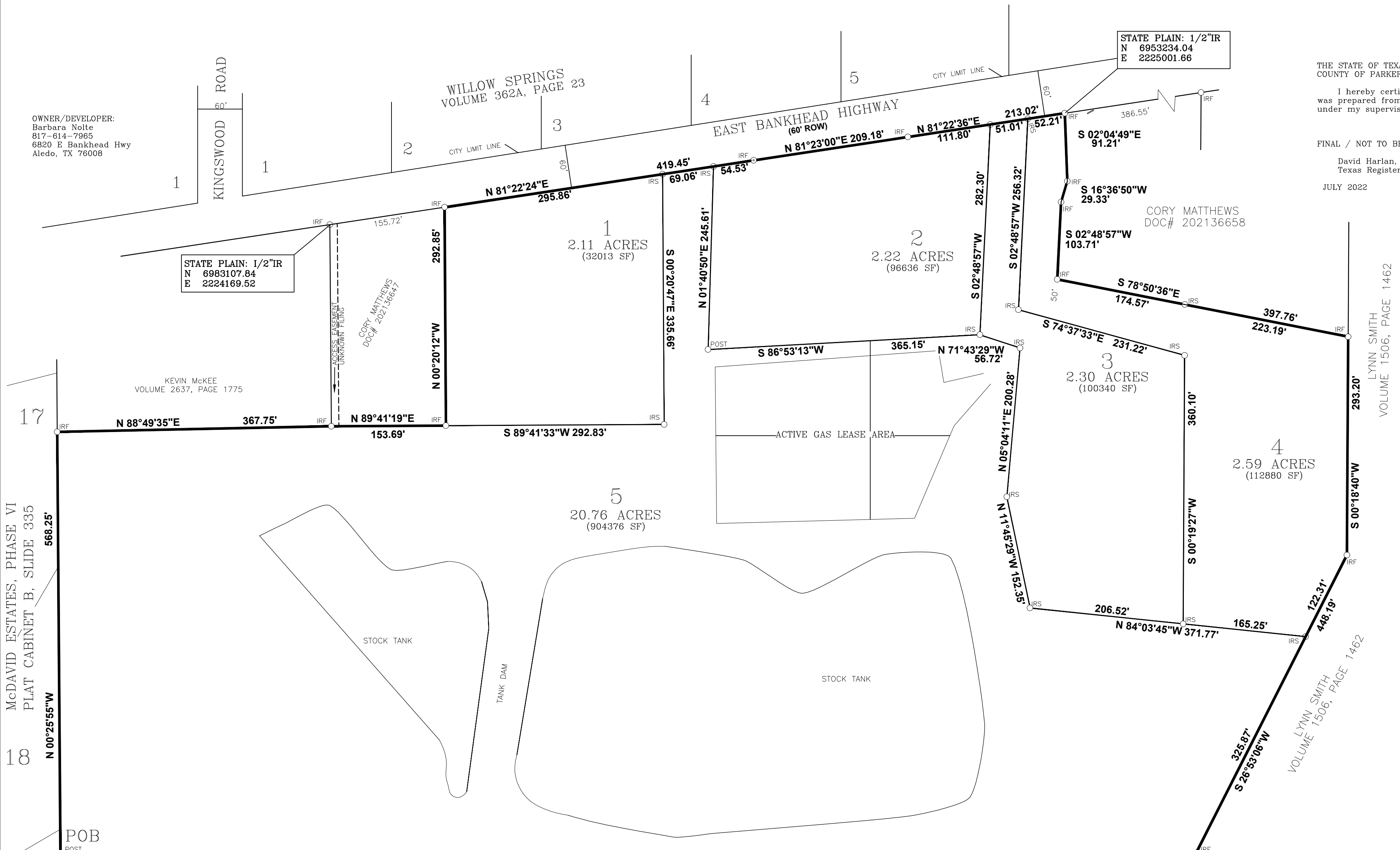
STATE PLAIN: 1/2" IR
 N 6953234.04
 E 2225001.66

THE STATE OF TEXAS
 COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

FINAL / NOT TO BE FILED

David Harlan, Jr.
 Texas Registered Professional Land Surveyor, No. 2074
 JULY 2022



McDAVID ESTATES, PHASE VI
 PLAT CABINET B, SLIDE 335

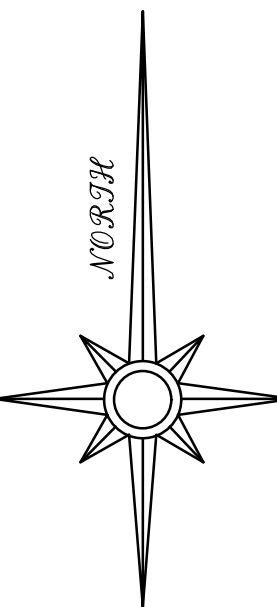
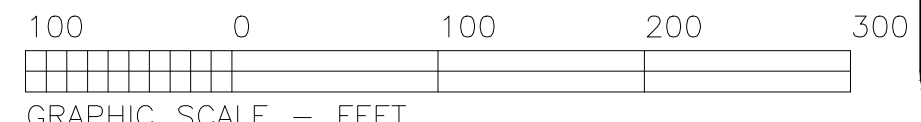
19 20 21 22 23 24 25 26 27 28 29

IRF 1/2" IRON ROD UNLESS NOTED
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

McDAVID ESTATES, PHASE VI
 PLAT CABINET B, SLIDE 335

SHEET ONE OF TWO

Cabinet/Instrument# _____ Slide _____



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM #10088500 harlanland@yahoo.com

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS BARBARA NOLTE (Doc #201507465 & 201608397), being the sole owner of 29.99 acres situated in and being a portion of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, in the ETJ in the City of Willow Park, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the southwest corner of said 29.99 acre tract at a reentrant corner of McDavid Estates, Phase VI, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 335, Plat Records, Parker County, Texas;

THENCE N 00°25'55" W, with the east line of said McDavid Estates Phase VI, 568.25 feet to an iron rod found (iron rods found are ½" unless noted) at the southwest corner of a tract of land described by deed to Kevin McKee recorded in Volume 2637, Page 1775, Official Records, Parker County, Texas;
THENCE N 88°49'35" E, with the south line of said Kevin McKee tract, 367.75 feet to an iron rod found at its southeast corner and the southwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 20136647, Official Records, Parker County, Texas;

THENCE with the line of said Cory Matthews tract the following courses and distances;
N 89°41'19" E, 153.69 feet to an iron rod found;
N 00°20'12" W, 292.85 feet to an iron rod found in the south line of East Bankhead Highway, as it exists;

THENCE with the south line of said East Bankhead Highway the following courses and distances;
N 81°22'24" E, 419.45 feet to an iron rod found;
N 81°23'00" E, 209.18 feet to an iron rod found;
N 81°22'36" E, 213.02 feet to an iron rod found at the northwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 202136654, Official Records, Parker County, Texas;

THENCE with the line of said Corey Matthews tract (202136654) the following courses and distances;
S 02°04'49" E, 91.21 feet to an iron rod found;
S 16°36'50" W, 29.33 feet to an iron rod found;
S 02°48'57" W, 103.71 feet to an iron rod found;
S 78°50'36" E, 397.76 feet to an iron rod found in the west line of a tract of land described by deed to Lynn Smith recorded in Volume 1506, Page 1462, Real Records, Parker County, Texas;

THENCE with the west line of said Lynn Smith tract the following courses and distances;
S 00°18'40" W, 293.20 feet to an iron rod found;
S 26°53'06" W, 448.19 feet to an iron rod found in the most southerly north line of said McDavid Estates Phase VI;
THENCE S 89°53'27" W, with the line of said McDavid Estates Phase VI, 1523.31 feet to the POINT OF BEGINNING and containing 29.99 acres (1306281 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARBARA NOLTE, does hereby adopt this plat designating the hereinabove described real property as NOLTE, LOTS 1 THROUGH 5, BLOCK 1, IN THE ETJ OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, being 30.25 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks and easements shown thereon.

- 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 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 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 publics and city 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 procuring permission from anyone.
- All modifications to this document shall be by means or plat and approved by the City of Willow Park.

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

WITNESS my hand at _____, Parker County, Texas this ____ day of _____, 2023.

Barbara Nolte

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and or regulations and state law, and is subject to fines and other penalties.

CITY OF WILLOW PARK	APPROVED BY CITY OF WILLOW PARK:

	MAYOR DATE

	CITY SECRETARY DATE

FINAL PLAT
NOLTE
LOTS 1 THROUGH 5, BLOCK 1
IN THE ETJ OF THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas

OWNER/DEVELOPER:
Barbara Nolte
817-614-7965
6820 E Bankhead Hwy
Aledo, TX 76008

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com



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: 4/12/23

TYPE OF PLAT:

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

PROPERTY INFORMATION:

Project Name: Nolte

Legal Description: Lot: 1-5 Block: _____

Name of Subdivision(s): Abstract No. 21 NOLTE Phase: _____

Project Address/Location: 7003 E Bankhead Hwy

Existing Number of Lots: 1 Proposed Number of Lots: 5 Gross Acreage: 29.99

Current Zoning: (ETS) # of Street Intersections: -

PURPOSE for Platting, Replatting, Amending, or Vacating: Final for subdivision

1. APPLICANT:

Name(s): Vincent Jones

Business Name (if applicable): _____

Mailing Address: 6820 E Bankhead Hwy City: Aledo St: Tx Zip: 76008

Phone Number: 817-944-3110 Email Address: armyguyfw@yahoo.com

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

2. PROPERTY OWNER OF RECORD:

Name(s): Barbara Nolte

Business Name (if applicable): _____

Mailing Address: 6820 E Bankhead Hwy City: Aledo St: Tx Zip: 76008

Phone Number: 817-614-7965 Email Address: _____

***Signature of Owner of Record (Required): _____

3. **SURVEYOR:**

Name(s): David Harlan
Business Name (if applicable): Harlan Land Surveying Inc
Mailing Address: 106 Eureka St City: Weatherford St: Tx Zip: 76086
Phone Number: 817-599-0880 Email Address: harlanland@yahoo.com

4. **ENGINEER:**

Name(s): _____
Business Name (if applicable): _____
Mailing Address: _____ City: _____ St: _____ Zip: _____
Phone Number: _____ Email Address: _____

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

- 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: Well
Wastewater Provider: Septic
Gas Provider (if applicable): _____

APPLICATION FEES

(as per "Development Services Fee" schedule)

_____ Preliminary Plat: \$300.00 + \$15 PER LOT
 Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT ⁴ 425

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)