



PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, February 21, 2023 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

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

1.

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

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.**
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.**
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.**

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.

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 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.

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

Municipal Complex, 516 Ranch House Rd, Willow Park, TX 76087

Tuesday, December 06, 2022 at 6:00 PM

CALL TO ORDER

Jared Fowler, Chairperson, called the meeting to order at 6:03 p.m.

DETERMINATION OF QUORUM

Quorum was confirmed.

APPROVAL OF MEETING MINUTES

1. Planning & Zoning Meeting Minutes: October 18, 2022.

Minutes were approved.

Motion made by Weikert, Seconded by Wilkins.

Voting Yea: Fowler, Wilkins, Weikert, Walker

ITEMS TO BE CONSIDERED AND ACTED UPON:

2. **Consideration & Action: Preliminary 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.**

In attendance were Scott Moehlenbrock, Red River Developers, and Chris Harke, TNP who spoke to this project.

Mr. Harke stated that the subdivision is comprised of minimum 50' x 100' residential lots, and provided a slide presentation where he explained the layout of the plat, typography, drainage, and sewer, and design of concrete streets and sidewalks for the subject site.

There was discussion as to drainage of the proposed subdivision. Mr. Harke elaborated on the drainage plan extensively and stated that the site will be re-graded to promote drainage to the two discharge detention ponds shown on the Preliminary Plat.

There were also questions from Commissioners regarding fencing to which Mr. Harke responded that there would be joint property fencing in the rear of the lots that abut existing properties and it was understood that for those which needed repair, property owners would decide on replacement. Perimeter fencing around the subdivision was a question, but it would only be required if part of the Planned Development Standards.

Commissioner Wilkins asked when the project was proposed to be started to which Mr. Moehlenbrock replied that the Final Plat would reach P&Z in Jan/Feb, then to Council, and proposed a timeline of 90-180 days once the project is fully designed, with mass grading once realistic plans are designed. It was clarified that the construction entrance will be to/from Highway I-20 as a restriction for contractors.

Commissioner Wilkins asked if the neighborhood will be gated or if a "welcome" sign on Whitetail Drive was possible due to the passing into the new neighborhood from Hunters Glen, or if the neighborhoods were planned to be combined. Mr. Harke replied that Country Hollow would not be gated and that the extension of Whitetail Drive made sense, but the two neighborhoods would not be combined. Mr. Harke and Mr. Moehlenbrock said they were open to adding a sign at the entrance of the neighborhood at Whitetail Drive at P&Z's request.

Motion was made to approve the Preliminary Plat.

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

3. Consideration & Action: Preliminary Plat for Lot 1, Block 1, Parker County Brewing Company, being 1.520 acres, Isaac D Headley Survey, Abstract No. 619, in the City of Willow Park, Parker County, Texas.

Item was withdrawn by Applicant. No action necessary.

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 was adjourned by Jared Fowler, Chair, at 6:40 p.m.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 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, 516 Ranch House Road, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 30, 2022, 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

APPROVAL OF MINUTES:

JARED FOWLER, CHAIR DATE
WILLOW PARK BOARD OF ADJUSTMENT



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 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.

Planning & Zoning Commission: Tuesday, February 21, 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 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 February 7, 2023 by 5:00 p.m.

P&Z Meeting: 02/21/23

Zoning Change Request:

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.

Notice of Public Hearing mailed to:

Cotton Fred R. Estate
PO Box 56
Weatherford TX 76086-0056

Bullish Holdings LLC
PO Box 1840
Aledo TX 76008-1840

Mays Land & Cattle LLC
1005 Twin Oak Trail
Weatherford TX 76085

TBCA Inc
NProfit Corp DBA Trinity Christian
4954 E I-20 Service Rd S
Weatherford TX 76087

Date mailed: February 7, 2023

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



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 21, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

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

BACKGROUND:

The subject property of Lot 1, Block 3, Porter Addition, consisting of 5.96 acres, is identified as “Commercial” zoning in the “IH-20 Overlay District” on the City’s Zoning and Future Land Use maps. The property owner is requesting Planned Development District (“PD”) zoning as per this project’s 380 Agreement requirement. This property is to be developed for restaurant and other uses as permitted and stated.

A Public Hearing will be held for this Agenda Item. Surrounding property owners within 200 feet were notified of the Public Hearing by mail.

STAFF/BOARD/COMMISSION RECOMMENDATION:

City Staff has reviewed the proposal; requested changes have been addressed; please note that although the landscaping plan does not show enhanced landscaping on the side facing I-20, as per City suggestion, the owners favorable to this addition and will be amending the landscaping plan to reflect this change.

EXHIBITS:

- Rezoning Application
- Planned Development Standards (in Ordinance form)
- Exhibit A: Site Plan
- Exhibit B: Legal Description
- Exhibit C: Architectural Drawing
- Exhibit D: Landscape Plan
- Zoning Map
- Future Land Use Map

RECOMMENDED MOTION:

Approval for rezoning from “C” Commercial and “I-20 Overlay District” to “PD-SS” Planned Development District, as presented, for Lot 1, Block 3, Porter Addition, City of Willow Park, Parker County, Texas.



CORRECTIONS LIST

Project Type: Rezoning Application | Project Title: Rezoning Application

ID # 23-000029 | Started: 02/06/2023 at 10:53 AM

Address

Standard Service
Restaurant
4800 East I20 SR South,
Willow Park, TX USA
76087

Legal

No legal information

Property Info

No property information

Description

Standard Service restaurant - Planned Development for Standard Service as per the 380 Agreement

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Rename PD By: Toni Fisher 02/12/2023 at 1:48 PM REQUIRED	Request to change the name of the PD from "PD-C" to "PD-SS".	Normal
Garbage By: Toni Fisher 02/12/2023 at 1:34 PM REQUIRED	The materials for the dumpster surround and doors are not called out, but should mimic the architectural features of the building, especially since they are facing I-20. We proposed that the "Garbage and Trash Collection" section additionally state that "The materials of the dumpster enclosure and doors, which face the front of the building and Hwy. I-20, will mimic and complement the building materials and colors, as approved by the city, for a cohesive aesthetic."	Normal
Landscaping Requirement By: Toni Fisher 02/12/2023 at 1:19 PM REQUIRED	<p>Assuming that the Architectural Design and Building Materials to be used for Building 1 represent a modern, eclectic vibe, possibly consistent with the store's intended branding, the lack of wood and/or stone accents may appear sharp and utilitarian.</p> <p>The Landscape Plan shows Bermuda Sod at, what is presumed to be, the front entrance of the restaurant, which faces I-20. Would the owners be favorable to adding some shrubs/bushes (e.g., dwarf hollies), native grasses, etc. in this area as they have shown on the east side of the building/parking lot to soften the lines at the immediate front of the building? This might be added in the PD under "Landscaping:" as "... standard landscaping requirements and additional landscaping as requested and approved by the city".</p>	Normal

Open Space

By: Toni Fisher
02/12/2023 at 12:43 PM

REQUIRED

Please add, "Owner may use this private open space for recreation opportunities for its patrons and/or a public hike/bike trailhead, provided..."

Normal

Permitted Uses

By: Toni Fisher
02/12/2023 at 12:38 PM

REQUIRED

In Section 2.03 Permitted Uses, change sentence: "The owners of the project shall notify city staff..." to "The owners of the project shall notify the city via submission and approval of a "Special Event Permit Application" and payment of permit fee, if applicable, no later than three weeks prior to opening a Farmers Market."

Normal

Floodplain

By: Toni Fisher
02/10/2023 at 11:38 AM

REQUIRED

Per City Engineer, Gretchen Vazquez:

I think we should add the following to Section 2.12 of the PD Development Standards:

A floodplain development permit is required for any development in the Special Flood Hazard Area.

Normal



City of Willow Park
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

ZONING CHANGE REQUIREMENTS

Name of Applicant: BPO Real Estate, LLC

Mailing Address: 609 S. Goliad Street, Unit 2410. Rockwall, TX 75087
Street City State Zip

Phone: 732-887-9699 Fax: _____ Email: sameer@unco.com

Property Owner: Same as Applicant

Mailing Address: _____
Street City State Zip

Phone: _____ Fax: _____ Email: _____

Location of property requesting to be re-zoned: Lot 1, Block 1, Porter Addition

Intended Use of property: Restaurant

Current Zoning District: Commercial / IH 20 Overlay

Requested Zoning District: PD-C Planned Development

Specific reason for zoning request: Integrated Development of Multiple
Restaurant Concepts

FEES: \$150 (Residential) Additional fees (if applicable): _____
\$150 (Non-Residential) 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/property inspections and/or testing(s).

[Signature]
SIGNATURE OF OWNER

2/2/2023
DATE

SIGNATURE OF APPLICANT

DATE

If the property owner is represented by another, a notarized letter of authorization must be submitted.

This checklist is provided to assist you in addressing the requirements for a Zoning Change request. An application is incomplete unless all applicable information noted below is submitted to the City of Willow Park Building Official. Please indicate that all information is included on the application by initialing in the box to the left of the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.** If not applicable, indicate with "N/A" next in the box. Return this completed form at the time of your application submittal.

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	ZONING CHANGE REQUIREMENTS	For Office Use Only		
			N/A	COMPLETE	MISSING
1	X	Site boundary is indicated by a heavy solid line, dimensioned with bearings and distances, and distance to the nearest cross street.			
2	X	Site location/vicinity map clearly showing the location of the subject			
3	X	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.			
4	X	A written and bar scale is provided. 1"= 200' unless previously approved by staff			
5	N/A	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.			
6	X	Adjacent property lines within 200 feet of the subject property.			
7	X	Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.			
8	X	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.			
9	X	Does the request conform to the proposed future land use in the city's Comprehensive Plan			

**CITY OF WILLOW PARK
ORDINANCE _____-23**

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR A ZONING CHANGE FROM “C” COMERCIAL AND “IH-20” OVERLAY DISTRICT TO “PD -SS” PLANNED DEVELOPMENT DISTRICT AND “IH-20” OVERLAY DISTRICT FOR LOT 1, BLOCK 3, PORTER ADDITION; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, BPO Real Estate, LLC (Owner) has applied for a change in zoning for Lot 1, Block 3, Porter Addition, (the “Property”) from “C” Commercial and “IH-20” Overlay District to “PD-SS” Planned Development District, and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements for the rezoning of the Property; and

WHEREAS, The City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1

The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the Zoning Site Plan attached hereto as Exhibit ‘A’, and described by legal description attached as Exhibit ‘B’, by changing the zoning of said property from C Commercial and IH-20 Overlay District to PD-SS Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

SECTION 2 PD DEVELOPMENT STANDARDS

2.0 Planned Development – Restaurant Use

2.01 General Description: Restaurant use shall be establishments providing dine-in and take out food service to the general public. Access shall be allowed from access drives or parking areas connecting to adjacent public roadways. Requirements for development shall be governed by standards as described below and the City of Willow Park ‘C’ Design Standards (Zoning Ordinance Article 14.06.014). If there are conflicts between the requirements of Article 14.06.014 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 Multiple Food Service Establishments on a Single Lot:

- Within this Planned Development, Owner shall be permitted by right to develop and operate multiple restaurant concepts, both attached and free standing.
- If multiple food service establishments are constructed, each shall generally conform to the original structure built on the lot from an architectural perspective. Alternate, but complimentary color schemes are permissible.
- Submittal for building permit of subsequent food service establishments with similar exterior finishes shall be deemed as meeting the requirements of this ordinance.

2.03 Permitted Uses:

- All uses permitted in the ‘C’ Commercial Zoning District.
- A “Farmers Market” concept featuring direct sales to consumers on a periodic basis is specifically allowed. The “Farmers Market” is defined as temporary facilities consisting of portable tents, booths, canopies, or similar structures located within the open space or parking lot with local vendors selling produce, craft, and artesian products directly to the general public. The Farmers Market is limited to operational hours of Friday – Sunday on no more than six (6) consecutive weekends, once in the Spring and once in the Fall. Local public health and safety standards must be adhered to at all times. Operation of a Farmers Marker within the open space of Lot 1, Block 3 is allowed without a Special Event Permit Application provided all other aspects of this Ordinance are adhered to. The property owner shall provide the City written notice of a planned Farmers Market within the open space a minimum of three weeks prior to the event. If the owners of the project desire to operate a Farmers Market withing the existing parking lot, the owners shall notify the City via submission and approval of a “Special Event permit Application” and payment of permit fee, if applicable, no later than three weeks prior to opening a Farmer Market.

Accessory Uses Allowed:

Accessory buildings compatible with restaurant use
 Off-Street Parking
 Passive Open Space Greenspace Uses

- 2.04 Required Parking:** In accordance with City of Willow Park Development standards.
- 2.05 Overlay District:** Subject property is located within the C/IH-20 Overlay District. Provisions of Zoning Ordinance Article 14.06.016 shall apply.
- 2.06 Building Materials:** In accordance with City of Willow Park Development standards.
- 2.07 Architectural Standards:** In accordance with City of Willow Park Development standards.
- 2.08 Lot Coverage:** In accordance with City of Willow Park Development standards.
- 2.09 Building Setbacks:** In accordance with City of Willow Park Development standards.
- 2.10 Building Height:** In accordance with City of Willow Park Development standards.
- 2.11 Cross Access:** Owner shall incorporate vehicular cross-access between subject property and Lot 2, Block 3, Porter Addition into the site plan for the development.
- 2.12 Open Space:** Private open space within the subject property and floodplain/ floodway of the Clear Fork Trinity River may be provided within subject property. Owner may use this private open space for recreation opportunities for its patrons and/or a public hike/bike trailhead, provided no improvement or construction occurs which would impact water flow within the floodway. Overflow parking is provided within the floodway as shown on the site plan, which parking is hereby approved by the City of Willow Park. Placement of tables, chairs, moveable seating, speakers, television screens and similar event related items within the open space are permissible under the terms of this Ordinance without prior approval provided the items are not of a permanent nature. A floodplain development permit is required for any development of permanent structures within the Special Flood Hazard Area.
- 2.13 Garbage and Trash Collection:** In accordance with City of Willow Park Development standards. The materials of the dumpster enclosure and doors, which face the front of the building and Hwy. I-20, will mimic and complement the building materials and colors, as approve by the City, for a cohesive aesthetic.
- 2.14 Landscaping:** Landscaping shall be completed in accordance with the Landscape Plan attached hereto as Exhibit "D".
- 2.15 Signage:** Signage shall be in accordance with the City of Willow Park standard signage requirements.

SECTION 3 SEVERABILITY CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs an sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

**SECTION 4
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the _____ day of _____, 2023.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Crystal Dozier, City Secretary

The Willow Park City Council in acting on Ordinance No. _____-23 did on the _____ day of _____, 2023 vote as follows:

	FOR	AGAINST	ABSTAIN
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

**EXHIBIT A
SITE PLAN**

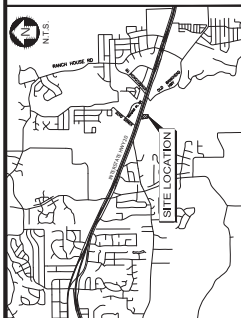
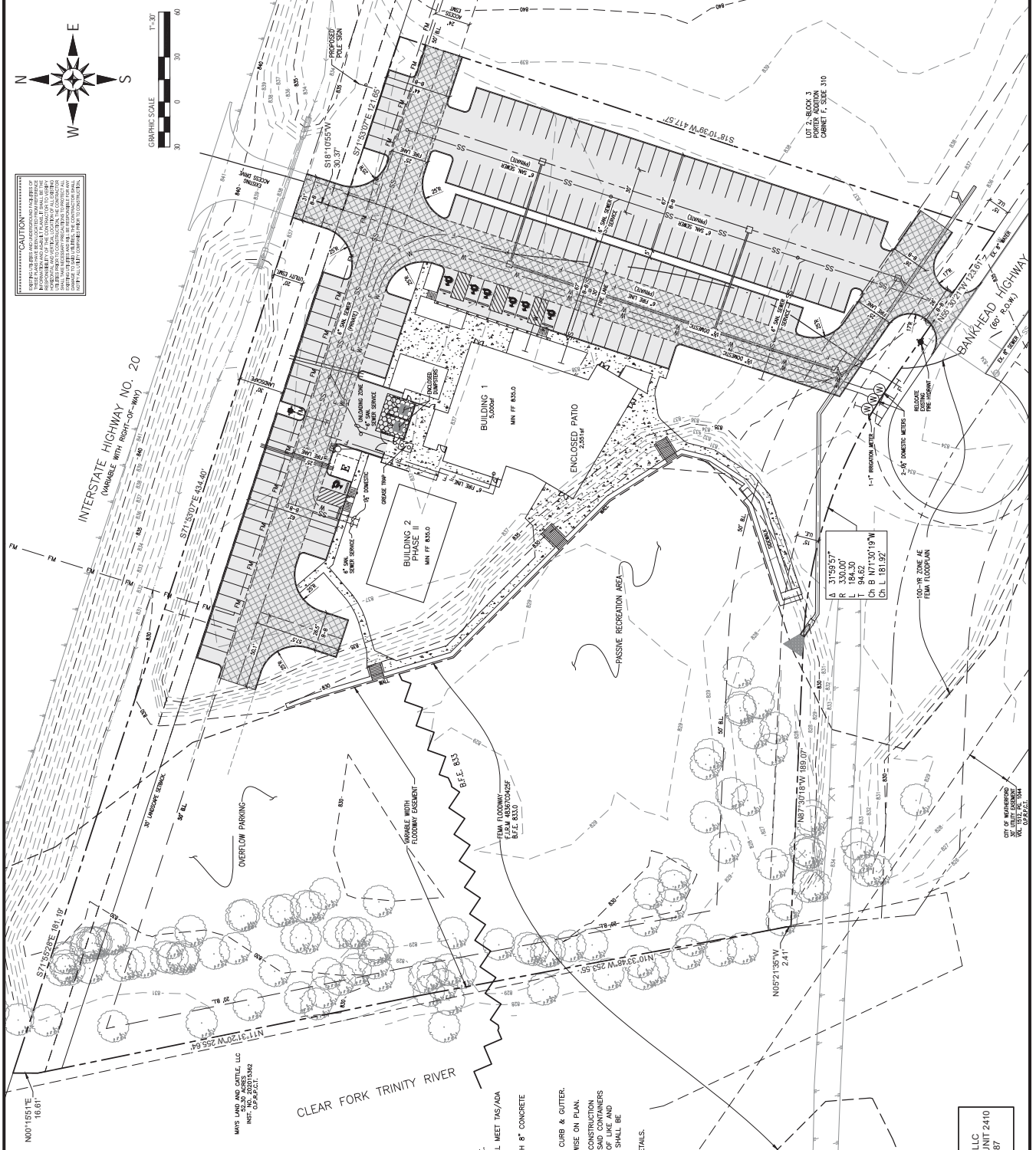
NO.	REVISIONS	DATE



SITE PLAN - STANDARD SERVICE
LOT 1, BLOCK 3, PORTER ADDITION
 PARKER COUNTY, TEXAS

CLIENT NO.	483
PROJECT NO.	9976
DESIGNER	CFS
DRAWN	RCP
CHECKED	CFS
DATE	OCTOBER 2022

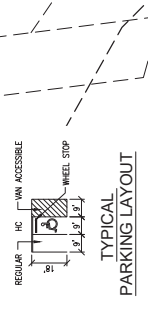
SHEET
C2.0
 Item 2.



SITE PLAN DATA TABLE

ACREAGE	5.94 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	RESTAURANT
PROPOSED STRUCTURES	ONE (1) STORY - COMMERCIAL
F.A.R.	4.45%
PERCENT IMPERVIOUS	33.28%
PARKING REQUIRED	1 PARKING/ROOM + 58 PARKING SPACE
PARKING PROVIDED	151 (INCLUDES 74IC)
OPEN SPACE	64.72%

- GENERAL NOTES:**
- ALL RADII SHOWN ARE TO THE BACK OF CURB.
 - ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
 - ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
 - DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,600 PSI.
 - ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
 - ALL PARKING SHALL BE 5' CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
 - REFUSE CONTAINERS SHALL BE SCREENED ON THREE SIDES BY CONSTRUCTION OF A MASONRY WALL OF SUFFICIENT HEIGHT TO FULLY SCREEN SAG CONTAINERS OR DISPOSAL AREAS. MASONRY WALLS SHALL BE CONSTRUCTED OF LIKE AND SIMILAR MATERIALS TO THOSE OF THE PRIMARY STRUCTURE AND SHALL BE ENCLOSED ON THE FOURTH SIDE BY AN OPaque GATE.
 - REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WATER VALVE
(Symbol)	EXISTING FIRE HYDRANT
(Symbol)	EXISTING MANHOLE
(Symbol)	EXISTING LIGHT POLE
(Symbol)	PROPOSED WATER VALVE
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED WATER METER
(Symbol)	PROPOSED MANHOLE
(Symbol)	PROPOSED LIGHT POLE
(Symbol)	PROPOSED BENCHMARK
(Symbol)	PROPOSED FIRE LANE PAVING
(Symbol)	PROPOSED CONCRETE PAVING

APPLICANT:
 BPO REAL ESTATE, LLC
 600 S. GOLIAD, ST. UNIT 2410
 ROCKWALL, TX 75087
 732-907-8689

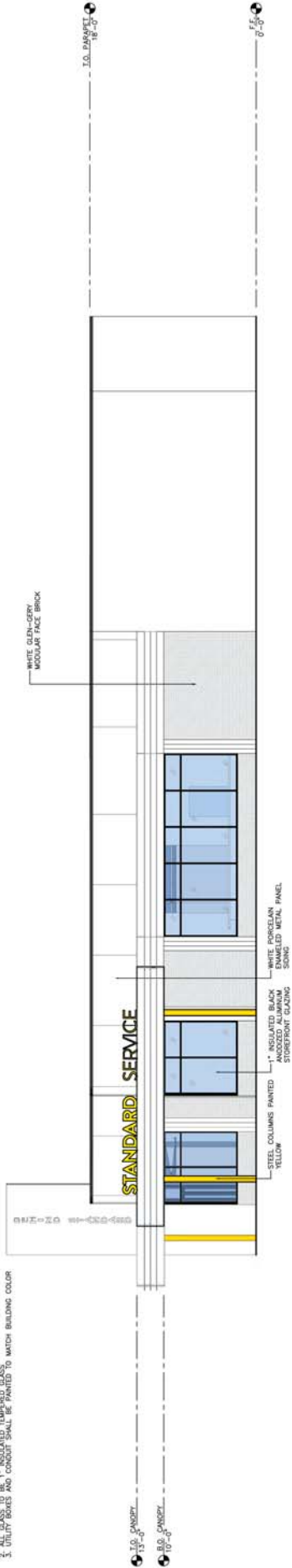
EXHIBIT B
LEGAL DESCRIPTION

Being all of Lot 1, Block 3, Porter Addition, an addition to the City of Willow Park, Texas as recorded in Cabinet F, Slide 310, Plat Records Parker County, Texas.

EXHIBIT C
ARCHITECTURAL DRAWINGS

MATERIAL CALCULATION			
	N ELEVATION	E ELEVATION	S ELEVATION
MASONRY	50%	54%	66%
GLASS	15%	30%	23%
METAL	35%	30%	11%
			3%

1. ALL SURFACES SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
 2. ALL SURFACES SHALL BE PAINTED TO MATCH BUILDING COLOR.
 3. ALL UTILITY ROADS AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING COLOR.

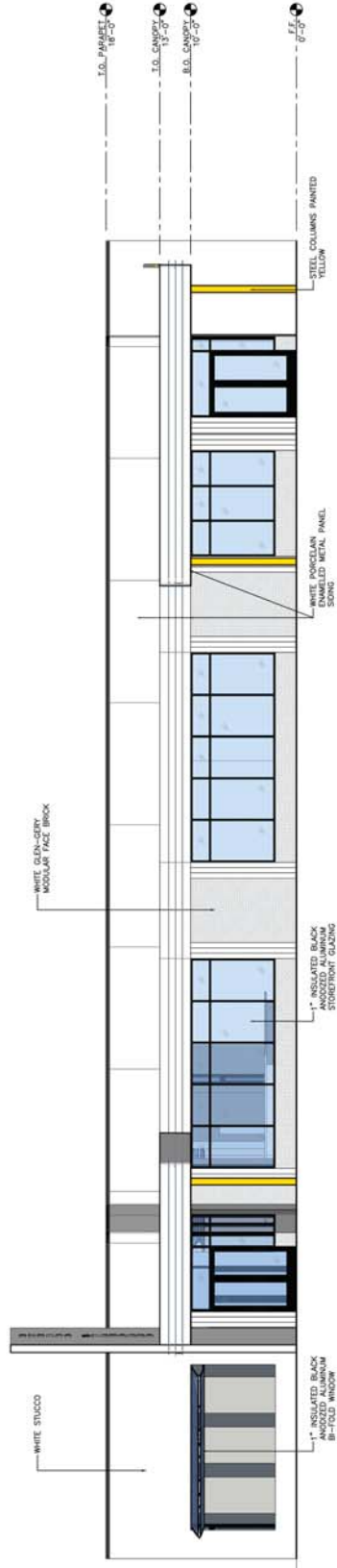


NORTH EXTERIOR ELEVATION
 SCALE : 3/16" = 1'-0"

PROJECT NO. : 2212
 DATE : 6/26/2022
 DRAWN BY : MS

REVISIONS :
 EXTERIOR ELEVATIONS

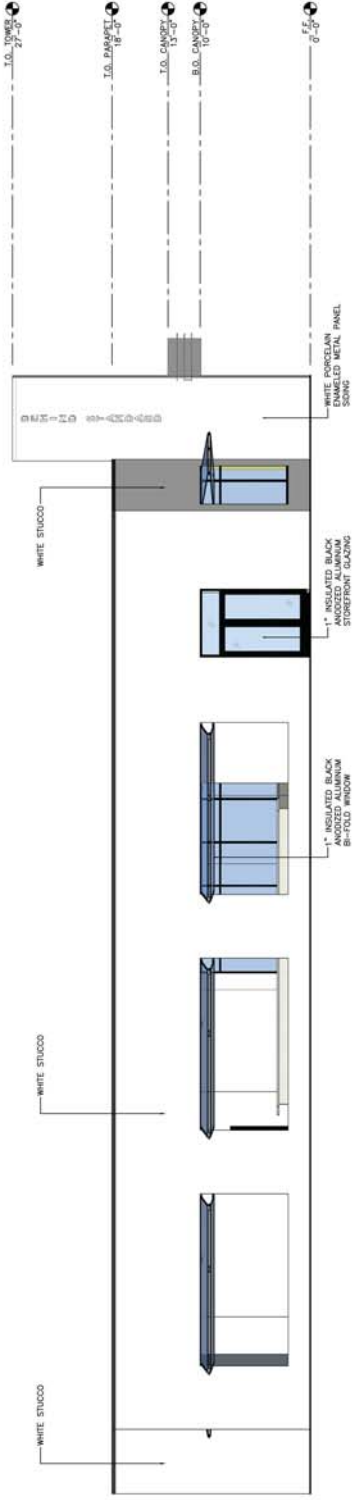
STANDARD SERVICE
 WILLOW PARK, TX



EAST EXTERIOR ELEVATION
 SCALE : 3/16" = 1'-0"

MATERIAL CALCULATION				
	N. ELEVATION	E. ELEVATION	S. ELEVATION	W. ELEVATION
MASONRY	208	348	668	808
GLASS	158	328	238	78
METAL	338	308	118	38

1. ALL SOURCE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
 2. UTILITY BOARDS AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.



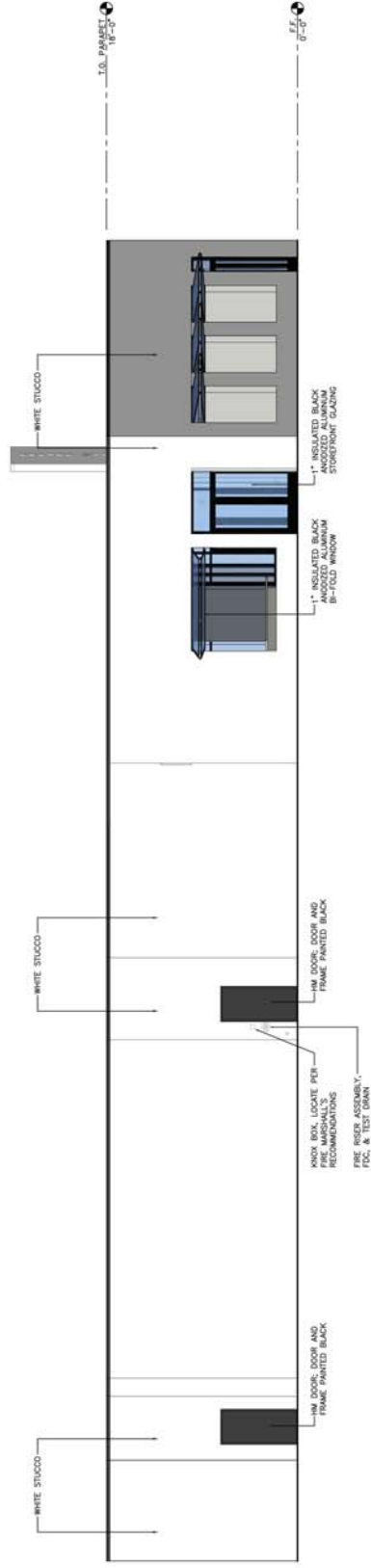
SOUTH EXTERIOR ELEVATION
 SCALE : 3/16" = 1'-0"

PROJECT NO. : 2212
 DATE : 6/28/2022
 DRAWN BY : MS

REVISIONS :

EXTERIOR ELEVATIONS

STANDARD SERVICE
 WILLOW PARK, TX



WEST EXTERIOR ELEVATION
 SCALE : 3/16" = 1'-0"

Item 2.

MATERIAL CALCULATION				
	N ELEVATION	E ELEVATION	S ELEVATION	W ELEVATION
MASONRY	50%	34%	66%	90%
GLASS	15%	30%	23%	7%
METAL	35%	36%	11%	3%

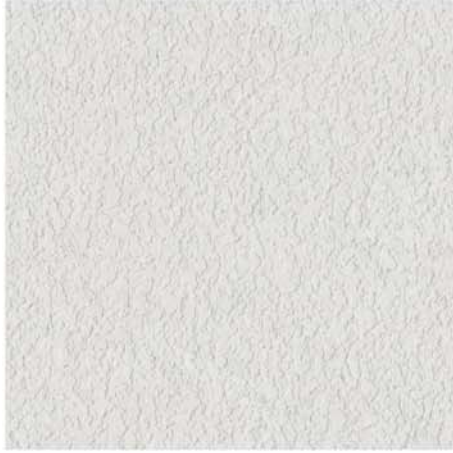
NOTE: SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 1. ALL GLASS TO BE 1" INSULATED TEMPERED GLASS
 2. ALL GLASS TO BE 1" INSULATED TEMPERED GLASS
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



GLEN-GERY ASPEN WHITE SMOOTH FACE BRICK



WHITE PORCELAIN ENAMELED METAL PANEL SIDING

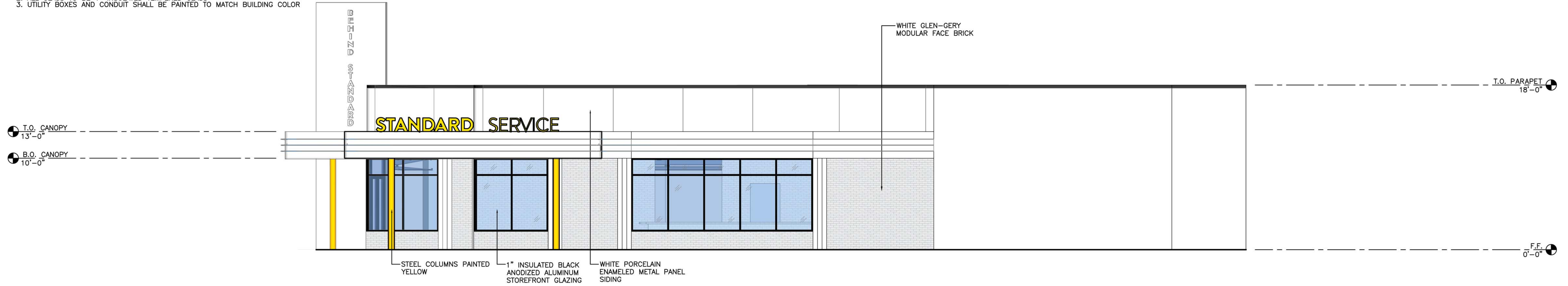


WHITE STUCCO

**EXHIBIT D
LANDSCAPE PLAN**

MATERIAL CALCULATION				
	N ELEVATION	E ELEVATION	S ELEVATION	W ELEVATION
MASONRY	50%	34%	66%	90%
GLASS	15%	30%	23%	7%
METAL	35%	36%	11%	3%

- NOTE:
 1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. ALL GLASS TO BE 1" INSULATED TEMPERED GLASS
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



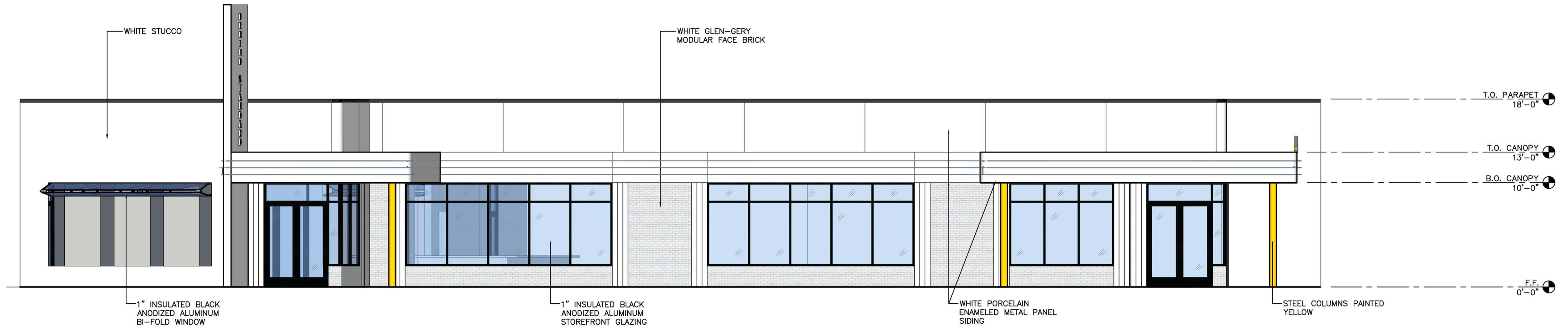
NORTH EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"

PROJECT NO. : 2212
 DATE : 6/28/2022
 DRAWN BY : MS

REVISIONS :

EXTERIOR ELEVATIONS



EAST EXTERIOR ELEVATION

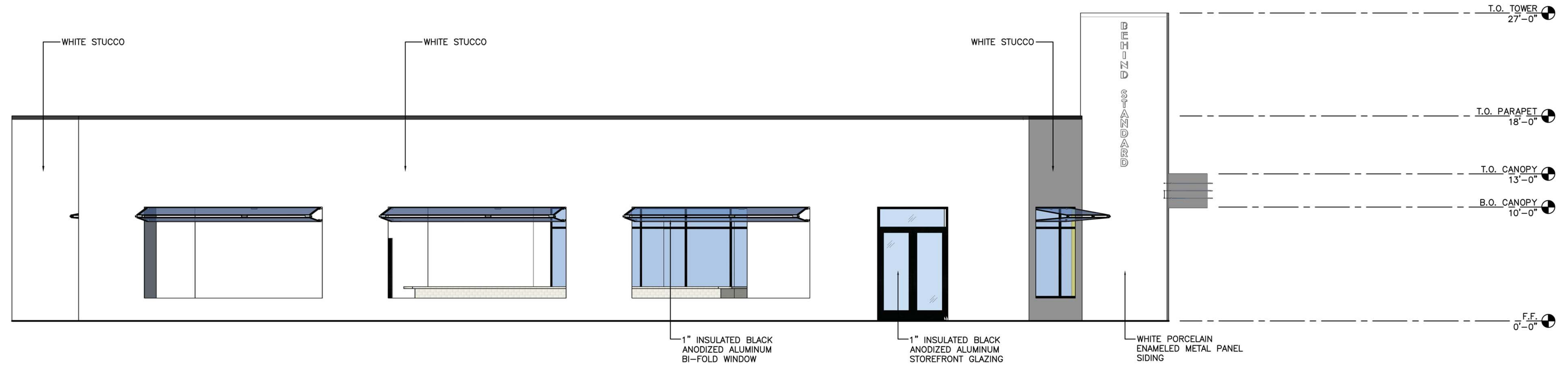
SCALE : 3/16" = 1'-0"

STANDARD SERVICE
 WILLOW PARK, TX

A200

MATERIAL CALCULATION				
	N ELEVATION	E ELEVATION	S ELEVATION	W ELEVATION
MASONRY	50%	34%	66%	90%
GLASS	15%	30%	23%	7%
METAL	35%	36%	11%	3%

NOTE:
 1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. ALL GLASS TO BE 1" INSULATED TEMPERED GLASS
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



SOUTH EXTERIOR ELEVATION

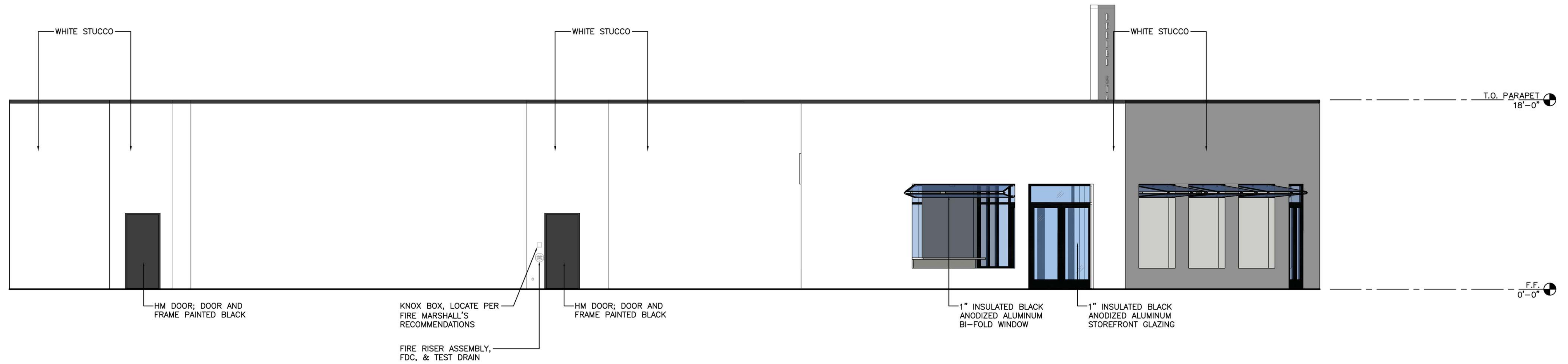
SCALE : 3/16" = 1'-0"

PROJECT NO. : 2212
 DATE : 6/28/2022
 DRAWN BY : MS

1

REVISIONS :

EXTERIOR ELEVATIONS



WEST EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"

2

A201

MATERIAL CALCULATION				
	N ELEVATION	E ELEVATION	S ELEVATION	W ELEVATION
MASONRY	50%	34%	66%	90%
GLASS	15%	30%	23%	7%
METAL	35%	36%	11%	3%

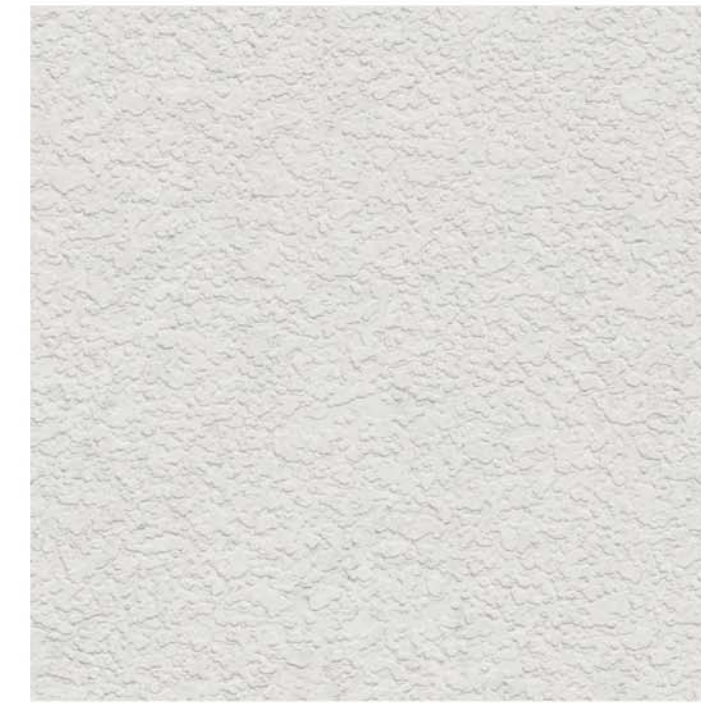
NOTE:
 1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. ALL GLASS TO BE 1" INSULATED TEMPERED GLASS
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



GLEN-GERY ASPEN WHITE SMOOTH FACE BRICK



WHITE PORCELAIN ENAMELED METAL PANEL SIDING



WHITE STUCCO



PROJECT NO. 2012
 DATE 5/28/2012
 DRAWN BY MS

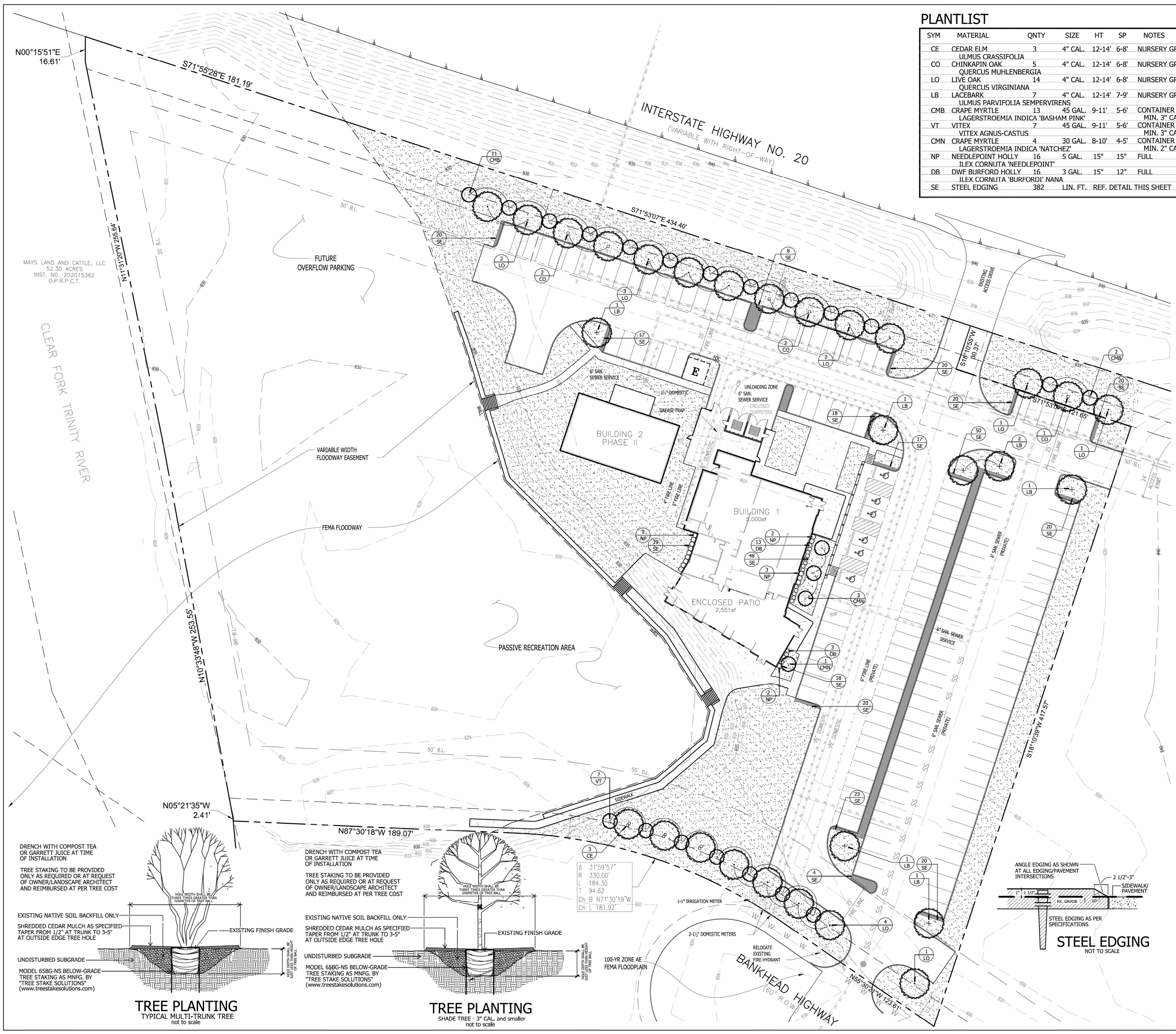
REVISIONS

MATERIALS

STANDARD SERVICE
 WILLOW PARK, TX

MATERIALS

A100

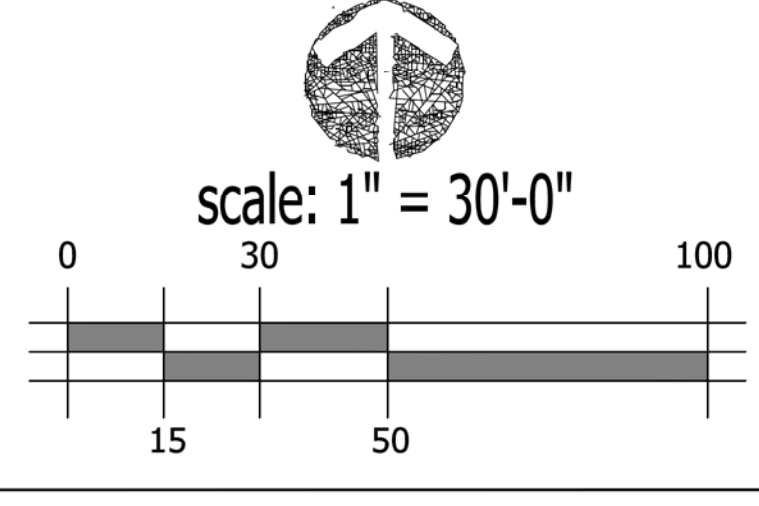
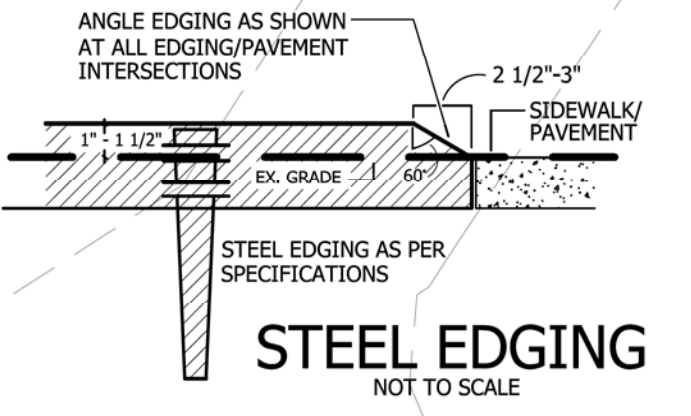
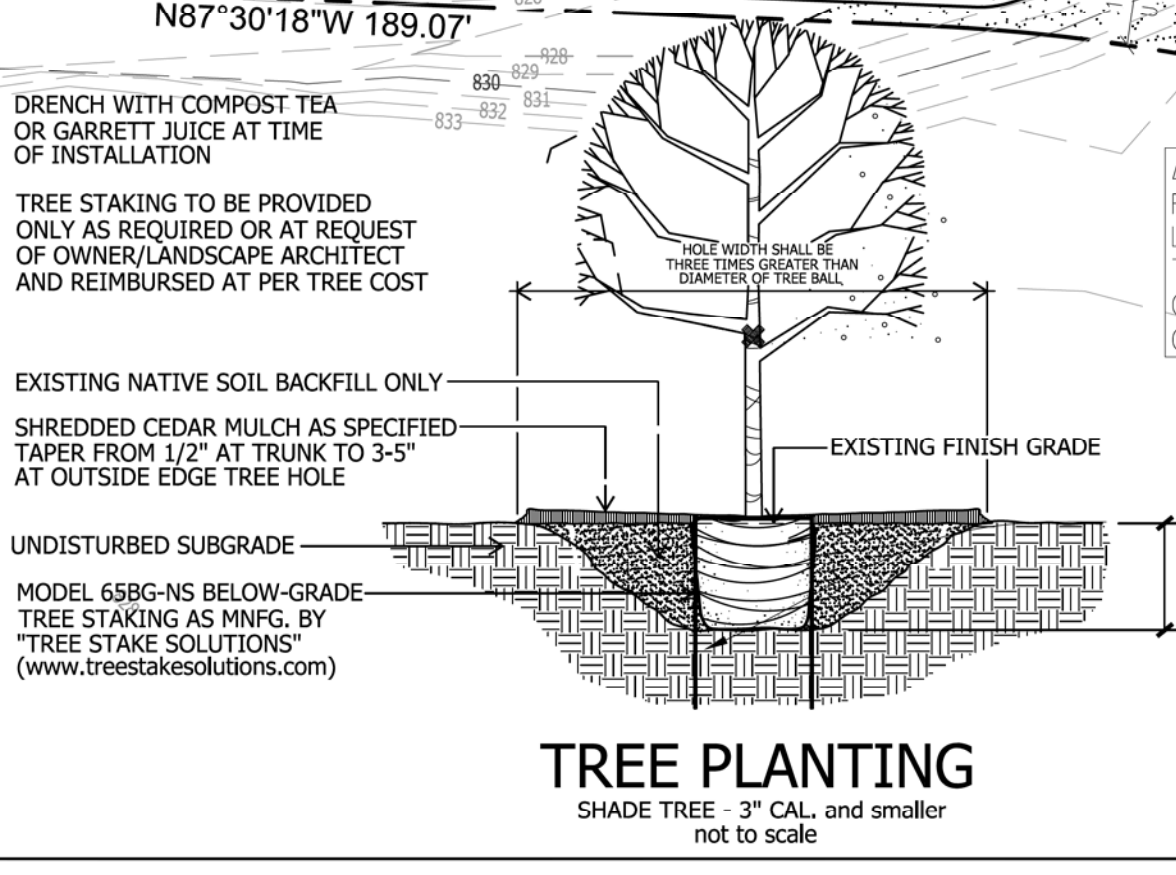
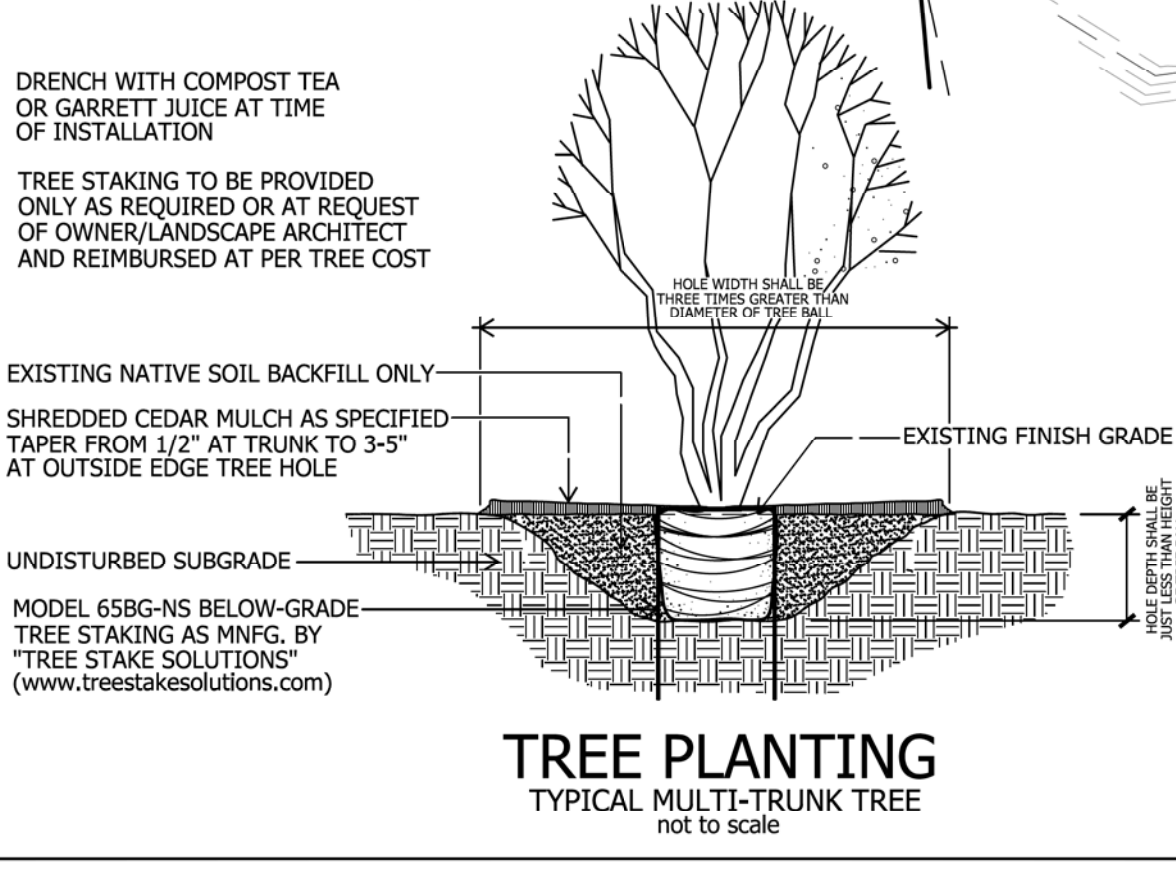
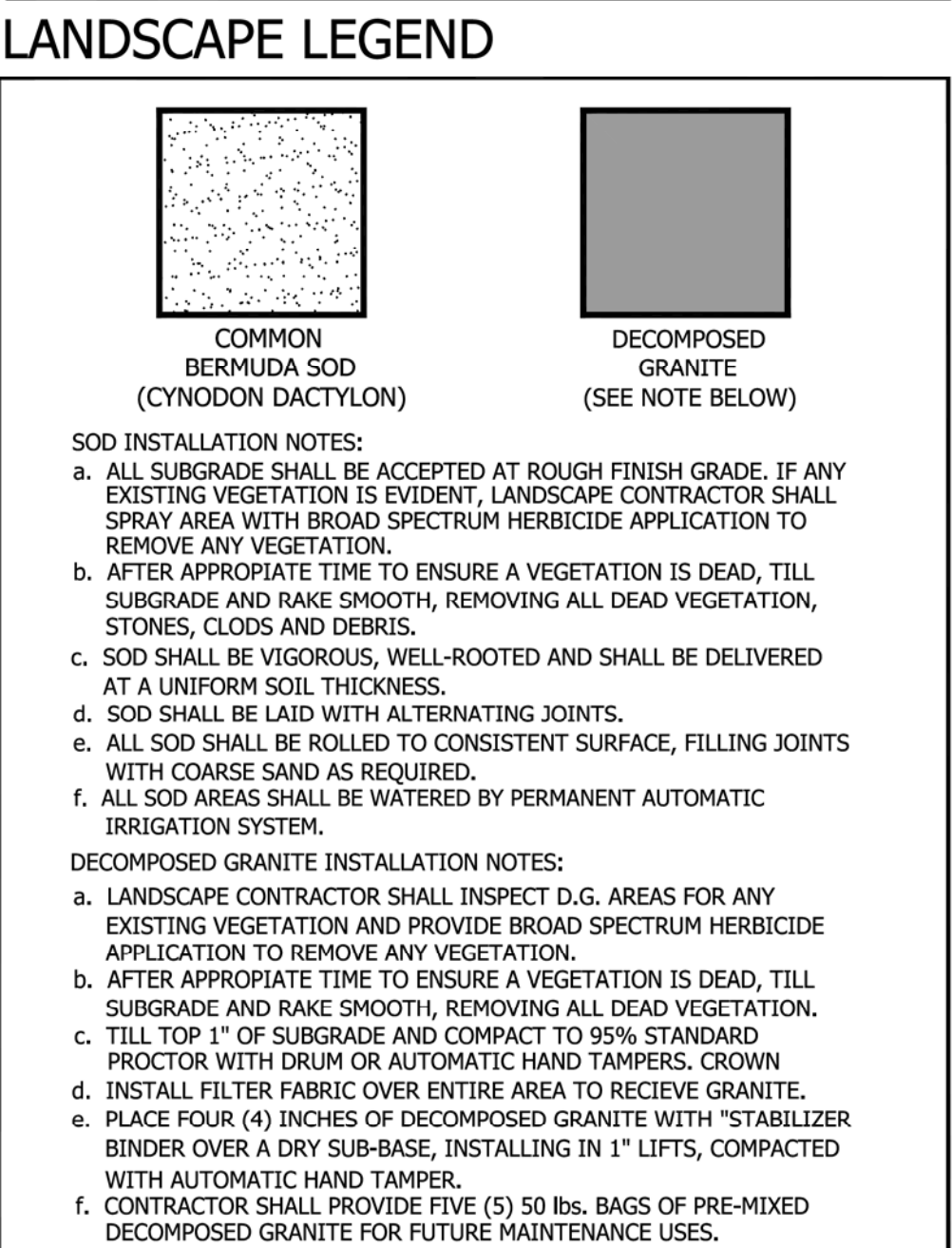


PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CE	CEDAR ELM	3	4" CAL.	12-14'	6-8'	NURSERY GROWN	
CO	ULMUS CRASSIFOLIA	5	4" CAL.	12-14'	6-8'	NURSERY GROWN	
LO	CHINKAPIN OAK	5	4" CAL.	12-14'	6-8'	NURSERY GROWN	
LB	QUERCUS MUHLBERGIA	14	4" CAL.	12-14'	6-8'	NURSERY GROWN	
CMB	LIVE OAK	7	4" CAL.	12-14'	7-9'	NURSERY GROWN	
VT	ULMUS PARVIFOLIA SEMPERVIRENS	13	45 GAL.	9-11'	5-6'	CONTAINER GROWN, MT. MIN. 3" CALIPER	
CMN	LAGERSTROEMIA INDICA 'BASHAM PINK'	7	45 GAL.	9-11'	5-6'	CONTAINER GROWN, MT. MIN. 3" CALIPER	
NP	VITEX AGNUS-CASTUS	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN, MT. MIN. 2" CALIPER	
DB	LAGERSTROEMIA INDICA 'NATCHEZ'	16	5 GAL.	15"	15"	FULL	36"oc.
SE	NEEDLEPOINT HOLLY	16	3 GAL.	15"	12"	FULL	30"oc.
	ILEX CORNUTA 'NEEDLEPOINT'						
	ILEX CORNUTA 'BURFORDI' NANA						
	STEEL EDGING	382	LIN. FT.			REF. DETAIL THIS SHEET	

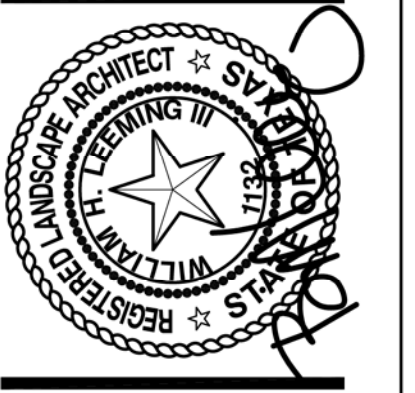
- ### CITY REQUIREMENTS
- 14.06.016 I-20 OVERLAY DISTRICT
- 14.06.016.g.
- (1) MIN. 5% LOT, N.I.C. BLDG., TO BE LANDSCAPE PHASE ONE
- 143,067 sf - 10,7203 sf = 132,347 sf (outside floodplain) (includes future bldg)
- 132,347 x 5% = 6,617 sf REQUIRED
- 53,827 sf PROVIDED
- (2)(A) THOROUGHFARE SHADE TREES - 1" PER 10 LF 1-20 FRONTAGE (outside floodplain)
- 556' = 55.6 = 56' SHADE TREES REQUIRED
- 10' = 56' SHADE TREES PROVIDED (14 - 4" TREES)
- (2)(A) THOROUGHFARE SHADE TREES - 1" PER 10 LF BANKHEAD HWY. (outside floodplain)
- 320' = 32' SHADE TREES REQUIRED
- 10' = 32' SHADE TREES PROVIDED (8 - 4" TREES)
- (2)(B) THOROUGHFARE ORNAMENTAL TREES - 1" PER 15 LF 1-20 FRONTAGE (outside floodplain)
- 556' = 37" ORNAMENTAL TREES REQUIRED
- 15' = 39" ORNAMENTAL TREES PROVIDED (13 - 3" TREES)
- (2)(B) THOROUGHFARE ORNAMENTAL TREES - 1" PER 15 LF BANKHEAD HWY. (outside floodplain)
- 320' = 21" ORNAMENTAL TREES REQUIRED
- 15' = 21" ORNAMENTAL TREES PROVIDED (25 - 2" TREES)
- (3)(B) MIN. 50% PARKING ISLANDS w/ 3" TREE PARKING ISLANDS
- 13 TREES PROVIDED
- (3)(C)(i) 1 ORNAMENTAL TREE PER 50 LF ADJACENT TO BLDG.
- 130' = 2.6 = 3 ORNAMENTAL TREES REQUIRED
- 50' = 4 ORNAMENTAL TREES PROVIDED
- (3)(C)(ii) 1 SHRUB PER 5 LF ADJACENT TO BLDG.
- 130' = 26 SHRUBS REQUIRED
- 5' = 32 SHRUBS PROVIDED
- (4)(A) MIN. 3' HT. PARKING SCREEN ADJACENT TO R.O.W. PROVIDED AS REQUIRED ALONG I-20

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



appr. by: _____
 drawn by: _____
 date: 09-20-22

revisions



Leeming Design Group
 Landscape Architecture

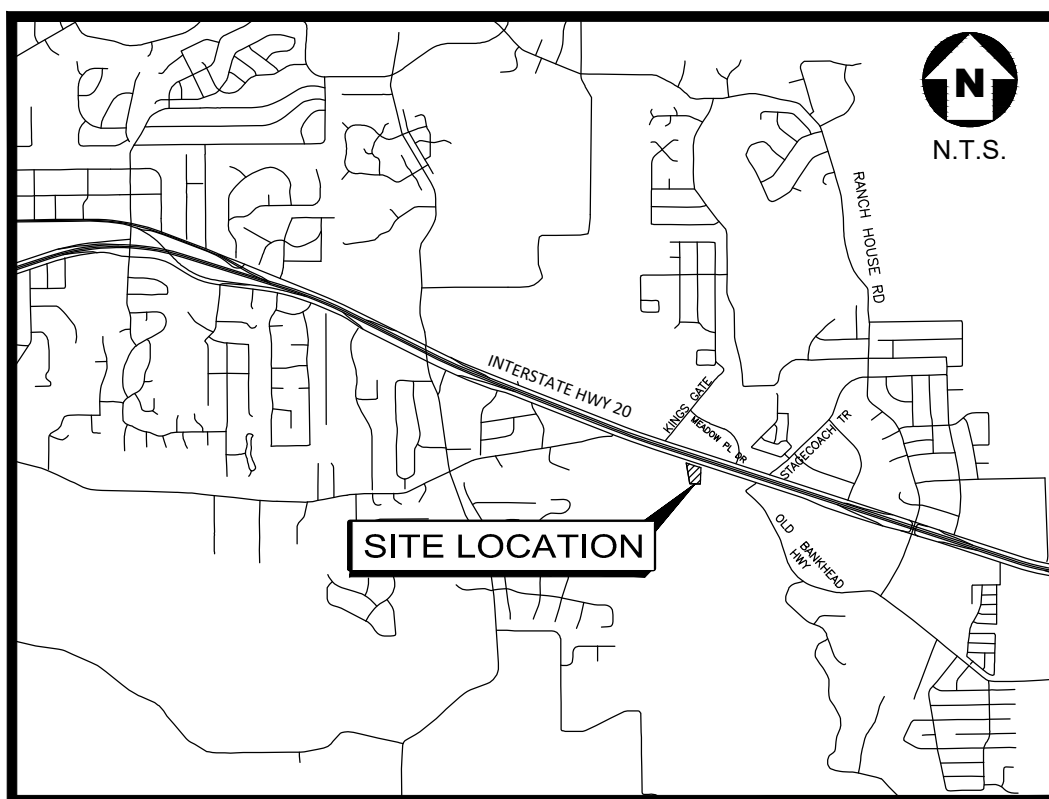
4913 Rutledge Drive, Suite 101-B North Richland Hills, Texas 76180
 (817) 571-6888 Fax (817) 571-6886
 leemingdesigngroup@gmail.com

LANDSCAPE PLAN

STANDARD SERVICE
 INTERSTATE HIGHWAY NO. 20
 WILLOW PARK, TEXAS

file name:
 c:\Willow Park-HG Supply\lbg-base_HG Supply.dwg

sheet
L-1

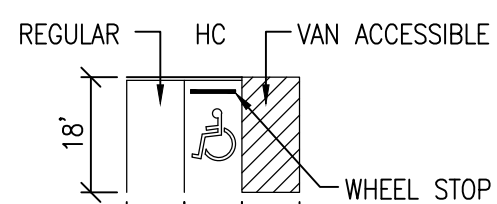


LOCATION MAP

SITE PLAN DATA TABLE	
ACREAGE	5.96 ACRES
EXISTING ZONING	COMMERCIAL
PROPOSED USE	RESTAURANT
PROPOSED STRUCTURES	ONE (1) STORY - COMMERCIAL
F.A.R.	4.45%
PERCENT IMPERVIOUS	33.28%
PARKING REQUIRED	1 PARKING/200sf = 58 PARKING SPACE
PARKING PROVIDED	152 (INCLUDES 6 HC)
OPEN SPACE	66.72%

GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,600 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
- REFUSE CONTAINERS SHALL BE SCREENED ON THREE SIDES BY CONSTRUCTION OF A MASONRY WALL OF SUFFICIENT HEIGHT TO FULLY SCREEN SAID CONTAINERS OR DISPOSAL AREAS. MASONRY WALLS SHALL BE CONSTRUCTED OF LIKE AND SIMILAR MATERIALS TO THOSE OF THE PRIMARY STRUCTURE AND SHALL BE ENCLOSED ON THE FOURTH SIDE BY AN OPAQUE GATE.
- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.



TYPICAL PARKING LAYOUT

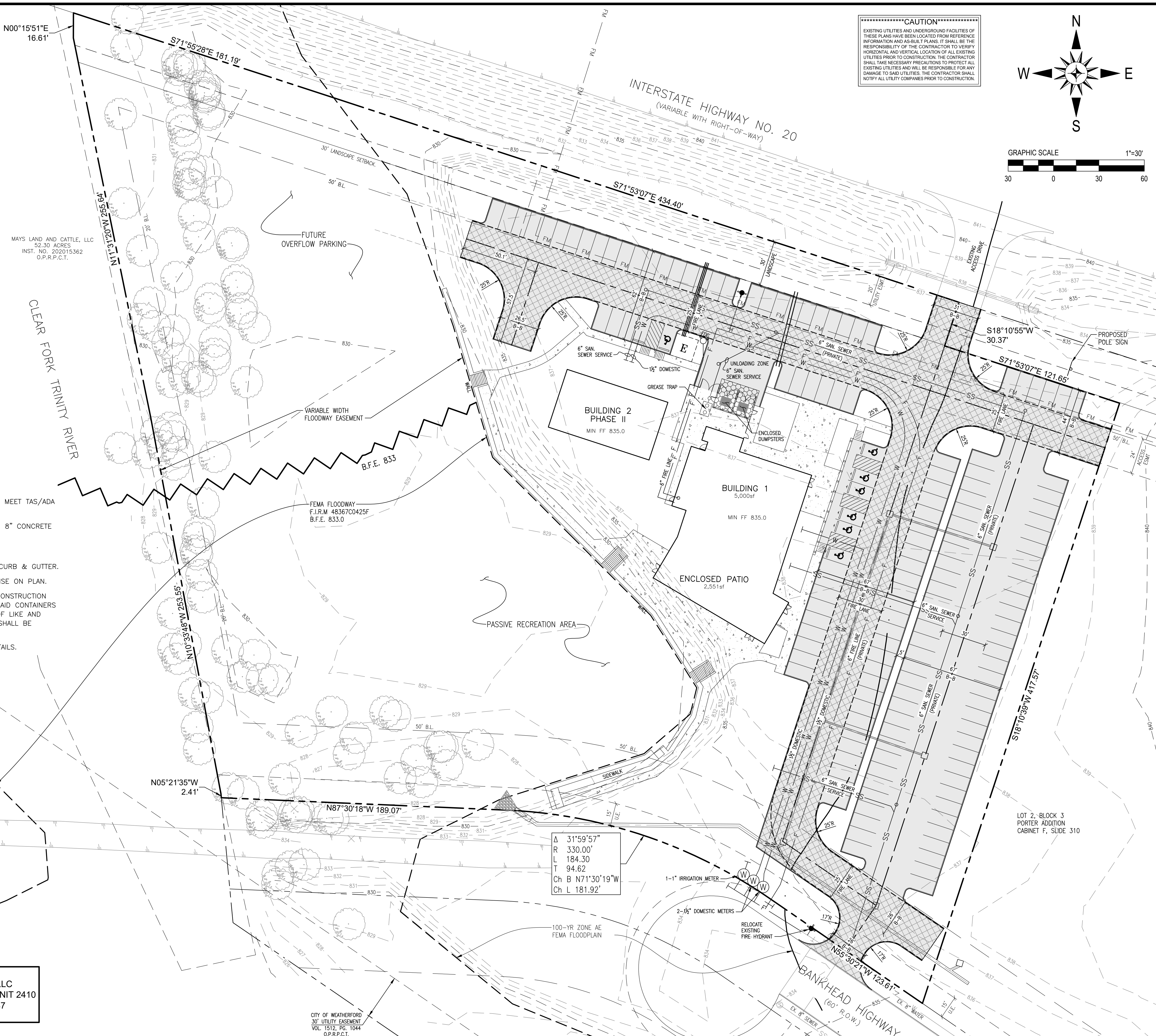
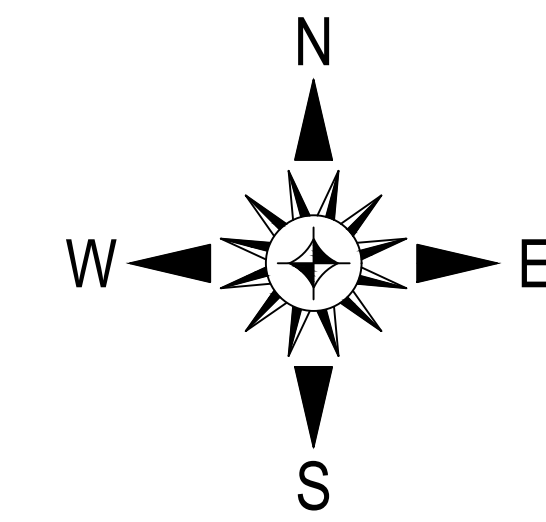
LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING
	PROPOSED CONCRETE PAVING

APPLICANT
 BPO REAL ESTATE, LLC
 609 S. GOLIAD, ST. UNIT 2410
 ROCKWALL, TX. 75087
 732-887-9699

MAYS LAND AND CATTLE, LLC
 52.30 ACRES
 INST. NO. 202015362
 O.P.R.P.C.T.

CITY OF WEATHERFORD
 30' UTILITY EASEMENT
 VOL. 1512, PG. 1044
 O.P.R.P.C.T.

*****CAUTION*****
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



USER: RANDALL PETERSON
 FILED: 10/23/2022 10:02 AM
 FILE NAME: 18180303.DWG
 USER: RANDALL PETERSON
 FILED: 10/23/2022 10:02 AM
 FILE NAME: 18180303.DWG

NO.	REVISIONS	DESCRIPTION	DATE

Barron-Stark
 Engineers

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
CHARLES F. STARK
 57357
 AUTHORIZED BY CHARLES F. STARK, P.E.
 TEXAS REGISTRATION NO. 57357
 11/16/2022

SITE PLAN - STANDARD SERVICE
LOT 1, BLOCK 3, PORTER ADDITION
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

CLIENT No.	483
PROJECT No.	9976
DESIGN:	CFS
DRAWN:	RCP
CHECKED:	CFS
DATE:	OCTOBER 2022
SHEET	C2.0

Item 2.

BellStone
Masonry Supply
Masonry supply/store

Interstate 20 Frontage Rd

e 20 Frontage Rd

E Interstate 20 Service Rd S

Clear Fork Trinity R

32



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: February 21, 2022	Department: Planning & Development	Presented By: Toni Fisher
---	--	---

AGENDA ITEM:

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

BACKGROUND:

Applicant, Charles Stark, and property owner, Jim Martin, propose to plat 11.05 acre tract, located south of East Bankhead Highway, James S. Ozer Survey, Abstract No. 1029, from two contiguous parcels and reportioned into Lots 1 and 2, Block 1. This parcel 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 Applicant, the subdivision of these lots is intended for sale and potential development.

The Preliminary Plat shows all recorded and proposed easements, and a drainage improvement plan is also shown since the parcels are planned to be developed. Although City water and sewer is to be available to both lots, developer has noted that private individual water wells and OSSF systems as options if public utility connectivity cannot meet the developer’s schedule.

The plat has been reviewed by City Staff and recommendations have been presented to Applicant, as shown, but not yet addressed.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, as provided.

EXHIBITS:

- Plat Application
- Preliminary Plat – Bankhead Commons Addition
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Preliminary Plat for Lots 1 and 2, Block 1, Bankhead Commons Addition, as presented.



CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat
ID # 23-000014 | **Started:** 01/17/2023 at 10:21 AM

<p>Address</p> <p>Bankhead Commons East Bankhead Highway, Willow Park, TX USA 76087</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
---	---	--

<p>Description</p> <p>Bankhead Commons - Lots 1 and 2 Block 1</p>
--

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Preliminary Plat Comments - Engineering By: <i>Gretchen Vazquez</i> 02/06/2023 at 4:08 PM</p> <p>REQUIRED</p>	<p>Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Lot and Block Numbering – Each lot or block should be identified by number or letter. Label Block 1 on the face of the plat. 2. Show and label the minimum building setback lines. 3. Street Centerline – Show dimensions from centerline to property boundary. 4. Area located southeast of Lot 2. Is this part of another tract? Triangular area must meet minimum square footage requirements to stand alone. 5. Who will be responsible for the maintenance of the detention area? Detention facilities shall be maintained by the property owner or the neighborhood association. Add a note to the plat. 6. Explain the reason for the 20' right-of-way dedication along Bankhead Highway. 7. Make sure that Lot 1 meets the minimum lot width requirements. <i>Lot width</i> is the horizontal distance between side lines, measured at the front building line as established by the minimum front yard requirements of the zoning ordinance. 8. The proposed detention area does not border a public right-of-way. Drainage easements shall be of sufficient size to permit for maintenance of the drainage facility. Provide means or access way for maintenance purposes. 9. Clarify how offsite runoff from DA 3 is conveyed through the proposed site and into the detention area. Runoff from adjacent lots or properties must be conveyed in an easement rather than across lots. 10. Does the 25' Empire Pipeline easement extend south through Lot 1? 	<p>Normal</p>

If so, please label.

11. Detention pond outfall. Concentrated storm water may not be discharged to an adjacent property except in a dedicated easement. It appears the detention pond discharge point is located south of the existing 50' drainage easement.

12. Explain the need for the 30' common access easement. Show the location of the 30' common access easement on Sheet C4.0.

13. Include a copy of a preliminary utility plan showing the location of the nearest water/sanitary sewer mains. Provide information showing how sanitary sewers and water supply systems in the subdivision may connect with those in the nearest subdivisions, and how they may be extended to serve adjacent areas when subdivided or otherwise developed.

14. Bearings and Distances. Several lot dimensions are too small to read. Please revise.

Drainage Area Map and Calculations:

1. Include a post-development Drainage Area Map with your next submittal.
2. The Drainage Area Map should show the boundary of all drainage areas contributing runoff into the proposed system. Drainage boundary lines are partially cut off. Provide full boundary lines for the drainage area delineations.
3. Drainage areas DA 1, DA 2, and DA5 are shown to bypass the pond. It is recommended to provide drainage areas included in the bypass flow for clarity.
4. Provide calculations for time of concentration.
5. Provide calculations for the 25-year storm event.
6. Verify the pre and post development flow totals.
7. Revise drainage area summary tables to read rainfall intensities based on the *iSWM Hydrology Manual*. Revise calculations.

Storm Water Detention Plan:

1. Walls over 4' in height require a structural engineer's design.
2. It appears the proposed retaining wall (structure) encroaches onto the 25' Empire Pipeline easement.
3. Show and label all easements.

Tree Study [Chapter 14, Section 14.08 Tree Preservation]

By: Toni Fisher

01/28/2023 at 9:27 AM

REQUIRED

There is no reference to trees on the property. A formal tree study may not be necessary, but hardwood trees (not cottonwood, mesquite, or thorn tree varieties) of 3" trunk diameter or greater should be identified and located on the Plat.

Normal

Public vs. Private Water/Sewer

By: Toni Fisher
01/28/2023 at 9:08 AM

The #9 item in left column notes show that water and sewer will be private. Please amend verbiage to include private and/or public utilities.

Normal

REQUIRED

Name correction

By: Toni Fisher
01/28/2023 at 9:05 AM

The southern property listed: "J Ozer" should be "J Oxer."

Normal

REQUIRED



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: JANUARY 12, 2023

TYPE OF PLAT:

- Preiminary Plat, Final Plat, Replat, Minor Replat, Amended Plat, Vacating Plat

PROPERTY INFORMATION:

Project Name: BANKHEAD COMMONS
Legal Description: Lot: LOTS 1 AND 2 Block: 1
Name of Subdivision(s): BANKHEAD COMMONS ADDITION Phase: NA
Project Address/Location: EAST BANKHEAD HIGHWAY @ WILLOW BEND DRIVE
Existing Number of Lots: 0 Proposed Number of Lots: 2 Gross Acreage: 11.05 ACRES
Current Zoning: NA # of Street Intersections: 0

PURPOSE for Platting, Replatting, Amending, or Vacating:

SUBDIVIDE 11.05 ACRE TRACT INTO TWO LOTS FOR FUTURE SALE AND DEVELOPMENT

1. APPLICANT:

Name(s): CHARLES F. STARK AND CYNTHIA SWIFT
Business Name (if applicable): BARRON STARK ENGINEERS, LP
Mailing Address: 6221 SOUTHWEST BLVD, #100 City: FORT WORTH St: TX Zip: 76132
Phone Number: 817-296-9550 817-231-8114 Email Address: chucks@barronstark.com cynthias@barronstark.com
***Signature of Applicant (Required): [Signature]

2. PROPERTY OWNER OF RECORD:

Name(s): JIM MARTIN
Business Name (if applicable): WILLOW PARK SERVICES, LLC
Mailing Address: 5189 E I20 SERVICE RD, #106 City: WILLOW PARK St: TX Zip: 76087
Phone Number: 817-441-2255 Email Address: jim@martinlandsales.com
***Signature of Owner of Record (Required): [Signature]

3. **SURVEYOR:**

Name(s): CHARLES F. STARK, RPLS
Business Name (if applicable): BARRON STARK ENGINEERS, LP
Mailing Address: 6221 SOUTHWEST BLVD, #100 City: FORT WORTH St: TX Zip: 76132
Phone Number: 817-296-9550 Email Address: chucks@barronstark.com

4. **ENGINEER:**

Name(s): CHARLES F. STARK, PE
Business Name (if applicable): BARRON STARK ENGINEERS, LP
Mailing Address: 6221 SOUTHWEST BLVD, #100 City: FORT WORTH St: TX Zip: 76132
Phone Number: 817-296-9550 Email Address: chucks@barronstark.com

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: PRIVATE INDIVIDUAL WATER WELLS
Wastewater Provider: PRIVATE INDIVIDUAL OSSF SYSTEMS
Gas Provider (if applicable): NA

APPLICATION FEES

(as per "Development Services Fee" schedule)

Preliminary Plat: \$300.00 + \$15 PER LOT **\$330⁰⁰**

_____ 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)



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

**BANKHEAD
Commons**

PLAT APPLICATION CHECKLIST

City of Willow Park Code of Ordinances – Chapter 10.02

REQUIRED DOCUMENTS ON ALL PLATS:

- Adjacent Property Lines, Streets, Easements
- Names of Adjoining Subdivisions
- Front and Rear Building Setback Lines per Zoning
- Side Setback Lines per Zoning **NA**
- All accesses/driveways
- City Boundaries, where applicable
- Date the Drawing was Prepared
- Location, Width, Purpose of all Existing Easements
- Location, Width, Purpose of all Proposed Easements
- Consecutively Numbered or Lettered Lots and Blocks
- Map Sheet Size of 18"x24"
- North Arrow
- Name, Address, Telephone, of Property Owner
- Name, Address, Telephone of Developer
- Name, Address, Telephone of Surveyor
- Seal of Registered Land Surveyor
- Consecutively Numbered Plat Notes and Conditions
- City of Willow Park Plat Dedication Language
- Location and Dimensions of Public Use Area
- Graphic Scale of Not Greater Than 1" = 200'
- All Existing and Proposed Street Names
- Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan
- Subdivision Boundary in Bold Lines
- Subdivision Name
- Title Block Identifying Plat Type
- Key Map Scale minimum of 1"= 200'
- Surveyor's Certification of Compliance
- Show relationship of Plat to Existing Water, Sewage, and Drainage **NA**
- Designation of Parkland Dedication area (vs. fee), if applicable **NA**
- Developer's Agreement (for public improvements/utilities), if applicable **NA**

REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT (via email submittal in .pdf format):

- ✓ Completed & executed Plat Application
- ✓ Preliminary Plat Drawing including items in "Required Documents on All Plats" and:
 - Preliminary Drainage Plan or Contours to show Topography (2' contours are preferred) ✓
 - Concept Construction Plan ✓
 - Tree Survey
 - Location & dimensions of existing structures ✓
 - Sectionalizing or phasing of Plats NA
 - Zoning Classification of all properties shown on the Plat NA
 - Dimensions of all proposed or existing lots ✓
 - Location of 100-year Flood Limits where applicable SEE NOTES
- Payment of Application Fee as per "Development Services Fee" schedule
\$ 330⁰⁰

□ **REQUIRED DOCUMENTS FOR A FINAL PLAT** (via email submittal in .pdf format):

- Completed & executed Plat Application
- Final Plat Drawing including "Preliminary Plat" items, those in "Required Documents on All Plats", and:
 - Drainage Plan
 - Plans for all water and sewer lines
 - Plans for fire hydrants
 - Plans for all proposed streets and sidewalks
 - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
 - A written and notarized statement that all property taxes and assessments have been paid for past years and up to current date. This statement shall be signed by the owner(s).
 - A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements, and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property (if applicable).
- Payment of Application Fee as per "Development Services Fee" schedule
- **Upon Approval of Final Plat** (via delivery to City Hall):
 - (1) 18"x24" mylar (with Mayor & City Secretary signature lines) to City Hall
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

- **REQUIRED DOCUMENTS FOR A REPLAT, MINOR REPLAT, AMENDED PLAT, or VACATING PLAT**
(via email submittal in .pdf format):
 - Completed & executed Plat Application
 - Original Final Plat drawing for comparison
 - Re/Plat drawing including items in “Required Documents on All Plats”, those in “Final Plat” items, and:
 - Drainage Plan or Contours to show Topography (*2’ contours are preferred*)
 - Written metes & bounds description
 - Dimensions of all proposed or existing lots
 - Areas in acres for each lot
 - Any existing structures and setback lines
 - Affidavit from Lienholder (or original signature on mylar) granting permission for Replat, if applicable
 - Payment of Application Fee as per “Development Services Fee” schedule
 - **Upon Approval of Replat** (*via delivery to City Hall*):
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines)
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

OWNER DEDICATION

STATE OF TEXAS {
COUNTY OF PARKER {

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Willow Park Services, LLC, are the Owners of the herein described property, does hereby dedicate the same to be known as Lots 1 and 2, Block 1, BANKHEAD COMMONS.

BEING 11.05 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being a portion of that certain tract of land described in deed to Willow Park Services, LLC recorded under Document Number 202200501, Deed Records, Parker County, Texas(D.R.P.C.T.), said 11.05 acres being more particularly described as follows:

BEGINNING at 1/2" capped iron rod found at the northeast corner of Lot 6, Block 1 of Jenkins Bluff as recorded in Cabinet B, Slide 416 Plat Records, Parker County, Texas (P.R.P.C.T.) from which a 1/2" iron rod found at the southeast corner of Lot 2, Block 1 of the Lanthrum Addition, Cabinet C, Slide 561 P.R.P.C.T. bears NORTH 89°44'46" EAST, a distance of 121.12 feet;

THENCE NORTH 89°44'46" EAST, a distance of 952.69 feet to a 1/2 inch steel post set in the west right-of-way line of East Bankhead Highway (an 80 foot right of way);

THENCE SOUTH 53°11'56" EAST, with the west right-of-way line of East Bankhead Highway (an 80 foot right of way) a distance of 491.50 feet to a found 1/2 inch iron rod;

THENCE SOUTH 51°37'22" EAST, a distance of 24.86 feet to a point;

THENCE SOUTH 38°21'29" WEST, a distance of 113.03 feet 1/2 inch rebar inscribed "Barron - Stark" set at the northeast corner of the tract described in the deed Bar-Ko Land Company, LLC, as recorded in Instrument Number 202142647 (D.R.P.C.T.);

THENCE SOUTH 89°32'58" WEST, with the north line of the said Bar-Ko Land Company, LLC tract a distance of 1291.70 feet to a 1/2 inch capped iron rod found at the southeast corner of Lot 6, Block 1 of Jenkins Bluff as recorded in Cab.B, Slide 416, (P.R.P.C.T.);

THENCE NORTH 00°33'22" WEST, with the east line of said Lot 6, Block 1 a distance of 404.45' returning to the POINT OF BEGINNING and enclosing 11.05 acres 481,097 square feet.

Willow Park Services, 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 a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
8. Any modification of this document shall be by means of plat and shall be approved by the City.
9. Water and sanitary sewer service for subject property to be by private individual water wells and OSSF systems.

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

Witness my hand this the _____ day of _____, 2023.

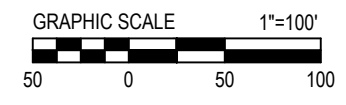
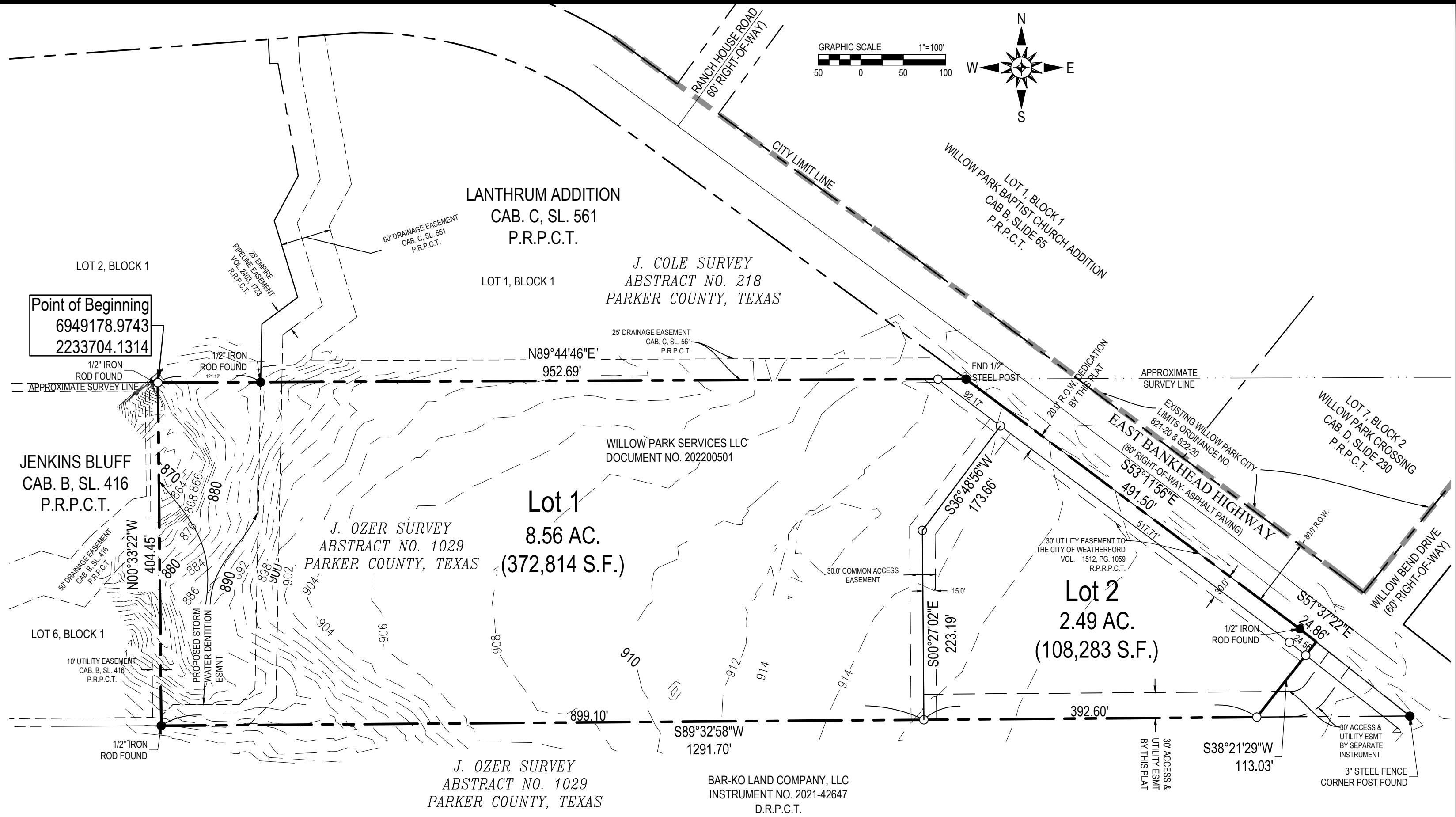
Willow Park Services, LLC

STATE OF TEXAS {
COUNTY OF _____ {

Before Me, the undersigned authority, on this day appeared Jim Martin, of Willow Park Services, LLC, known to me to be the person whose name is subscribed to the forgoing instrument.

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

Notary Public in and for the State of Texas



Point of Beginning
6949178.9743
2233704.1314

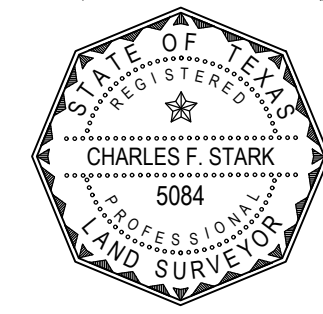
NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS {
COUNTY OF PARKER {

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

Charles F. Stark, RPLS
Texas Registration No. 5084
June 14, 2018

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

APPROVED BY CITY OF WILLOW PARK

APPROVED BY _____
SIGNED: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY SECRETARY _____ DATE _____

Preliminary Plat

Lots 1 & 2, Block 1

BANKHEAD COMMONS

An Addition to Parker County, Texas within the City of Willow Park ETJ

Being 11.05 Acres Situated in the J. OZER SURVEY, Abstract No. 1029 Parker County, Texas

JANUARY 2023

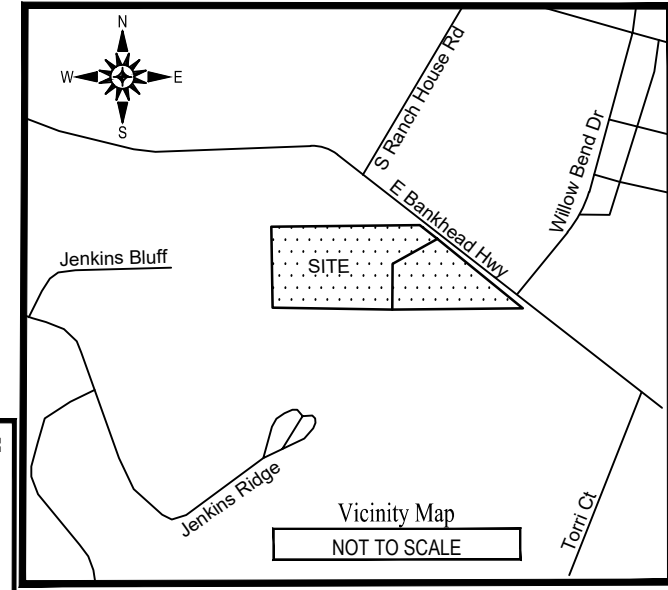
Project #107-10115 Sheet No. 1 of 1

USER: CYNTHIA SHIFFT PLOTTED ON: 1/12/2023 3:30 PM FILE NAME: N:\BARRON STARK SWIFT ENG\107 MARTIN LAND SALES\10115-PLAT 11 ACRES BANKHEAD COMMONS - PREL.DWG

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



OWNER/DEVELOPER: Willow Park Services, LLC 5189 East I-20 Service Road N Suite # 106 Willow Park, Texas Phone: 817-441-2255



- GENERAL NOTES
1. THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK ETJ, PARKER COUNTY, TEXAS.
2. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, ON OR OVER ANY UTILITY EASEMENTS DEDICATED TO THE CITY OF WILLOW PARK AS A RESULT OF REPAIR, MAINTENANCE OR REPLACEMENT.
3. THE PROPERTY IS LOCATED IN THE ALEDO ISD.
4. THE PROPERTY TO BE SERVED BY THE WILLOW PARK FIRE DEPARTMENT.

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

COUNTY CLERK STAMP



USER: CYNTHIA SWIFT
 DATE: 2023-01-15 10:45 AM
 FILE NAME: \\BARRON-STARK\SWIFT\ENGIN\TOP\BANKHEAD COMMONS\DRAINAGE EXHIBIT.DWG

NO.	REVISIONS DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10088
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

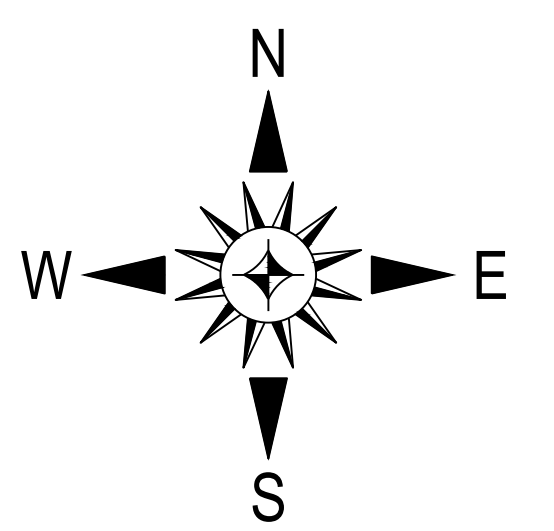
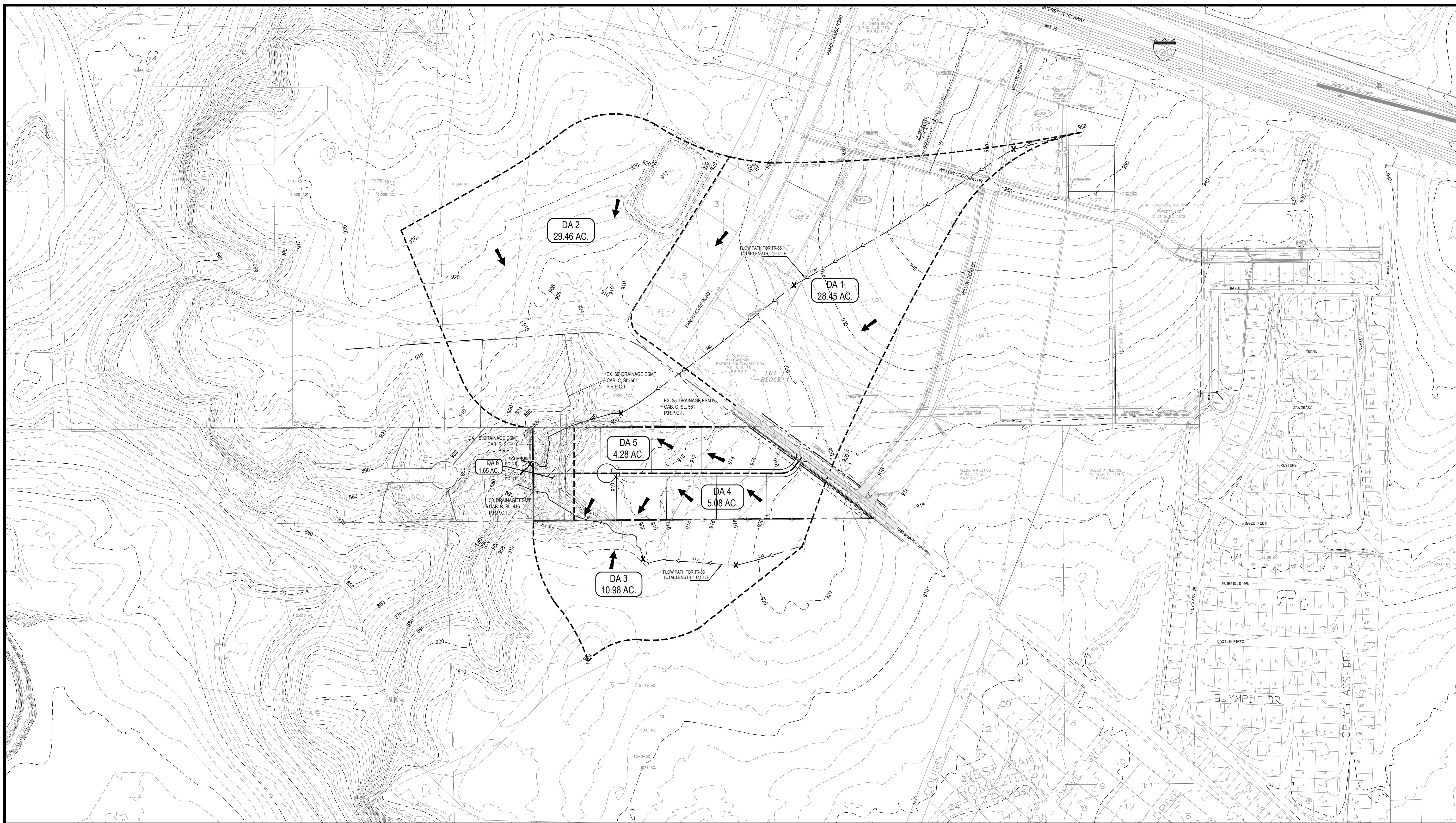


TOPOGRAPHIC EXHIBIT

BANKHEAD COMMONS
 CITY OF WILLOW PARK, ETJ
 PARKER, COUNTY, TEXAS

CLIENT No.	107
PROJECT No.	10115
DESIGN:	---
DRAWN:	GG
CHECKED:	CFS
DATE:	JAN 2023

SHEET
1 OF 1



PRE-DEVELOPMENT	
Q2	151.51
Q5	202.01
Q100	356.11
POST-DEVELOPMENT	
Q2	166.29
Q5	221.72
Q100	390.86
Δ DUE TO DEVELOPMENT	
ΔQ2	14.78
ΔQ5	19.71
ΔQ100	34.75

DRAINAGE AREA SUMMARY PRE-DEVELOPMENT									
AREA	ACRES	C'	Tc'	I2	Q2	I5	Q5	I100	Q100
1	28.45	0.80	20	3.51	79.89	4.68	106.52	8.25	187.77
2	29.46	0.45	20	3.51	46.53	4.68	62.04	8.25	109.37
3	10.98	0.30	15	4.10	13.51	5.44	17.92	9.60	31.62
4	5.08	0.35	15	4.10	7.29	5.44	9.67	9.60	17.07
5	4.28	0.35	15	4.10	6.14	5.44	8.15	9.60	14.38
6	1.65	0.35	15	4.10	2.37	5.44	3.14	9.60	5.54

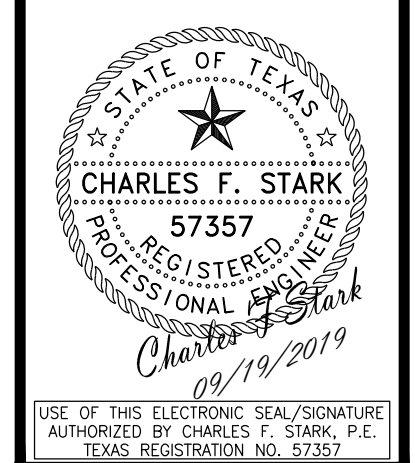
Rainfall Intensities Based on Stormwater Design Criteria Manual Table 3.1-2 For City of Weatherford

DRAINAGE AREA SUMMARY POST-DEVELOPMENT									
AREA	ACRES	C'	Tc'	I2	Q2	I5	Q5	I100	Q100
1	28.45	0.80	20	3.51	79.89	4.68	106.52	8.25	187.77
2	29.46	0.45	20	3.51	46.53	4.68	62.04	8.25	109.37
3	10.98	0.30	15	4.10	13.51	5.44	17.92	9.60	31.62
4	5.08	0.80	10	4.96	20.16	6.56	26.66	11.59	47.10
5	4.28	0.80	10	4.96	16.98	6.56	22.46	11.59	39.68
6	1.65	0.35	10	4.96	2.86	6.56	3.79	11.59	6.69

Rainfall Intensities Based on Stormwater Design Criteria Manual Table 3.1-2 For City of Weatherford

NO.	REVISIONS DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817 231 8100 (F) 817 231 8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

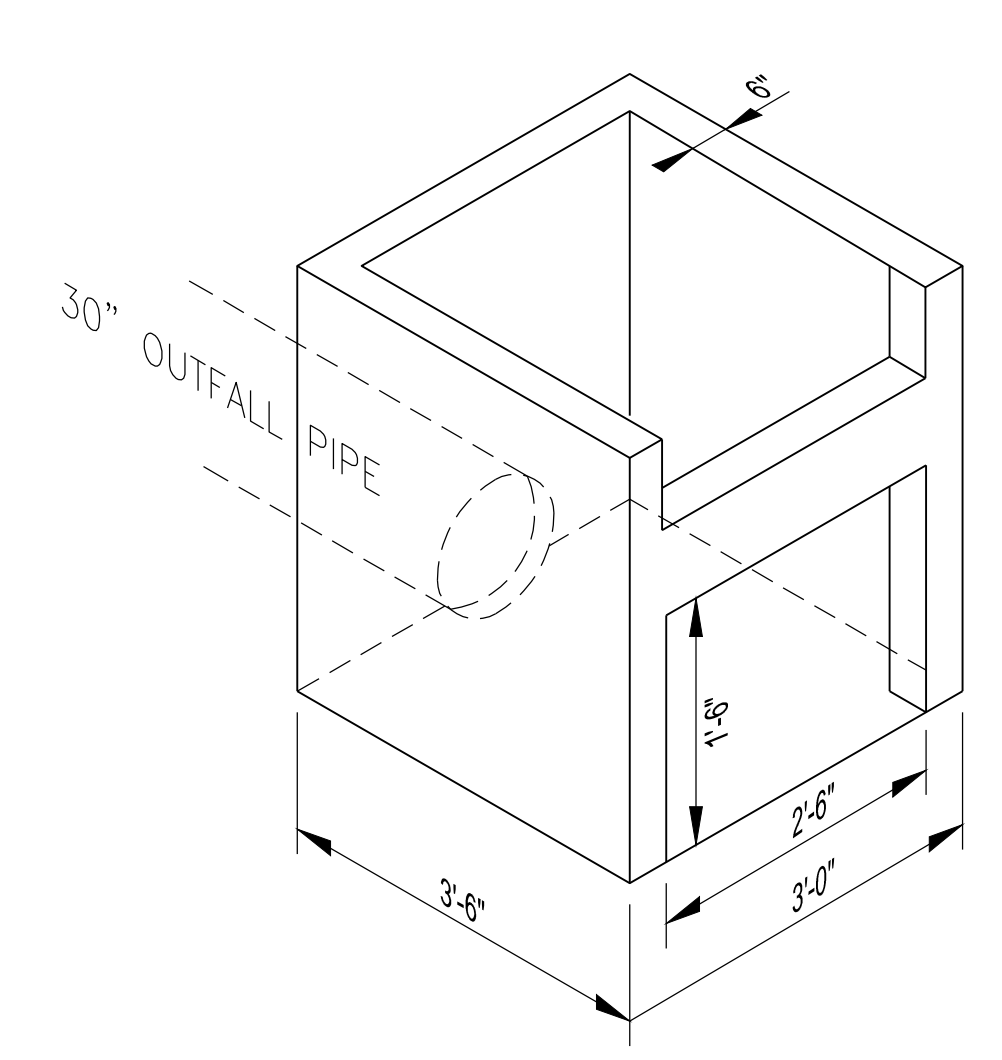
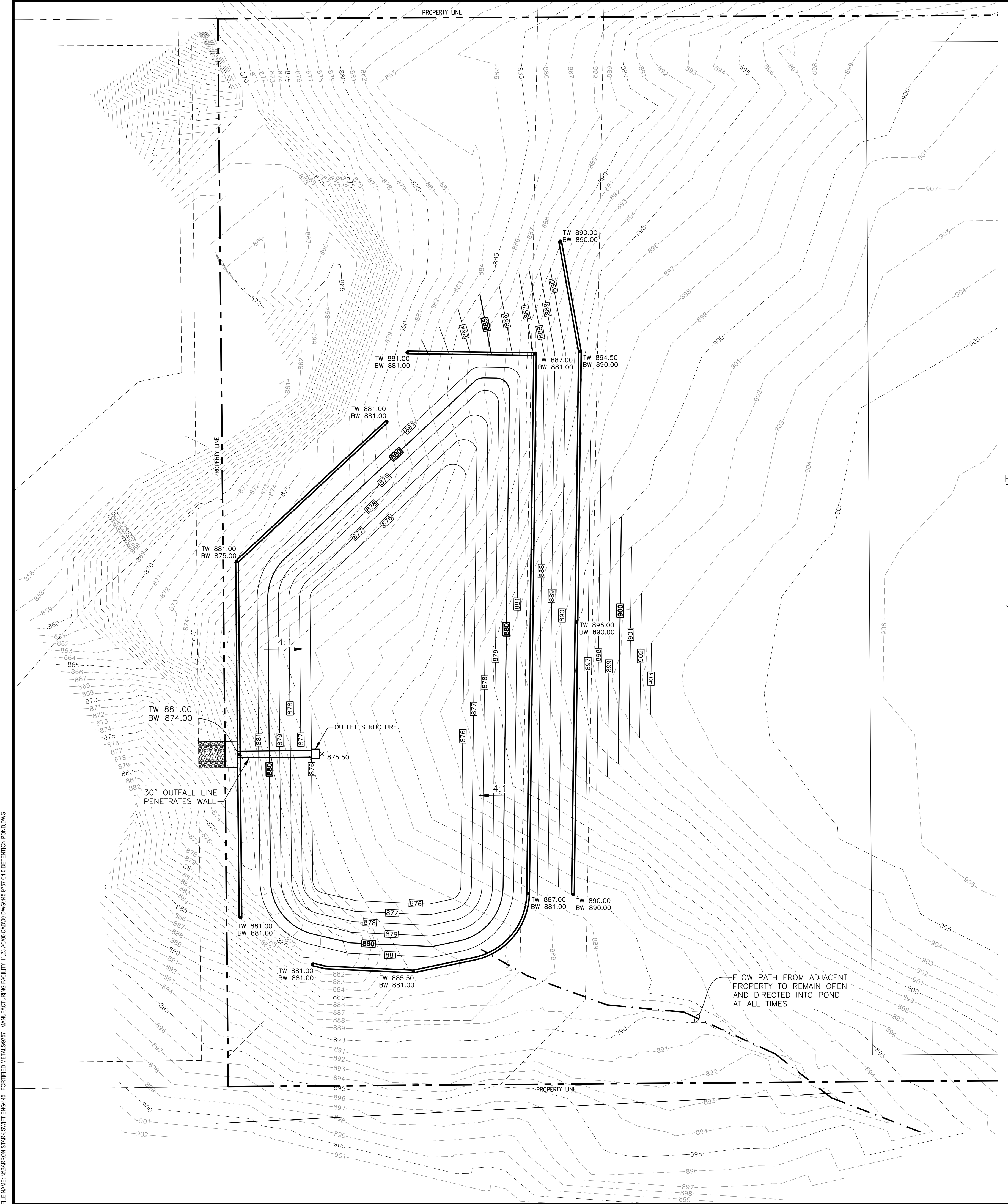


USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, P.E. TEXAS REGISTRATION NO. 57357

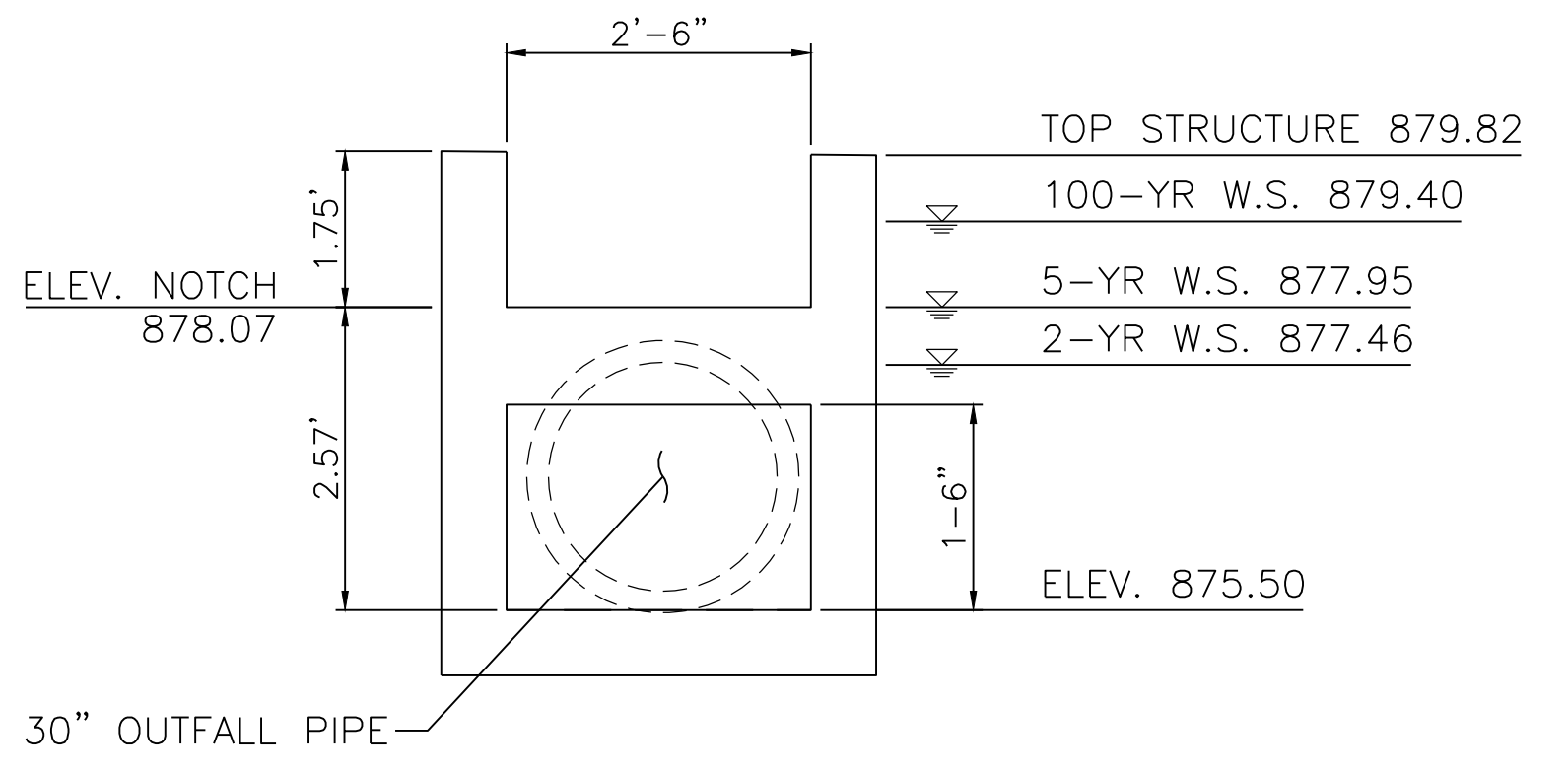
DRAINAGE AREA MAP & CALC'S
11 AC BANKHEAD HWY
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

CLIENT No. 380
 PROJECT No. 8602
 DESIGN: ---
 DRAWN: MHY
 CHECKED: CFS
 DATE: 09/19/19

SHEET
C4.0

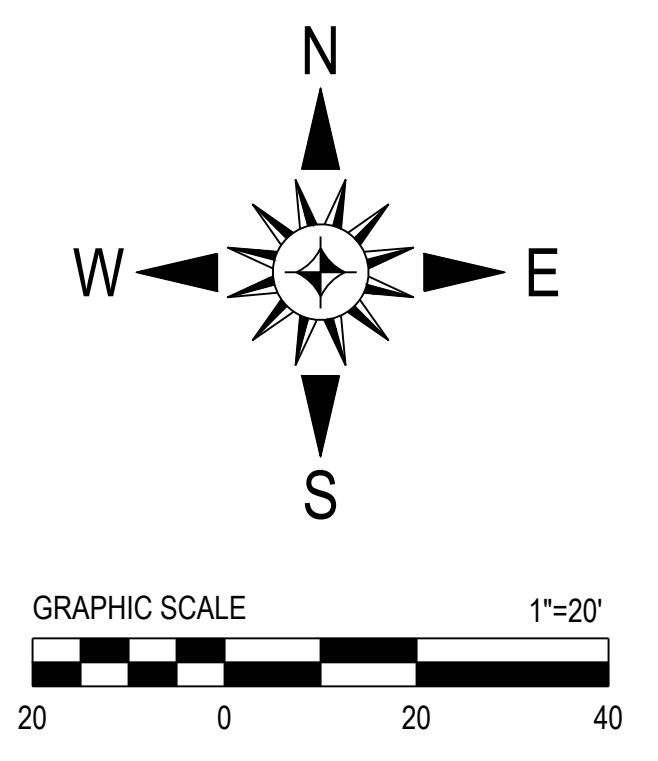


3'-0"x3'-6" OUTFALL STRUCTURE (ISOMETRIC) N.T.S.



3'-0"x3'-6" OUTFALL STRUCTURE N.T.S.

*****CAUTION*****
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.



GENERAL NOTES:

1. ALL SPOT GRADES WITHIN PAVEMENT AREAS ARE TO TOP OF FINISH PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES IN NON PAVEMENT AREAS ARE TO FINISHED GRADE AFTER ALLOWANCE FOR SOD AND/OR MULCH.
3. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES IS 2% IN ANY DIRECTION.
4. MAXIMUM SLOPE FOR HANDICAP ACCESSIBLE ROUTES IS 5% LONGITUDINAL AND 2% TRANSVERSE.
5. ALL FILL PLACEMENT SHALL BE IN MAXIMUM 8" LIFTS AND DENSITY TESTED TO MINIMUM 95% STANDARD PROCTOR AT -1 TO + 4% OPTIMUM MOISTURE. CONTRACTOR TO PROVIDE TESTING.

LEGEND	
SYMBOL	DESCRIPTION
- - - 800 - - -	EXISTING CONTOUR
<u>800</u>	PROPOSED CONTOUR
- - - - -	PROPERTY LINE
→	DRAINAGE FLOW DIRECTION
FF=740.00	FINISH FLOOR ELEVATION
• TC G	TOP OF CURB GUTTER
• TW BW	TOP OF RETAINING WALL BOTTOM OF RETAINING WALL
• 800.00	SPOT ELEVATION
• T.I. 800.00	TOP OF INLET ELEVATION
• T.I. 800.00	MATCH EX. GRADE

**OUTLET STRUCTURE SIZING
FORTIFIED METALS DETENTION POND**

Design Storm	Pond Depth at Design Storage Volume	Allowable Discharge
2-Year	1.96'	27.37 cfs
5-Year	2.45'	34.24 cfs
100-Year	3.90'	56.97 cfs

Outlet to consist of an 18" tall by 30" wide Orifice which will convey the 2-year and 5-year discharges. A weir section is added above the 5-year storage level to assist in discharging the 100-year storm.

2-YEAR STORM
Orifice Flow Orifice h = 877.46 - 875.50 = 1.96'
Orifice Eq.: $Q = C \times A \times [64.4 \times h]^{1/2}$
 $Q = (0.8) \times (3.75) \times [64.4 \times 1.21]^{1/2}$
 $Q = 26.48 \text{ CFS} < 27.37$

5-YEAR STORM
Orifice Flow Orifice h = 877.95 - 875.50 = 2.45'
Orifice Eq.: $Q = C \times A \times [64.4 \times h]^{1/2}$
 $Q = (0.8) \times (3.75) \times [64.4 \times 1.70]^{1/2}$
 $Q = 31.39 \text{ CFS} < 34.24$

100-YEAR STORM
Orifice Flow Orifice h = 879.40 - 875.50 = 3.90'
Orifice Eq.: $Q = C \times A \times [64.4 \times h]^{1/2}$
 $Q = (0.8) \times (3.75) \times [64.4 \times 3.15]^{1/2}$
 $Q = 42.73 \text{ cfs}$

Weir Flow Weir h = 1.33'
Weir Eq.: $Q = C \times L \times [h]^{3/2}$
 $Q = (2.70) \times (2.5) \times (1.25)^{3/2}$
 $Q = 9.43 \text{ CFS}$

Total Q = 47.23 + 9.43 = 56.66 CFS < 56.97 CFS

**POND VOLUME
FORTIFIED METALS DETENTION POND**

Elevation	Area (SF)	depth (FT)	Avg. Area (SF)	Incremental Volume (CF)	Cumulative Volume (CF)
875.5	0				0
876.0	8,281	0.5	4,141	2,070	2,070
877.0	10,040	1.0	9,161	9,161	11,231
878.0	11,945	1.0	10,993	10,993	22,223
879.0	13,979	1.0	12,962	12,962	35,185
880.0	16,129	1.0	15,054	15,054	50,239
881.0	18,396	1.0	17,263	17,263	67,502

2-yr Required Volume of 16,291 achieved at Elev. 877.46
5-yr Required Volume of 21,684 achieved at Elev. 877.95
100-yr Required Volume of 41,225 achieved at Elev. 879.40

NO.	REVISIONS DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10988
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. PLANS PREPARED BY CHARLES F. STARK, P.E. REGISTRATION No. 57357, 05-21-2021

**STORM WATER DETENTION PLAN
FORTIFIED METALS
MANUFACTURING FACILITY
PARKER COUNTY, TEXAS**

CLIENT No.	445
PROJECT No.	9757
DESIGN:	CFS
DRAWN:	WWS
CHECKED:	CFS
DATE:	MAY 2021

SHEET
C4.0



Dollar General
Dollar store

Tri Cities Urgent Care

Byrd M
Home g

Item 3.

Holly Mullins

Beyond Brows by
Crystal Rocky, RN

Aledo Athletics

Google

46



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: February 21, 2022	Department: Planning & Development	Presented By: Toni Fisher
---	--	-------------------------------------

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 Preliminary Plat has been reviewed by City Staff and recommendations have been included in the document presented.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Lot 1, Block 1, Willow Park Reclamation Area, as provided.

EXHIBITS:

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

RECOMMENDED MOTION:

Approval of the Preliminary Plat for Lot 1, Block 1, Willow Park Water Reclamation Area, as presented.



CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat
ID # 23-000028 | **Started:** 02/06/2023 at 9:10 AM

<p>Address</p> <p>City of Willow Park Wastewater Treatment Plant Crown Pointe Blvd and J.D. Towles Dr, Willow Park, TX USA 76087</p>	<p>Legal</p> <p>No legal information</p>	<p>Property Info</p> <p>No property information</p>
---	---	--

<p>Description</p> <p>City of Willow Park Wastewater Treatment Plant</p>

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<p>Set backs By: Toni Fisher 02/12/2023 at 6:11 PM</p> <p>REQUIRED</p>	<p>From which zoning are the setbacks/building lines determined? It is shown to have a 25' front and 10' side and rear, but they are not R-1 setbacks.</p>	<p>Normal</p>
<p>Notary date By: Toni Fisher 02/12/2023 at 6:08 PM</p> <p>REQUIRED</p>	<p>Please change bottom right notary stamp from 2021 to 2023.</p>	<p>Normal</p>
<p>Address By: Toni Fisher 02/12/2023 at 6:07 PM</p> <p>REQUIRED</p>	<p>Please correct City of Willow Park, Texas' address to read: "120 El Chico Trail, Ste A..."</p>	<p>Normal</p>

Preliminary Plat Comments - Engineering

By: Gretchen Vazquez

02/07/2023 at 12:19 PM

REQUIRED

Preliminary Plat:**Normal**

1. Title Block. Each lot or block should be identified by number or letter. Add lot numbering.
2. The total acreage on the Title Block does not match the total acreage on the face of the plat. Verify.
3. Show and label the right-of way width for the proposed JD Towles Drive. Does the street (portion to be dedicated) need to be shown separate from Lot 1, Block 1?
4. Note #2. Provide the square footage of the right-of-way dedication.
5. Notary Public Block. Change the year 2021 to 2023.
6. Show and label the 30' Tri County electric company easement.
7. WWTP overall utility plan. Show the location and dimension of all proposed utility easements within the WWTP site (Lot 1, Block 1).
8. Is the east property line of Lot 1, Block 1 the centerline of the Clear Fork Trinity River? Label the centerline of the Clear Fork Trinity River.
9. Floodway easements shall be provided along natural drainageways. Easements shall be provided in accordance with all applicable floodplain management or flood prevention programs. Label the floodway easement.
10. Label line L12 on the plat.
11. Provide technical data/information to validate the minimum finish floor elevation shown on the plat.



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: January 30, 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, 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, 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

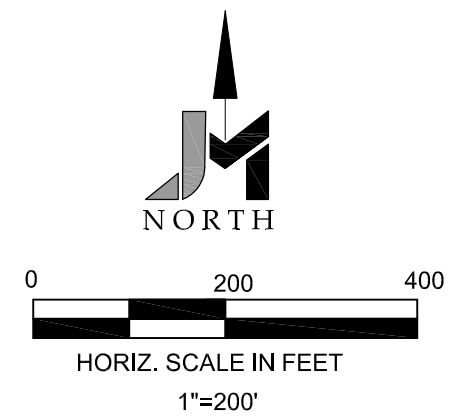
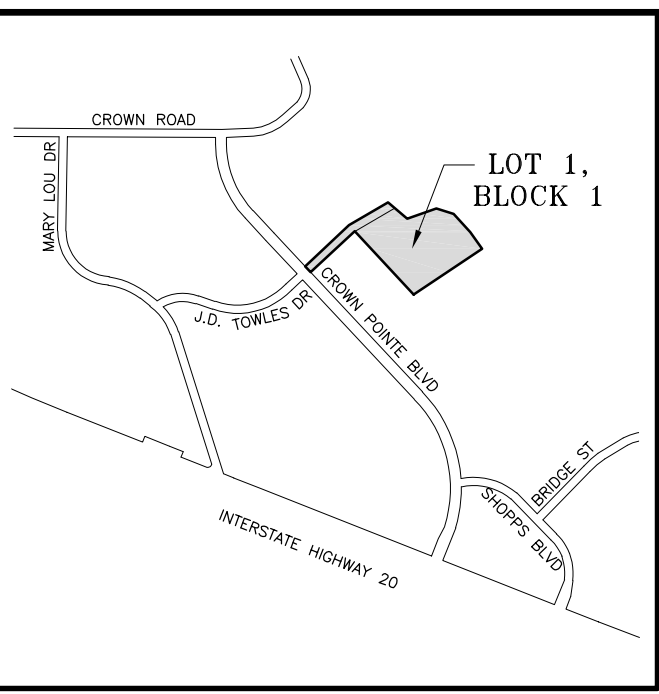
(as per "Development Services Fee" schedule)

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

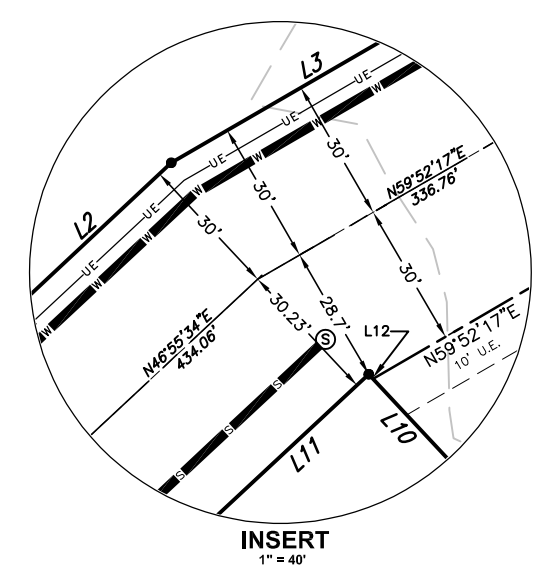
Additional fees (if applicable): Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the Applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property 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)



- 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'	S35°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

- — — = PROPOSED WATER LINE
- — — = PROPOSED SEWER LINE
- — — = PROPOSED UNDERGROUND ELECTRIC

LOCATION MAP
Scale Not Determined

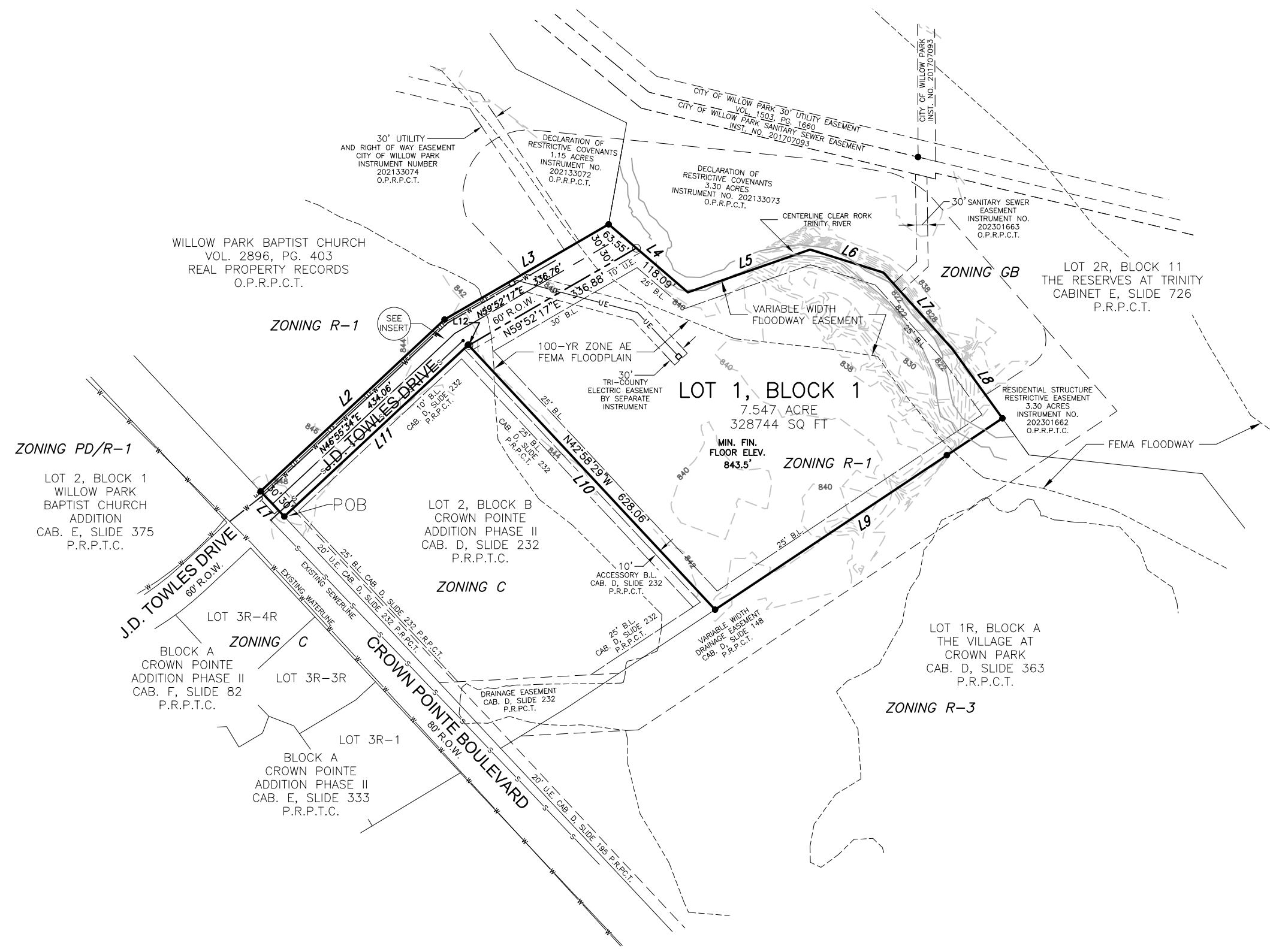
PROPERTY OWNER:
CITY OF WILLOW PARK, TEXAS
120 EL CHICO TRAIL, SUITE A
WILLOW PARK, TX 76087
817-441-7108
INSTRUMENT NO. 202133071
O.P.R.P.C.T.

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:**
Portion of this block lies within the 100-YEAR FLOODPLAIN 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" and/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

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

PRELIMINARY PLAT
LOT, 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: FEBRUARY 15, 2023



3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880
1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375

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 Plots 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:

PRELIMINARY PLAT
LOT, 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 those persons whose names are 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: _____



Item 4.

Willow Park Baptist Church

R000101794

R000116151

Nextlink Internet

Willow Park Rehabilitation and Care

W Dental

PlainsCapital Bank Personal Teller Machine

53



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Council Date: February 21, 2023	Department: Planning & Development	Presented By: Toni Fisher
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AGENDA ITEM:

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.

BACKGROUND:

Applicant, Teague, Nall and Perkins, and Property Owner, Scott Moehlenbrock, Red River Development, brings forth the final plat of the 19.17 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. This Plat is subdividing one contiguous parcel, which was not previously platted, into 101 lots, 98 of which will be residential. This parcel is being platted for subdivision, development, and intended sale.

The final plat shows all recorded easements and fixtures to the land. City services for water and sewer are available, intended, and included.

City Staff has reviewed the Final Plat, concerns have been addressed, and revisions are included on the attached documents.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for subject property.

EXHIBITS:

- Final Plat (11.30.22) – Country Hollow Addition
- Plat Application & Checklist
- Aerial photo of property

RECOMMENDED MOTION:

Approval of the Final Plat for Lots 1 through 101, residential subdivision of Country Hollow Addition, as presented.

CORRECTIONS LIST

Project Type: Final Plat | Project Title: Final Plat
 ID # 23-000026 | Started: 01/27/2023 at 10:31 AM



Address	Legal	Property Info
Country Hollow S 5720 E I20 West Freeway, Aledo, TX USA 76008	No legal information	No property information

Description
 Country Hollow subdivision - 98 Residential Lots

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
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<p>Planning & Zoning Review Correct Item 1 By: Toni Fisher 02/12/2023 at 11:04 AM</p> <p style="border: 1px solid red; border-radius: 10px; padding: 2px; display: inline-block;">REQUIRED</p>	<ol style="list-style-type: none"> 1. Make "Block" call-out a larger font to be seen easier on Plat ✓ Edited to Larger/BOLD 2. "Land Use Table" was removed from Preliminary Plat. Please replace on Final. ✗ Eng to show on PP, not typically shown on FP 3. "Typical Lot Setback" diagram was removed from Preliminary Plat. Please replace on Final. ✗ Eng to show on PP, not typically shown on FP 4. Check 5th paragraph in Metes & Bounds description: "THENCE South 71...", second line: "...Block 1, same being an interior ell corner..." Is "ell" meant as the letter "L", as in a shape, or is this a typo? ✓ removed "ell" from M&B description 5. "PLAT NOTES" - please identify "(3) Common Areas of Lot 32/Block A, Lot 32/Block B, and Lot 1/Block E, shall be maintained..." ✓ Added Lot/Block info to Note # 4 	<p>Normal</p>
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<p>Final Plat Review Comments - Engineering Final Plat: 1 By: Gretchen Vazquez 02/08/2023 at 4:48 PM</p> <p style="border: 1px solid red; border-radius: 10px; padding: 2px; display: inline-block;">REQUIRED</p>	<ol style="list-style-type: none"> 1. Lot Area – Lot area must be included on the face of the plat for each lot, in both acres and square feet. ✓ Added table to Sheet 2 of 2 2. Block Numbering - The block letters on the plat are hard to read. Change font size or make text bold. * see previous comment #1 3. Plat Note #4. Include the Lot and Block information for all the common areas. * See previous comment # 5 	<p>Normal</p>
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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: 01/23/2023

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:
Project Address/Location: South of 5720 E I20, West Freeway, Aledo, TX 76008
Existing Number of Lots: 1 Proposed Number of Lots: 101 Gross Acreage: 19.17
Current Zoning: PD-R5 # of Street Intersections: 4

PURPOSE for Platting, Replatting, Amending, or Vacating: Create 98 residential lots

1. APPLICANT:

Name(s): TNP
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210
Phone Number: 9403834177 Email Address: amilbitz@tnpinc.com

***Signature of Applicant (Required): Anthony Millitz

2. PROPERTY OWNER OF RECORD:

Name(s): Steven Watts
Business Name (if applicable): TH Willow Park, LLC
Mailing Address: 5710 Lyndon B Johnson Freeway, Ste. 200 City: Dallas St: TX Zip: 75240
Phone Number: 4052456968 Email Address: steven@redriverdevelopment.com

***Signature of Owner of Record (Required): Steven Watts

3. SURVEYOR:

Name(s): TNP
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210
Phone Number: 9403834177 Email Address: acox@tnpinc.com and mking@tnpinc.com

4. ENGINEER:

Name(s): Anthony Milbitz
Business Name (if applicable): Teague Nall and Perkins
Mailing Address: 3200 S. Interstate 35E, Suite 1129 City: Denton St: TX Zip: 76210
Phone Number: 9403009554 Email Address: amilbitz@tnpinc.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): NA

APPLICATION FEES

(as per "Development Services Fee" schedule)

 Preliminary Plat: \$300.00 + \$15 PER LOT
\$2,825 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:

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- 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)



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

PLAT REVIEW CHECKLIST

City of Willow Park Code of Ordinances – Chapter 10.02

X REQUIRED DOCUMENTS ON ALL PLATS:

- Adjacent Property Lines, Streets, Easements
- Names of Owners of Property within 200 feet
- Names of Adjoining Subdivisions
- Front and Rear Building Setback Lines per Zoning
- Side Setback Lines per Zoning
- All accesses/driveways
- City Boundaries, where applicable
- Date the Drawing was Prepared
- Location, Width, Purpose of all Existing Easements
- Location, Width, Purpose of all Proposed Easements
- Consecutively Numbered or Lettered Lots and Blocks
- Map Sheet Size of 18"x24"
- North Arrow
- Name, Address, Telephone, of Property Owner
- Name, Address, Telephone of Developer
- Name, Address, Telephone of Surveyor
- Seal of Registered Land Surveyor
- Consecutively Numbered Plat Notes and Conditions
- City of Willow Park Plat Dedication Language
- Location and Dimensions of Public Use Area
- Graphic Scale of Not Greater Than 1" = 200'
- All Existing and Proposed Street Names
- Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan
- Subdivision Boundary in Bold Lines
- Subdivision Name
- Title Block Identifying Plat Type
- Key Map at 1"=2000'
- Surveyor's Certification of Compliance
- Show relationship of Plat to Existing Water, Sewage, and Drainage
- Developer's Agreement, if applicable

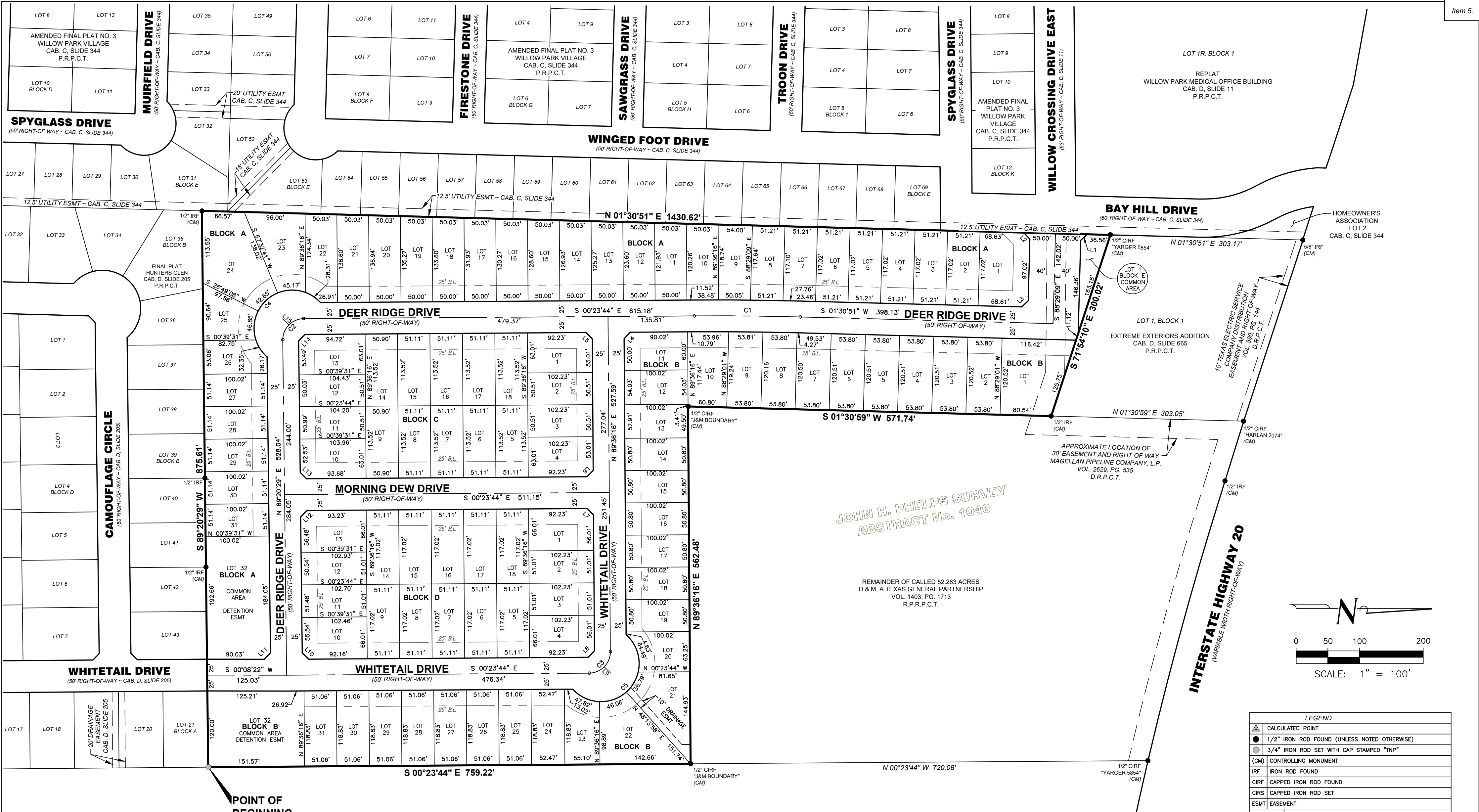
□ **REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT** *(via email submittal in .pdf format):*

- Completed & executed Plat Application
- Preliminary Plat Drawing including items in “Required Documents on All Plats” and:
 - Preliminary Drainage Plan
 - Concept Construction Plan
 - Tree Survey
 - Location & dimensions of existing structures
 - Sectionalizing or phasing of Plats
 - Zoning Classification of all properties shown on the Plat
 - Dimensions of all proposed or existing lots
 - Location of 100-year Flood Limits where applicable
- Payment of Application Fee as per “Development Services Fee” schedule

✕ **REQUIRED DOCUMENTS FOR A FINAL PLAT** *(via email submittal in .pdf format):*

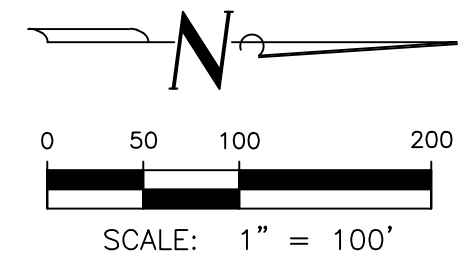
- Completed & executed Plat Application
- Final Plat Drawing including “Preliminary Plat” items, those in “Required Documents on All Plats”, and:
 - Drainage Plan
 - Plans for all water and sewer lines
 - Plans for fire hydrants
 - Plans for all proposed streets and sidewalks
 - A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the Final Plat
 - A written and notarized statement that all property taxes and assessments have been paid for past years and up to current date. This statement shall be signed by the owner(s).
 - A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements, and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property (if applicable).
- Payment of Application Fee as per “Development Services Fee” schedule
- **Upon Approval of Final Plat** *(via delivery to City Hall):*
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines) to City Hall
 - Current printed Parker County Tax Certificate showing all taxes paid
 - **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk

- **REQUIRED DOCUMENTS FOR A REPLAT, MINOR REPLAT, AMENDED PLAT, or VACATING PLAT**
(via email submittal in .pdf format):
 - Completed & executed Plat Application
 - Original Final Plat drawing for comparison
 - Re/Plat drawing including items in “Required Documents on All Plats”, those in “Final Plat” items, and:
 - Drainage Plan
 - Written metes & bounds description
 - Dimensions of all proposed or existing lots
 - Areas in acres for each lot
 - Any existing structures and setback lines
 - Payment of Application Fee as per “Development Services Fee” schedule
 - **Upon Approval of Replat** *(via delivery to City Hall):*
 - (1) 18”x24” mylar (with Mayor & City Secretary signature lines)
 - Current printed Parker County Tax Certificate showing all taxes paid
- **After Filing:**
 - Reimbursement to City for Filing & Recording Fees with Parker County Clerk



JOHN H. PHELPS SURVEY
ABSTRACT No. 1046

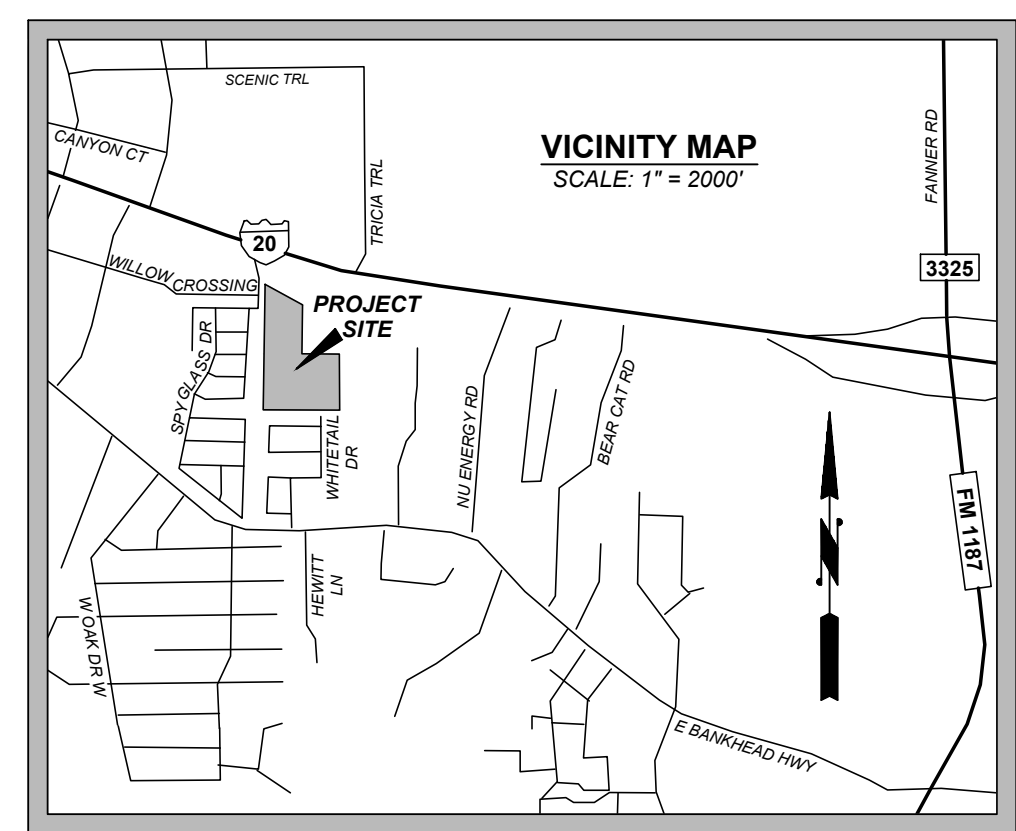
REMAINDER OF CALLED 52.283 ACRES
D & M, A TEXAS GENERAL PARTNERSHIP
VOL. 1403, PG. 1713
R.P.R.P.C.T.



LEGEND	
▲	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
○	3/4" IRON ROD SET WITH CAP STAMPED "TNP"
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
ESMT	EASEMENT
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

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	186°31'39"	60.00'	S 45°32'32" E	119.81'	195.33'
C5	186°22'07"	60.00'	N 45°23'52" W	119.81'	195.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°29'09" W	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	N 44°36'16" E	13.88'
L10	N 44°28'23" E	14.17'
L11	S 45°15'35" E	14.04'
L12	S 45°31'37" E	14.11'
L13	N 44°28'23" E	14.17'
L14	S 45°31'37" E	14.11'
L15	N 44°28'23" E	13.98'



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3200 S. Interstate 35E, Suite 1129
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www.tnpsc.com
TBPCLS FIRM 10011601

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

DEVELOPER
RED RIVER DEVELOPMENT 2020, LLC
3333 Welborn St., Ste. 350
Dallas, Texas 75219
PH: 405-245-6968

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
FEBRUARY 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 3 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 32/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 FEBRUARY 15, 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

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block A.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block B.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-18 for Block C.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-17 for Block D.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Row 1 for Block E.



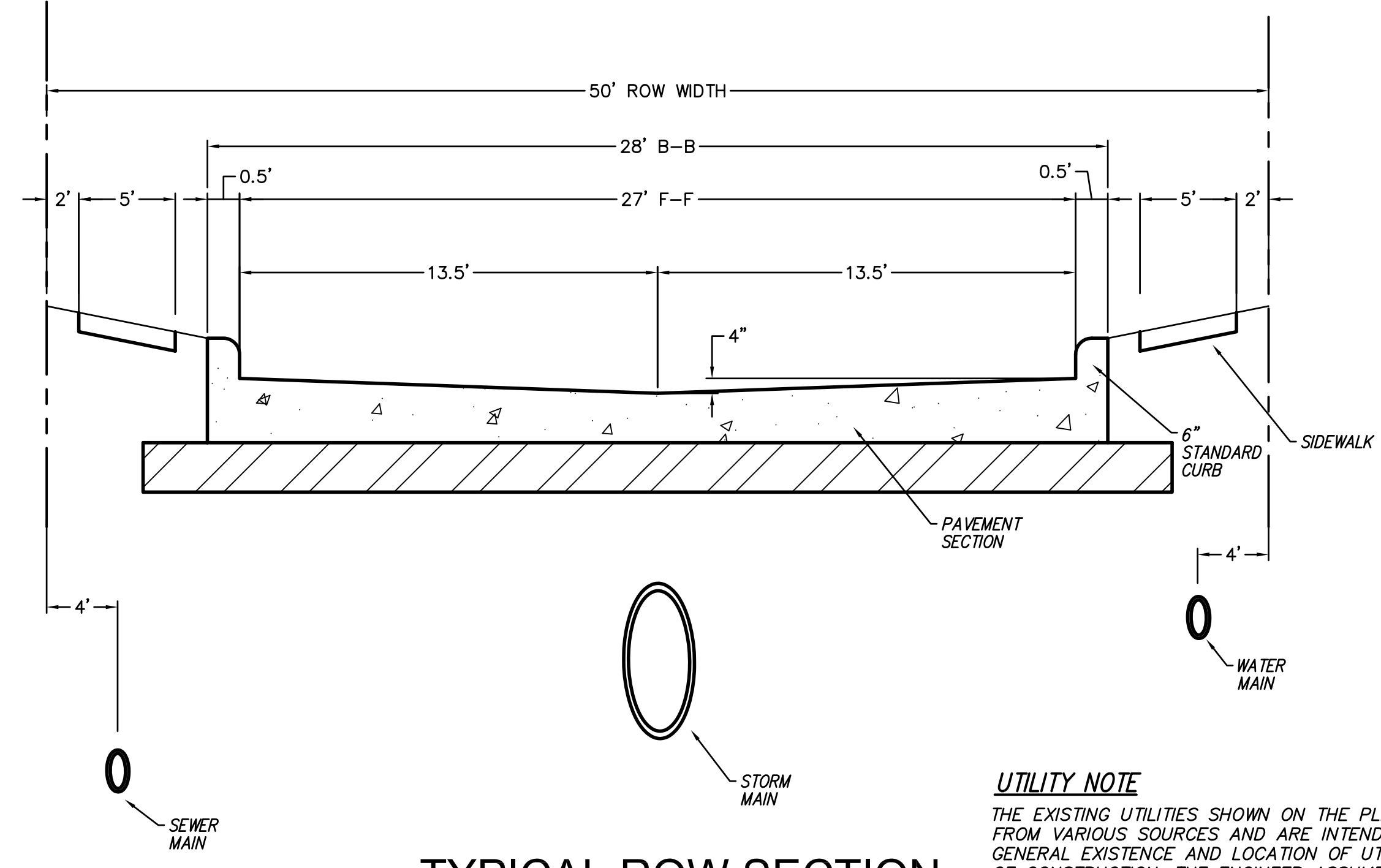
SURVEYOR
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940.383.4177 ph 940.383.8026 fx
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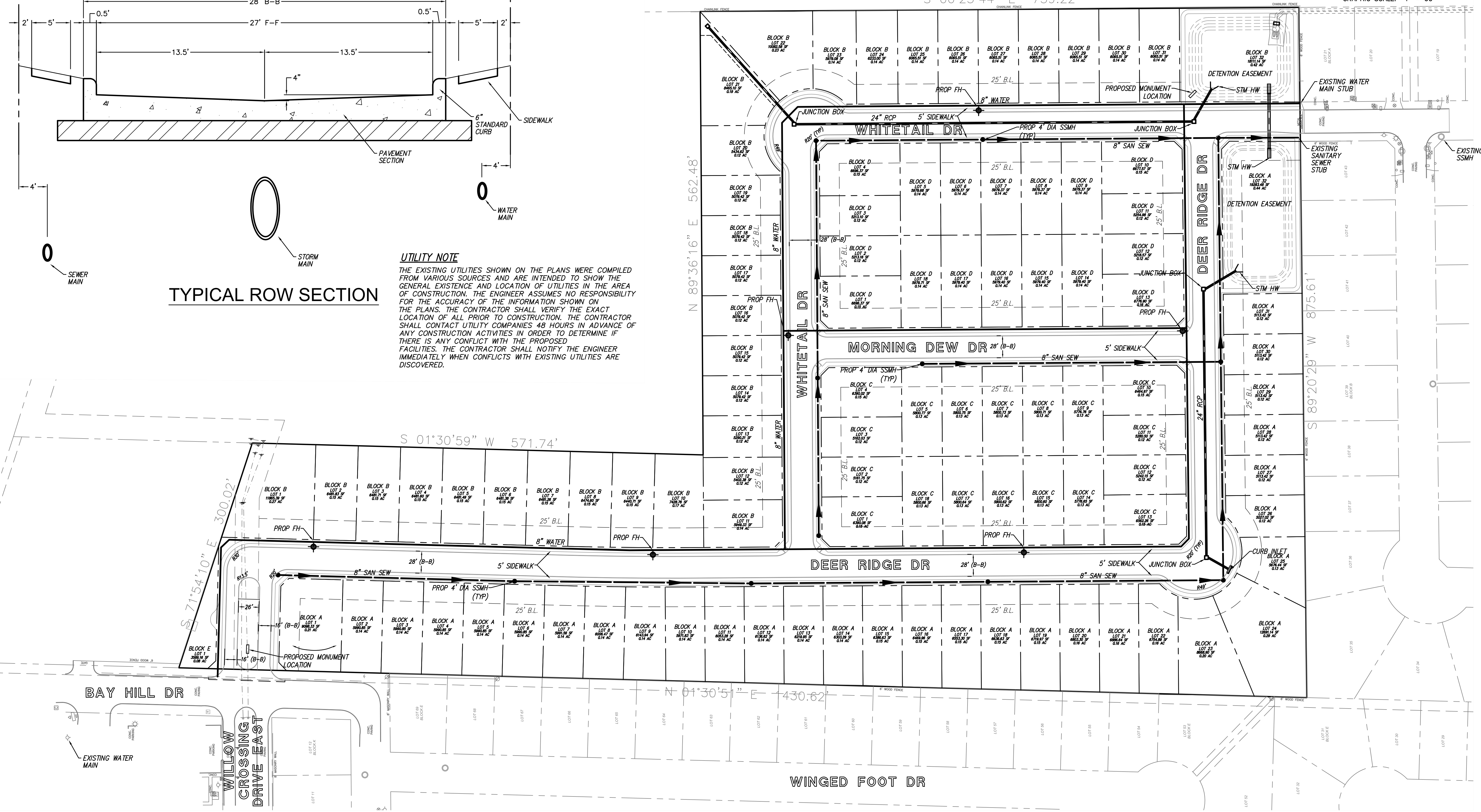
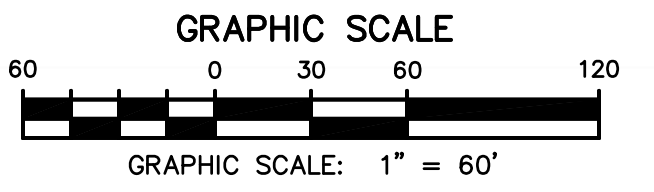
FINAL PLAT
COUNTRY HOLLOW
BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas
FEBRUARY 2023

SHEET 2 OF 2



TYPICAL ROW SECTION

UTILITY NOTE
 THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

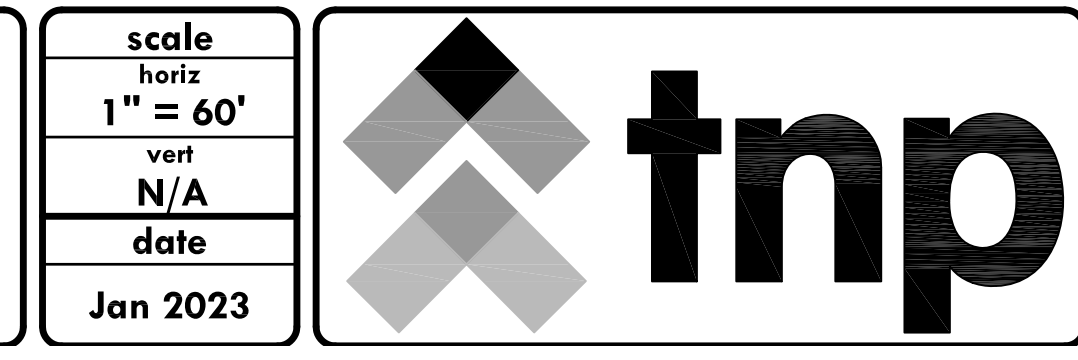


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 User: TNP\Projects\RRD22419\Plan\City\Plan\Utility\Plan\Plan.dwg, Date: 27, 2023, 11:41am, by: antbilbitz

no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

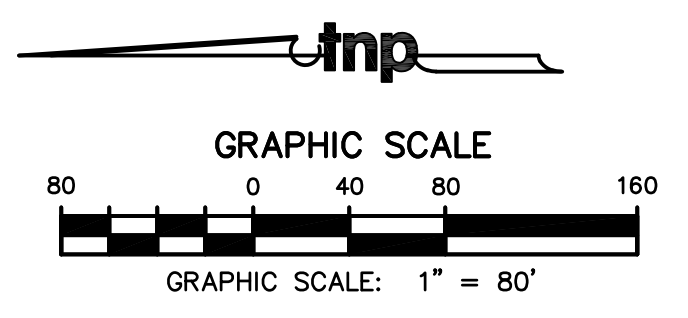
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 Jan 2023



This document is for interim review and is not intended for construction, bidding or permit purposes.
ANTHONY MILBITZ, P.E. Date: January 27, 2023
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
CONCEPT CONSTRUCTION PLAN

tnp project
RRD22419
 sheet
3



Drainage Area Map Legend

- FLOW ARROWS
- DRAINAGE AREAS
- DRAINAGE AREA ACREAGE
- PROPOSED DRAINAGE DIVIDES

Existing Drainage Area Calculations					Storm Event (year)											
Drainage Point	Site Data				1				10				100			
	Area	Acres	C	T _c (min)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	5.67	0.30	15	1.00	0.30	3.14	5.3	1.00	0.30	5.30	9.0	1.25	0.38	8.06	17.1
	OS-A2	0.57	0.50	15	1.00	0.50	3.14	0.9	1.00	0.50	5.30	1.5	1.25	0.63	8.06	2.9
	OS-A3	0.97	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
	Total A	7.21						7.1				12.1				22.9
B	B	0.90	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.4	1.25	0.38	8.06	2.7
	Total B	0.90						0.9				1.4				2.7
C	C1	12.59	0.30	17	1.00	0.30	3.01	11.4	1.00	0.30	5.08	19.2	1.25	0.38	7.72	36.4
	OS-C2	0.14	0.80	17	1.00	0.80	3.01	0.3	1.00	0.80	5.08	0.6	1.25	1.00	7.72	1.1
	OS-C3	2.83	0.30	17	1.00	0.30	3.01	2.6	1.00	0.30	5.08	4.3	1.25	0.38	7.72	8.2
	OS-C4	5.75	0.30	17	1.00	0.30	3.01	5.2	1.00	0.30	5.08	8.8	1.25	0.38	7.72	16.7
	OS-C5	0.95	0.80	17	1.00	0.80	3.01	2.3	1.00	0.80	5.08	3.9	1.25	1.00	7.72	7.3
	Total C	22.26						21.7				36.7				69.7

Existing Time of Concentration														
Area	T _c (min)	Sheet				Shallow Concentrated				Concentrated				
		T _c (min)	Length (ft)	Slope (ft/ft)	n	T _c (min)	Surface	Length (ft)	Slope (ft/ft)	T _c (min)	Length (ft)	Slope (ft/ft)	n	Hydra. R (ft)
C	17	9.06	46	0.012	0.24	7.57	Unpaved	1247	0.029	0.55	371	0.04	0.035	1.52

- DRAINAGE NOTES:**
- CONTOUR INFORMATION SHOWN IS FROM 1" TRISIS CONTOUR DATA.
 - DETENTION VOLUME SHOWN IS MAX PRELIMINARY VOLUME.
 - DISCHARGE DESCRIPTIONS:
- (A) SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 - (B) SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 - (C) POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

Drawing: T:\Projects\RD22419\Eng-C3D\CAD\Final\PLAT\DRAINAGE\PLAN.dwg at Jan 24, 2023 3:45pm by jcodenhhead
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no.	revision	by	date

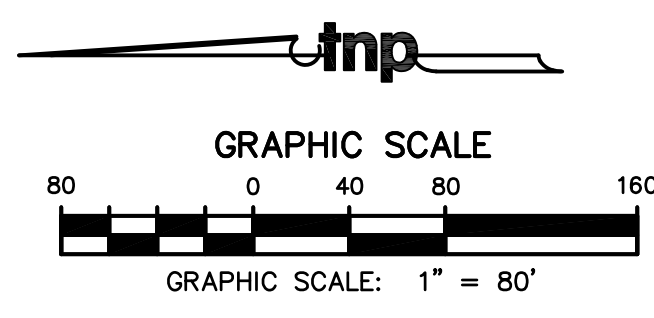
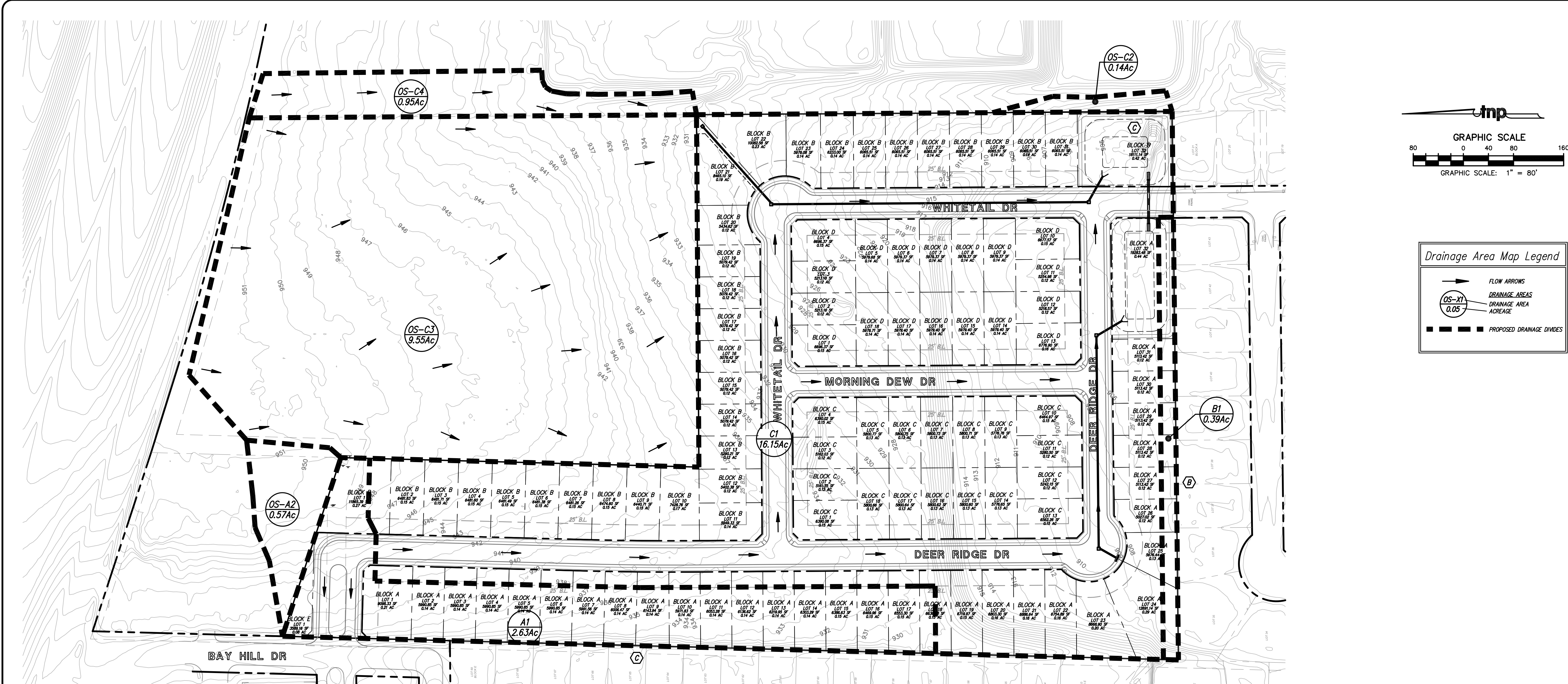
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scale
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1" = 80'
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 date
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ANTHONY MILBITZ, P.E. Date: January 24, 2023
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
EXISTING DRAINAGE AREA MAP

Inp project
RRD22419
 sheet
4



Drainage Area Map Legend

- Flow Arrows
- Drainage Areas
- Drainage Area Acreage
- Proposed Drainage Divides

Rational Detention Calculation

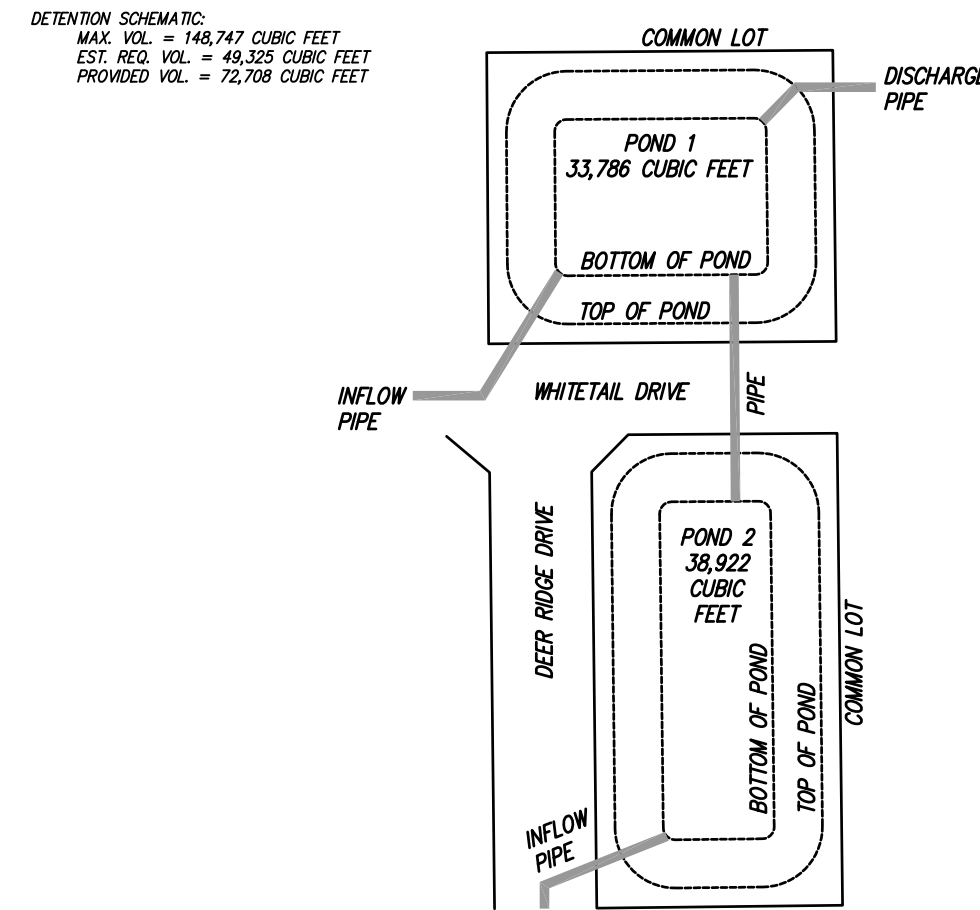
Pond C			
Pre-Development A (Acres)	21.31		
Pre-Development C	0.32		
Post-Development A (Acres)	26.79		
Post-Development C	0.53		
Pre-Development T _c (min)	17		
Post-Development T _c (min)	15		
Storm Event (year)			
	1	10	100
Frequency Factor C _r	1.00	1.00	1.25
Pre-Development C	0.32	0.32	0.40
Post-Development C	0.53	0.53	0.66
I (in/hr)	3.01	5.08	7.72
Allowable Release Q _a (cfs)	20.52	34.63	65.81
P ₁₈₀ (in)	1.92	3.29	5.20
a	95.164	198.53	321.89
b	13.848	20.608	24.527
T _d (min)	29	37	34
P _{in} (in)	1.08	2.06	2.98
V _{prelim} (cubic feet)	27958	48959	85312
V _{max} (cubic feet)	49777	78124	148747

Proposed Drainage Area Calculations

Drainage Point	Area	Acres	C	T _c (min)	Storm Event (year)											
					1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	2.63	0.65	15	1.00	0.65	3.14	5.4	1.00	0.65	5.30	9.1	1.25	0.81	8.06	17.2
	OS-A2	0.57	0.50	15	1.00	0.50	3.14	0.9	1.00	0.50	5.30	1.5	1.25	0.63	8.06	2.9
	Total A	3.20					6.3				10.6				20.1	
	B	0.39	0.65	15	1.00	0.65	3.14	0.8	1.00	0.65	5.30	1.3	1.25	0.81	8.06	2.6
B	Total B	0.39					0.8				1.3				2.6	
	C1	16.15	0.65	15	1.00	0.65	3.14	33.0	1.00	0.65	5.30	55.6	1.25	0.81	8.06	105.8
	OS-C2	0.14	0.80	15	1.00	0.80	3.14	0.4	1.00	0.80	5.30	0.6	1.25	1.00	8.06	1.2
	OS-C3	9.55	0.30	15	1.00	0.30	3.14	9.0	1.00	0.30	5.30	15.2	1.25	0.38	8.06	28.9
C	OS-C4	0.95	0.80	15	1.00	0.80	3.14	2.4	1.00	0.80	5.30	4.0	1.25	1.00	8.06	7.7
	Total C	26.79					44.7				75.5				143.4	

DRAINAGE NOTES:

- CONTOUR INFORMATION SHOWN IS FROM 1" THICK CONTOUR DATA.
- DETENTION VOLUME CALCULATED IS MAXIMUM DETENTION VOLUME. SIZING OF OUTLET STRUCTURE WITH CONSTRUCTION PLANS WILL PROVIDE LOWER REQUIRED VOLUME.
- DISCHARGE DESCRIPTIONS:
 - A SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
 - B SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
 - C POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH (731 CFS CAPACITY FROM HUNTER'S GLEN RECORD DRAWINGS)



no.	revision	by	date

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City of Willow Park, Texas
 Improvements for
Country Hollow
 FINAL DRAINAGE AREA MAP

Inp project
 RRD22419
 sheet
5

Drawing: T:\Projects\RRD22419\Eng-CAD\CAD Final\PLAT_DRAINAGE_PLAN.dwg at Jan 24, 2023 3:45pm by jacobhead
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CITY OF WILLOW PARK
ORDINANCE NUMBER 857-22

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “R-1” SINGLE FAMILY DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT FOR 19.16 ACRES SITUATED IN THE JOHN PHELPS SURVEY, ABSTRACT NO 1046, CITY OF WILLOW PARK, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Red River Development 2020 LLC (Owner) has applied for a change in zoning for 19.16 acres situated in the John Phelps Survey, Abstract No. 1046, (the “Property”) from “R-1” Single Family District to “PD/R-5” Planned Development District, Single Family Medium Density; and.

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

Section 1. The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as shown on the preliminary Zoning Site Plan attached hereto as Exhibit ‘A’, and described by metes and bounds description attached as Exhibit ‘B’, by changing the zoning of said property from R-1 Single Family to PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Section 2. PD Development Standards

2.0 Planned Development – Single Family

2.01 Purpose: The purpose of this Planned Development District (PD) is to allow for development of standard single family detached housing.

2.02 Requirements: This Planned Development District shall be subject to the requirements of the R-5 Zoning District, except as modified below. The site plan provided shows the general schematic layout of the site and intended uses only. This site plan is subject to change, and

modifications are allowed in the planning and design process, provided that the final site plan matches the characteristic and intent of the plan provided in this ordinance as Exhibit 'A'.

2.03 Permitted Uses: Uses as allowed in the "R-5" zoning are allowed in this Planned Development District.

2.04 Zoning Standards: Standards as defined in the "R-5" zoning are required except as modified below.

- (1) Maximum height. Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area. Five thousand (5,000) square feet.
- (3) Maximum family dwelling units. Six (6) dwelling units per acre.
- (4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.
- (5) Front yard setback. Twenty (25) feet, from the edge of the sidewalk closest to the residence.
- (6) Rear yard setback. Ten (10) feet.
- (7) Side yard setback. Five (5) feet.
- (8) Maximum lot coverage by structure. Forty-five percent (45%).
- (9) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages are permitted.
- (10) Required screening. Rear and rear-side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) foot and a maximum of eight (8) foot in height. Wooden screening shall be built with steel reinforced concrete footer which shall be four (4) inches in depth and a minimum six (6) inches wide. Footer shall have drainage holes as necessary. Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.
- (11) Minimum masonry coverage. One hundred percent (100%) below highest top plate. Fireplaces and chimneys must be 100% masonry.
- (12) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have minimum of two (2) trees with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of six (6) shrubs. Said shrubs shall be a minimum of five (5) gallons at the time of planting. At time of planting, trees shall not be placed nearer than six (6) feet on center.

(13) Architectural relief required. The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet.

(14) Repetition of building form.

(A) Repetition of facade. No front building elevation or plan for a primary structure shall be repeated within any three contiguous lots along a street or streets.

(i) “Block Face” means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) The three hundred (300) foot distance along a street shall be measured from the centerline of the street on which the proposed structure faces at a point perpendicular to a the center point of the lot to contain the structure, thence along the centerline of such street or along an intersecting street for a distance of three hundred (300) feet.

(B) Criteria for determining difference in elevation. A front building elevation or elevation plan shall be considered repeated if it is not visually different from another front building elevation or elevation plan. A front building elevation or elevation plan shall be considered visually different if any three (3) of the following five (5) criteria are met:

(i) “Block face” means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) There is a difference in roof pitch of two (2) inches per twelve (12) inches or greater;

(iii) Articulations in the front facade, i.e., the planes that advance or recede from the line of the main facade by three (3) or more feet, vary in height or width by a minimum of fifteen (15) percent;

(iv) The articulation of windows shall vary a minimum of two (2) of the following methods:

a. The aggregate area of windows on the front facade varies by at least fifteen (15) percent;

b. The distance between two (2) or more windows varies by at least ten (10) percent; or

c. The shape of two (2) or more windows varies in width or height or radius by at least fifteen (15) percent.

(v) The size and shape, or mix, or [of] masonry units (i.e. individual bricks or blocks of stone) are noticeably different. "Noticeably different" as specified herein shall mean at least a fifteen (15) percent variance in size, shape or mix.

(C) Variations not considered. Variations in the following characteristics shall not be considered in determining whether a building elevation for a primary structure is dissimilar:

- (i) Color, or
- (ii) Roofing materials.

(D) Determination by building official.

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan:

a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.

b. The building official shall determine the elevation plan's compliance with this section and issue an elevation plan approval letter or disapproval letter to the applicant.

c. The applicant shall prepare and submit construction plans to the building official, who shall process the plans in accordance with city ordinances and policies.

d. The elevation plan approval letter, if issued, shall remain in effect until the completion of the construction plan approval process and the issuance of the building permit for the proposed structure.

e. Complete construction plans shall be submitted to the building official within thirty (30) calendar days of the date of the approval letter. If construction plans are not submitted within such period, the elevation plan approval expires.

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

(E) Minimum roof pitch required. A minimum 7:12 roof pitch is required for each primary structure.

(F) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building facade to the soffit.

(G) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.

(c) Special regulations.

(1) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision[;]

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence[;]

(C) A time limit of one (1) year[.]

(2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.

(3) Connectivity to adjacent subdivisions or commercial areas must be provided.

(4) Amenity provisions[:]

(A) Pocket parks or subdivision specific green space[;]

(B) Benches in common areas[;]

(C) Enhanced landscaping[;]

(D) Enhanced lighting, where appropriate[;]

(E) Trees planted along streets or roadways[;]

(F) Home owner association shall maintain all common area or common to all amenities[;]

(G) All utilities shall be buried underground[.]

Section 3. Severability Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park’s various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. Penalty Clause. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.


PASSED by an affirmative vote of all members of the City Council, this 12th day of April 2022.

APPROVED:



Doyle Moss, Mayor

ATTEST:



Crystal R. Dozier TRMC, City Secretary

Pat Chesser

Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance 857-22, did on the 12 day of April 2022, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	<u>✓</u>	_____	_____
Chawn Gilliland, Place 2	<u>✓</u>	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	<u>✓</u>	_____	_____
Nathan Crummel, Place 5	<u>✓</u>	_____	_____

EXHIBIT A
PRELIMINARY PD SITE PLAN

Individual platted single family homes that adhere to base R-5 zoning with two variances.



EXHIBIT B
METES AND BOUNDS DESCRIPTION

EXHIBIT "B"

BEING 19.17 acres of land situated in the John H. Phelps Survey, Abstract No 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 19.17 acres more particularly described in metes and bounds as follows:

BEGINNING at the southeast corner of this described tract, a ½ inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an Addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears N 00°23'44" W 1478.99 feet;

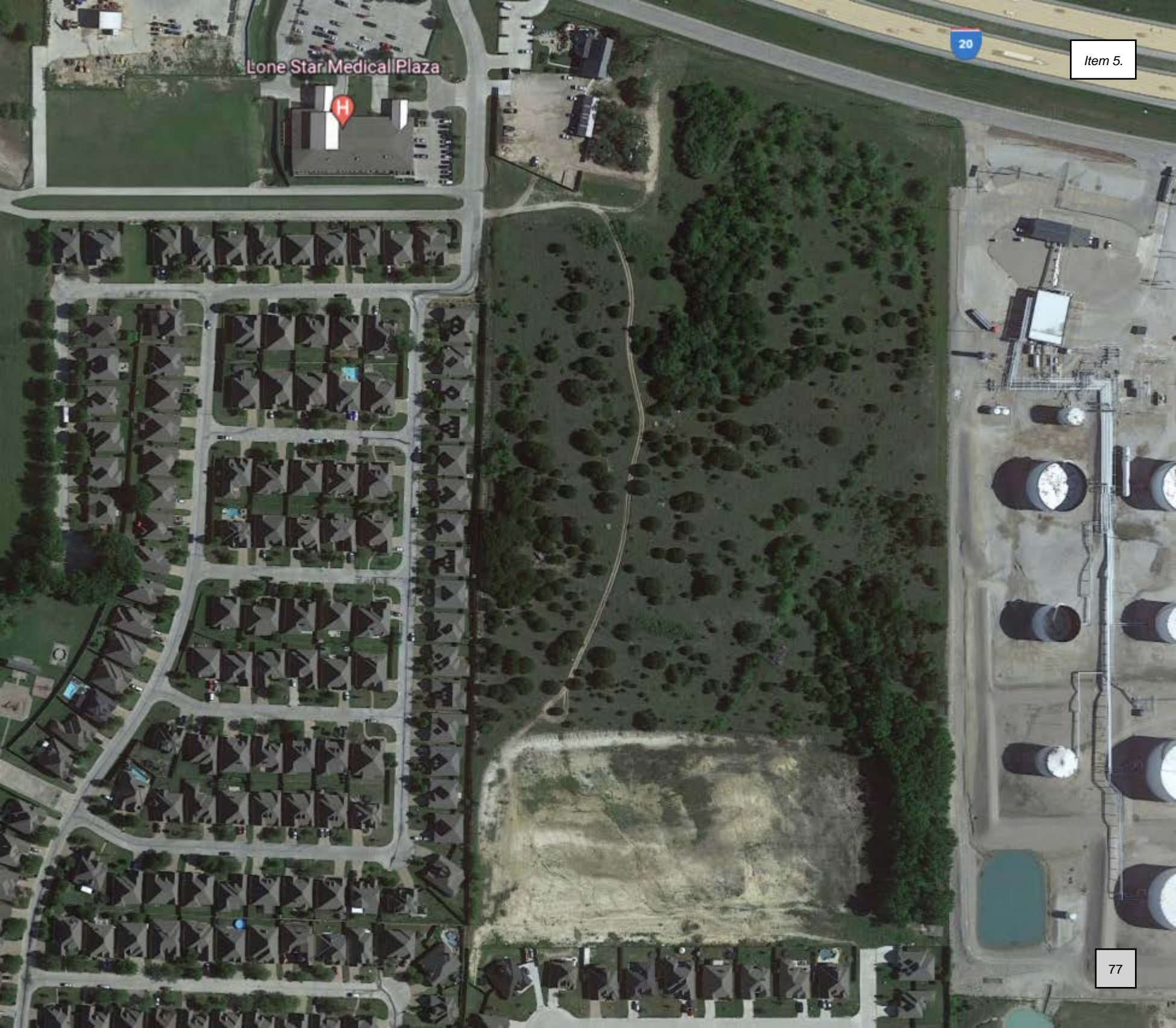
THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 feet record per Plat), along the north line of said HUNTERS GLEN, to a found 1/2 inch rebar rod in concrete at fence corner in the west line of said 52.283 acre tract, the east line of WILLOW PARK VILLAGE, an addition to said City of Willow Park, according to the plat of said addition recorded in Plat Cabinet C, Slide 344 of said plat records, and said point being at the northwest corner of said HUNTERS GLEN, and the southwest corner of this 19.17 acre tract;

THENCE N 01°30'51" E (N 01°59' E per deed) a distance of 1430.40 feet along the west line of said 52.283 acre tract and the east line of said WILLOW PARK VILLAGE ADDITION, to a 1/2 inch rebar rod with cap marked "YARGER 5854" at the northwest corner of this 19.17 acre tract and the southwest corner of Lot 1, Block 1, EXTREME EXTERIORS ADDITION, City of Willow Park according to the plat of said addition recorded in Plat Cabinet D, Slide 665, Plat Records, Parker County, Texas;

THENCE S 71°54'10" E 299.98 feet (S 71°35'05" E 299.92 feet per deed and N 71°52'50" W 299.24' per plat) along the south line of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION, to a found 1/2 inch rebar rod with cap (marking on cap illegible) at the southeast corner thereof for an interior corner of said 52.283 acre tract and the northerly northeast corner of this 19.17 acre tract, and whence the northeast corner of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION bears N 01°30'59" E 302.91 feet;

THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY", an interior corner of this described tract; THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, LP tract, for the southerly northeast corner of this 19.17 acre tract;

THENCE S 00°23'44" E 759.11 feet along said east line of said 52.283 acre tract and said west line of said Magellan Pipeline Terminals, LP tract to the POINT OF BEGINNING and containing a surface area of 19.17 acres (834,908 square feet, more or less) of land.



Lone Star Medical Plaza

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Item 5.