

CITY OF WILLOW PARK

ORDINANCE 761-17

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM: "LI" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION AND USE DESIGNATION TO "PD/C" PLANNED DEVELOPMENT/COMMERCIAL DISTRICT AND "PD/TH" PLANNED DEVELOPMENT / TOWNHOME DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 24.19 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN COLE SURVEY, ABSTRACT 218 IN THE 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, Morrison Group, LP (Owner) has applied for a change in zoning for that certain 24.19 tract of land, more fully described by metes and bounds in Exhibit "A" and depicted in Exhibit "B", both attached hereto, located in the John Cole Survey, Abstract 218 (the "Property") from "LI" Light Industrial" zoning district classification and use designation to "PD/C" Planned Development/Commercial District and "PD/ TH" Planned Development / Townhome District classification and use designation; 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. LAND USE PERMITTED

The zoning district classification and use designation of the property described in Exhibit "A" and depicted in Exhibit "B" is hereby changed as follows; Tract 1 and Tract 2, being 14.16 acres total, are hereby changed from "LI" Light Industrial zoning district to "PD/C" Planned Development/ Commercial District and Tract 3, being 10.03 acres is hereby changed from "LI" Light Industrial zoning district to "PD/TH" Planned Development/ Townhome District classification and use. For use and development in accordance with the development standards attached hereto as Exhibit "C" .

SECTION 2. REPEAL OF CONFLICTING ORDINANCES

All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY

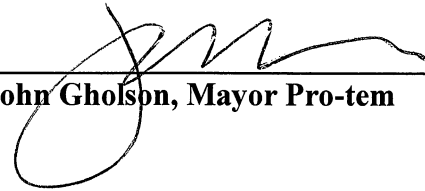
The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Willow Park, Texas, this 14th, day of November, 2017.

APPROVED:



John Gholson, Mayor Pro-tem

ATTEST:



Candice J. Scott, Interim City Secretary

The Willow Park City Council in acting on Ordinance No. 761-17 did on the 14th day of November, 2017 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Norman Hogue, Place 1	✓ _____	_____	_____
Amy Fennell, Place 2	✓ _____	_____	_____
Greg Runnebaum, Place 3	✓ _____	_____	_____
John Gholson, Place 4	✓ _____	_____	_____
Bruce Williams, Place 5	✓ _____	_____	_____

EXHIBIT "A"

BEING LOTS 1,2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS.

TRACT 1

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 1 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 01328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, WILLOW PARK CROSSING, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET C, PAGE 763, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 73 DEGREES 46 MINUTES 58 SECONDS EAST 398.82 FEET ALONG THE SOUTH R.O.W. LINE OF WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST INTERSECTION OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 16 DEGREES 13 MINUTES 51 SECONDS WEST 46.67 FEET ALONG THE WEST R.O.W. LINE OF WILLOW BEND DRIVE TO A 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID R.O.W. 52.44 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 52.38 FEET SOUTH 11 DEGREES 40 MINUTES 44 SECONDS WEST;

THENCE SOUTH 07 DEGREES 07 MINUTES 35 SECONDS WEST 51.99 FEET AND CONTINUING ALONG SAID R.O.W. TO 1/2" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. 45.95 FEET TO A 1/2" IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 45.89 FEET SOUTH 12 DEGREES 00 MINUTES 06 SECONDS WEST;

THENCE SOUTH 16 DEGREES 52 MINUTES 38 SECONDS WEST 442.43 FEET AND CONTINUING ALONG SAID R.O.W. TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096, DEED RECORDS, PARKER COUNTY;

THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 195.61 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, THE NORTHWEST CORNER OF SAID TRACT OF LAND;

THENCE SOUTH 16 DEGREES 53 MINUTES 47 SECONDS WEST 231.37 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2906, PAGE 1096 TO A 1/2" IRON PIN FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119, DEED RECORDS;

THENCE NORTH 61 DEGREES 25 MINUTES 00 SECONDS WEST 506.17 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2172, PAGE 119 TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 28 DEGREES 34 MINUTES 15 SECONDS EAST 155.98 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 2772, PAGE 1087 AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 57 DEGREES 41 MINUTES 41 SECONDS WEST 72.78 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2772, PAGE 1087 TO A CAPPED IRON PIN (#3352) FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER

COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 649, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4313.40 FEET;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, EASTERN PARKER COUNTY INDUSTRIAL PARK AND CURVE TO THE LEFT 297.51 FEET TO A CAPPED IRON PIN (CARTER) FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 297.45 FEET NORTH 30 DEGREES 14 MINUTES 07 SECONDS EAST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING;

THENCE SOUTH 73 DEGREES 50 MINUTES 36 SECONDS EAST 248.20 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING TO A CAPPED IRON PIN (CARTER) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, WILLOW PARK CROSSING AND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 16 DEGREES 08 MINUTES 44 SECONDS EAST 297.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.14 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND WILLOW CROSSING DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED

THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREE 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;

THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 4.02 ACRES OF LAND MORE OR LESS.

TRACT 3

BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

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THENCE SOUTH 73 DEGREES 49 MINUTES 49 SECONDS EAST 398.05 FEET ALONG THE SOUTH R.O.W. LINE OF SAID WILLOW CROSSING DRIVE TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 14 DEGREES 28 MINUTES 38 SECONDS WEST DEPARTING SAID WILLOW CROSSING DRIVE A DISTANCE OF 65.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 182.11 FEET TO A POINT FOR CORNER;
SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WILLOW BEND DRIVE;

THENCE SOUTH 16 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 103.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.65 FEET TO A POINT FOR CORNER;

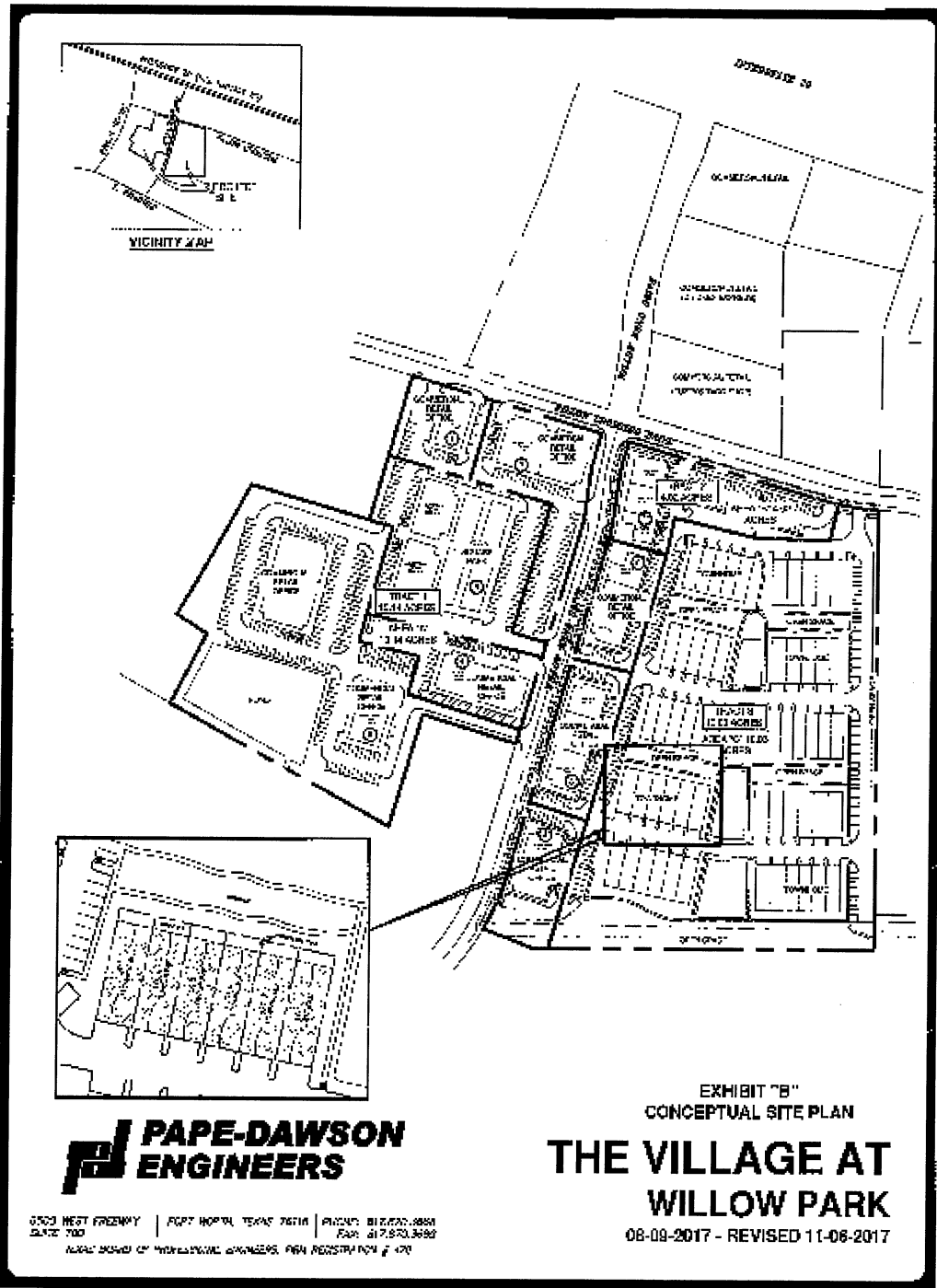
THENCE SOUTH 16 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 370.25 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 220.82' TO A POINT FOR CORNER;

THENCE NORTH 89 DEGRESS 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 68.51 FEET TO A POINT FOR CORNER;
SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILLOW CROSSING DRIVE;

THENCE NORTH 79 DEGREES 38 MINUTES 04 SECONDS WEST 133.72 FEET ALONG A CURVE TO THE RIGHT AND
CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES OF LAND MORE OR
LESS.



**PAPE-DAWSON
ENGINEERS**

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 A STATE BOARD OF PROFESSIONAL ENGINEERS, PER REGISTRATION # 470

EXHIBIT "B"
 CONCEPTUAL SITE PLAN
**THE VILLAGE AT
 WILLOW PARK**
 08-09-2017 - REVISED 11-06-2017

(PRELIMINARY LAYOUT - SUBJECT TO
 CHANGE WITH FINAL APPROVALS)

Exhibit "C"

**Planned Development Regulations for
"THE VILLAGE AT WILLOW PARK"**

Willow Park, Texas

August, 2017

Revised: October 12, 2017
October 20, 2017
November 6, 2017

Owner:

The Morrison Group, Inc.
1620 Wabash Avenue
Fort Worth, Texas 76107

Applicant:

Pape-Dawson Engineers
6500 West Freeway, Suite 700
Fort Worth, Texas 76116

Contents

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A. The PD Plan

This Planned Development Ordinance (PD) will serve as the zoning regulations for the property throughout the development process. The intent of the PD is to allow development of a mixed-use project allowing for a combination of compatible uses as based upon the City of Willow Park Comprehensive Zoning Ordinance (Exhibit “J”) and as described herein.

The PD area has approximately 24.19 acres of land, more particularly described in Exhibit “A” attached hereto.

The PD Conceptual Site Plan, attached as Exhibit “B”, shall be considered a permanent part of these Land Use Regulations and may be modified as development progresses as mutually agreed upon by the Developer and the City of Willow Park. All development will adhere to all applicable ordinances of the City of Willow Park unless otherwise described in the land use regulations within this PD.

The Conceptual Site Plan includes the following exhibits:

- Exhibit “A” - Legal Description
- Exhibit “B” - Conceptual Site Plan
- Exhibit “C” - Aerial Photo
- Exhibit “D” - Proposed Easements / Dedications
- Exhibit “E” - Proposed Utility Plan
- Exhibit “F” - Proposed Public Access Plan
- Exhibit “G” - Conceptual Landscape Plan
- Exhibit “H” - Building Elevations
- Exhibit “I” - Preliminary Plat
- Exhibit “J” - Comprehensive Zoning Ordinance/TIA Requirements – City of Willow Park

B. Development Requirements

An approved Final Plat and approved “Final” Site Plan shall be required prior to issuance of a building permit for any proposed development within the Planned Development. Submittal and processing of subsequent Plats and Site Plans shall comply with standard City of Willow Park policies and procedures.

The PD Conceptual Site Plan (Exhibit “B”) represents the land uses proposed for the property. If that plan is executed without alterations, it shall serve as the base for the Final Site Plan. Approval of the Final Site Plan is required prior to commencing construction through the normal permitting process. If that plan changes, or any phase of that plan is significantly altered, a new Conceptual Site Plan and Final Site Plan shall be required to be submitted.

City Council approvals are required for significant changes that do not meet the approved Conceptual Site Plan.

No “Overlay District” regulations shall apply to the property, including but not limited to, the IH-20 Overlay District regulations (Sec. 14.06.016).

The Final Site Plan approval will be required for all proposed development tracts within the Planned Development acreage. The Final Site Plan will be based upon the approved Conceptual Site Plan, as required by the PD ordinance.

A Traffic Impact Analysis (TIA) will be provided for the project as required, including projected vehicle trips and proposed impacts on the surrounding streets and adjacent intersections, pursuant to generally acceptable City requirements. This TIA will be provided with the applications for Preliminary Plats for individual tracts or for the overall PD area.

In the event of a conflict between the Comprehensive Zoning Ordinance or any other City ordinance, rule or regulation and these planned development district regulations, these Planned Development District Regulations shall prevail.

C. Allowable Use Categories

The following uses shall be allowed within the Planned Development and as provided in Sec. 14.06.004. The approximate acreages listed are the maximum allowable for each indicated general use.

Commercial/Local Retail/Office.....14.16 Acres

Townhome.....10.03Acres

Commercial/Retail/Office uses, as allowed in Section 14.06.012, 013 & 014, will be allowed with the exception of: Service Stations, Mortuaries, Public Storage, Self Service Laundries, and Pawnships.

For purposes of calculating acreage, the gross parcel acreage shall be inclusive of utility and drainage easements.

D. Development Phasing

The Planned Development will consist of 58 Townhomes, Retail/Commercial/Office buildings and a "Town Square" public park. Development will be in conformance with the requirements in the City's Zoning Ordinance applicable to the "C"- Commercial District and the "TH"- Townhome Residential District, except as amended by this ordinance.

Proposed Townhome uses for the PD property are to be constructed in a minimum of three (3) phases in conjunction with the development of the Commercial/Retail/Office tracts within PD development. The proposed phasing shown identifies the "typical" phasing that is required to satisfy the following base requirement:

Phase 1: Construction of up to twenty-four (24) Townhomes;

Phase 2: Construction of one (1) Commercial/Retail/Office building within the PD;

Phase 3: Construction of up to twenty-four (24) Townhomes;

Phase 4: Construction of the “Town Square” public park (approx. 0.4 acres of Open Space) and one Commercial/Retail/Office building adjacent to the “Town Square”.

Phase 5: Construction of the remaining ten (10) Townhomes (for a maximum of 58 Townhomes).

Phase 6: Construction of the remaining proposed Commercial/Retail/Office buildings within the PD.

E. Area Regulations / Density

The base zoning districts for the proposed development shall include “C” - Commercial and “TH” - Townhome Residential as provided in the City of Willow Park Zoning Ordinance. Exceptions to the requirements within these districts shall be as follows:

	Townhome	Commercial/Local Retail/Office
Maximum Height	Two (2) stories not to exceed thirty-five (35) feet	Two (2) stories not to exceed thirty-five (35) feet
Minimum lot area	Not applicable	Not applicable
Minimum lot width	Twenty-five (25) feet	Sixty (60) feet
Minimum lot depth	One hundred (100) feet	One hundred (100) feet
Front yard setback	Fifteen (15) feet	Twenty (20) feet
Rear yard setback	Twenty (20) feet, 40 feet adjacent to SF uses	Twenty (20) feet
Side yard setback	N/A unless adjacent to roadway in which case Ten (10) feet	Ten (10) feet typical, Twenty-five (25) feet if adjacent to any residential district
Max lot coverage by structure	N/A	Sixty (60) percent
Minimum gross living area	1,200 square feet	Not applicable

Density for residential uses shall not exceed sixty (58) total units or approximately six (6) dwelling units per acre.

Sight easements will be provided at all public roadway intersections per current regulations.

F. Building Materials

Building materials proposed are represented on the building elevations provided in Exhibit “H”.

Commercial structures shall provide a minimum masonry coverage of one hundred percent (100%) of first floor for Commercial/Retail/Office buildings, excluding doors, windows, signage and architectural accents. Architectural coins are not required on building corners. A minimum of 30% of the wall area facing a public street shall contain windows or doorways.

Townhome structures will provide a minimum masonry coverage of eighty-five percent (85%) of the total exterior walls above grade level, excluding doors and windows.

G. Infrastructure Requirements

All public infrastructure necessary for development of the proposed use(s) including driveways, storm drainage, sanitary sewer, and water facilities shall be constructed in accordance with City of Willow Park standard specifications and completed prior to issuance of a Certificate of Occupancy for the facility. A Utility Plan (Exhibit "E") has been provided identifying the proposed public utilities for the property.

The Public Access Plan (Exhibit "F") identifies proposed public streets and access easements. Internal streets providing access to the Townhomes shall be private and shall consist of 24-foot wide pavement, back to back.

The drainage for all property within the Planned Development has been reviewed based on the 100-year storm event as described in the iSWM manual. The areas currently draining north to the IH 20 frontage road will continue to drain in that direction. Onsite detention will be provided for property draining to the southeast and southwest to ensure that run-off flows from these areas will not exceed the existing pre-development flows / rates. Each of these detention ponds will be designed to maintain the current drainage conditions for undeveloped land after development has been completed. These detention ponds will not eliminate any existing drainage issues or flooding problems that may currently be present, but will not increase the current flows departing the property.

H. Off-Street Parking and Loading

As a mixed use pedestrian friendly development, parking should be kept at the minimum necessary to serve the commercial, local retail, office and restaurant uses. Shared parking is desirable and encouraged wherever feasible. Street parking shall be permitted on the east side of Willow Crossing Drive, as shown on the Conceptual Site Plan. Street parking will be included in overall parking requirements and calculations.

Minimum parking provided shall be as follows: 1:150 SF for restaurants, 1:250 for Retail, and 1:333 SF for Office. Specific shared parking arrangements within three hundred feet (300') shall be reviewed for each proposed development during the Final Site Plan approval process as required.

Townhome uses shall require two (2) parking spaces within an enclosed garage for each unit as well as one (1) additional space on-site for guest parking. Guest parking will be provided within common areas owned and maintained by the Home Owners Association (HOA).

I. Landscaping and Screening Requirements

All landscaping and screening shall comply with Sec. 14.09.001 and 14.09.002 of the zoning ordinance, as represented by the conceptual Landscape Plan as prepared by Marcus Bowen Landscape, Inc. and attached as Exhibit "G".

Final landscape and irrigation plans will be provided with each individual Final Site Plan submittal as required.

J. Signage

All signage proposed for the PD development will comply with requirements of the City of Willow Park Code of Ordinances, Sec.14.07.001.

K. Local Codes and Ordinances

Unless specifically amended as part of this Planned Development document, all construction within this PD is subject to all local codes and ordinances as adopted by the City of Willow Park.