

CORRECTIONS LIST

Project Type: Rezoning Application | Project Title: Rezoning Application

ID # 24-000110 | Started: 03/20/2024 at 2:00 PM



Address

129 S RANCH HOUSE
RD, Willow Park, TX USA
76008

Legal

EASTERN PARKER
COUNTY Lot PT 1-B

Property Info

Property ID: 11990.00A.01B.00

Description

Lot 1 Blk 1 | Willow Park Baptist Church

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 1 Corrected: 0

Need current Plat

By: Toni Fisher
04/01/2024 at 1:56 PM

REQUIRED

Normal

The properties referenced may not be all parcels in their entirety. The tax records from Parker County Appraisal District show three (3) parcels (as are reflected on the Rezoning Application); however, the most current Plat ("Willow Park Baptist Church Addition", dated May 1995) shows only 2 parcels: Lot 1B, located to the west of the property and bordering Ranch House Road, and Lot 1, Block 1, which is the remainder of the parcel. The only area shown is "8.864 acres" which, if all three parcels submitted are all of the church properties, only total 7.886 acres (no area measurement is shown for Lot 1B, assuming that all of Block 1 is 8.864 acres, not just Lot 1[A]).

The last recorded plat, referenced above, shows Lot 1B where the "existing auditorium" is located (per architect's site plan submitted with this rezoning application); and, Lot 1 Block 1 as the lot where the "existing building" and additions were to be built, but no property lines are shown between the "Existing Auditorium" and "Existing Building", leading to the assumption that these lots were replatted into one lot.

To confirm any theory, we need the current [re]plat to confirm that we have all of the church's properties, which may not have been filed or is no longer available on PCAD: "Eastern Parker Co. Industrial Park, Lots 1A & 1B" is not found. The architect may have access to this within his plans for the addition (date illegible on plans).

Please call Toni Fisher, Planning & Development Director, for questions: 817-441-7108 x100.

Clarification

By: Michelle Guelker
03/28/2024 at 7:41 AM

REQUIRED

High

How large of a high school? How many students, teachers, administration, and/or parents will be on site during a typical day? Will the school day be a regular 7:30 to 4:30 school day, Monday through Friday, and a normal school year, September through May?

Concern that the additional traffic load will cause problems with Ranch House Road and Bankhead Highway. Has a traffic study been done to see what the impact of the high school at this location will have?

The request is also asking for commercials. What type of commercial is planned and how will that contribute to traffic on both roads?