



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: June 21, 2022	Department: Planning & Development	Presented By: Betty Chew Toni Fisher Bill Funderburk
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AGENDA ITEM:

Consider and act on a Final Plat of Blocks 2, 3, 4; Porter Addition, being 21.752 acres J.M. Froman Survey Abstract No. 471, City of Willow Park, Parker County, Texas.

BACKGROUND:

This is a final plat represents a 3-block subdivision. The property is zoned “Commercial/IH-20 Overlay District”. This plat includes the extension of Bankhead Highway right-of-way (60 foot) to the west. Eagle Drive and Ryser Road right-of-way (60 foot) will be dedicated with the plat.

The subdivision will be served by the City of Willow Park water and sanitary sewer systems. Fire hydrants will be installed along the water mains in compliance with I.S.O. regulations. Utility extension will be in accordance with the City’s Utility Extension Policy.

Stormwater flows from northeast to southwest to the Clear Fork of the Trinity River. A portion of Lot 1, Block 3 and Lot 1, Block 4 are in the 100-year flood zone and floodway. A flood study has been submitted and a LOMR issued by FEMA. Stormwater drainage improvements will comply with the City of Willow Park Design Standards.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat of Blocks 2, 3, 4; Porter Addition, as presented.

EXHIBITS:

- Plat Application
- Final Plat