

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED DWG FILE.

PRELIMINARY CONCEPTUAL ONLY

QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
MULTIFAMILY RESIDENTIAL
IN WILLOW PARK, TX

ADDRESS: 700 WILLOW CROSSING E
WILLOW PARK, TX 76008

JURISDICTION:
CITY OF WILLOW PARK

PARCEL ID #:
96808, 118629

PARCEL AREA:
±6.10 AC

ZONE: C COMMERCIAL DISTRICT -
REZONE TO R-3 ZONING DISTRICT
(IH-20 OVERLAY DISTRICT)

EXISTING USE:
CHURCH

PROPOSED USE:
APARTMENTS
(PERMITTED USE IN R-3)
18 DU, PER AC = 110 MAX, 110 PROP.

PARKING CALCULATION:
1.5 PER 1-BEDROOM APARTMENT,
2.5 PER 2-BEDROOM APARTMENT
1 PER 300 COMMUNITY CENTER
215 + 20 = 235 REQUIRED STALLS

PROVIDED PARKING: 237 TOTAL
5 PROPOSED & 2 EX. ADA STALLS
191 PROPOSED STALLS (9' x 18')
39 EXISTING STALLS
(10% COVERED PARKING SHOWN)

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS*
FRONT: 35' (1 STORY BUILDING)
40' (2 STORY BUILDING)
50' (3 STORY BUILDING)

SIDE: 25'
REAR: 25'
BUFFERS: 20' ROW L.S.
10' VUA L.S.

FLOOD ZONE: X
FEMA MAP: 48367C0425F
DATED: 04/05/2019

SITE SPECIFIC NOTES:
* SETBACKS SHOWN ARE FOR THE R-3 ZONING.

DRAWING DATA
DATE: 12/19/2025
PROJECT NO.: 25.1720 / CONCEPT 3

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

