

# Meadow Place Estates TX

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### Legal Description, MPE East

- Meadow Place Estates, 39.12 acres further described as a tract of land situated in the John Forman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2 Trinity Meadows, an addition to the City of Willow Park, Texas, located just west of Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road...This Agreement: (i) governs development of the Residential Property for single-family residential uses in accordance with "R-5" Single Family Residential Medium Density Zoning District
- [Legal Description with Developer's Agreement, 12 January, 2016, Council in .pdf](#)

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### Legal Description, MPE West

- Meadow Place Estates Phase 2, 11.17 acres John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2, Trinity Meadows Addition, City of Willow Park, Texas, located on the Northeast corner of Meadow Place Dr and Kings Gate Road. This property was a part of the Trinity Meadows Race Track. The property is located in the Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is located along Interstate 20 going North and West.
- [Legal Description with Developer's Agreement, 12 January, 2016, Council in .pdf.](#)

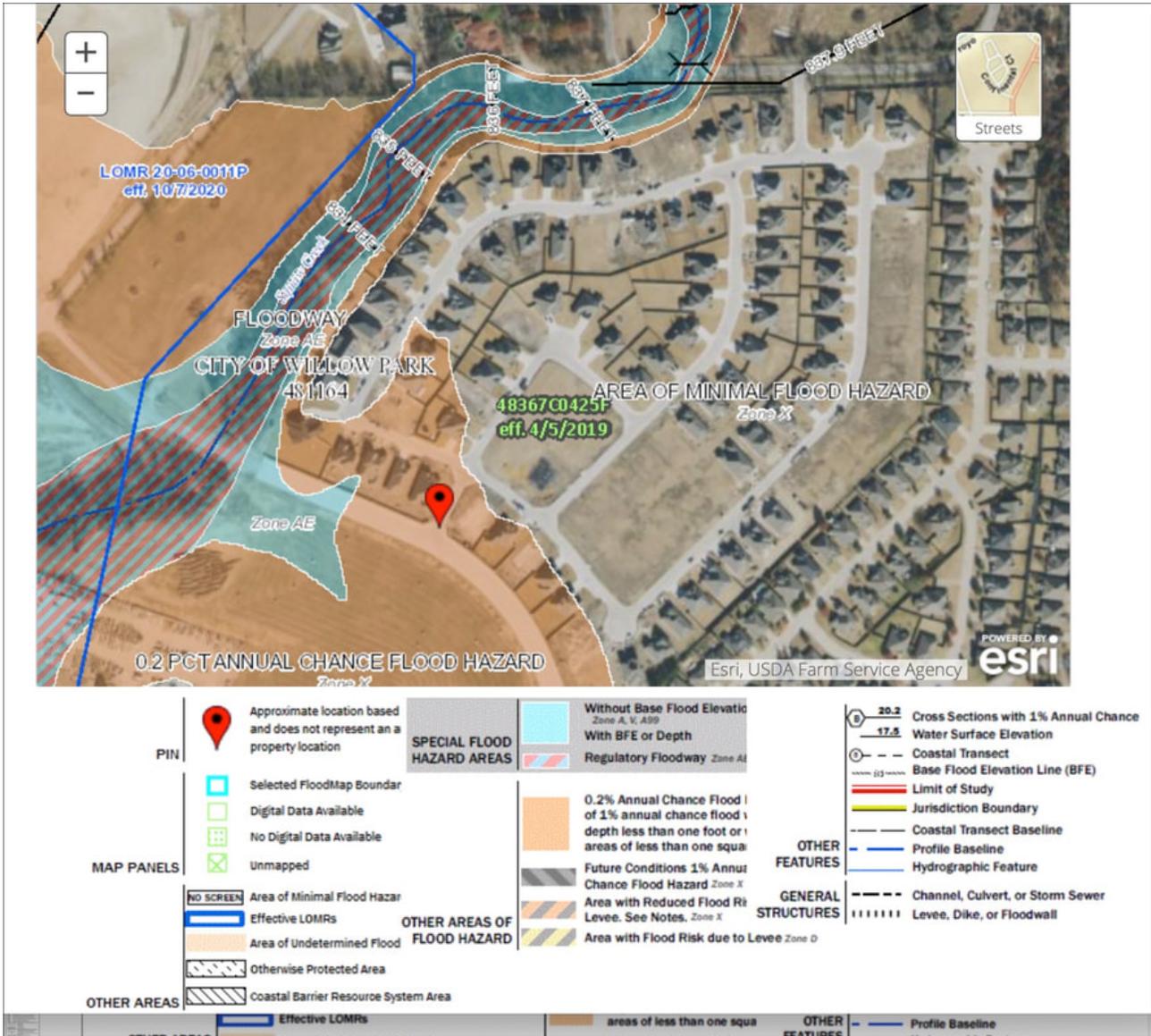
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## FEMA Floodplain

FEMA Flood Map Service Center

Search -97.648521 [space] 32.741714



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### City of Willow Park Ordinances, Planned Development, Zone R-5

#### **“PD” Planned Development District**

- City of Willow Park, Code of Ordinances > **Chapter 10 Subdivision Regulation** > Article 10.02 Subdivision Ordinance > **Division 11. Planned Unit Development** > Sec. 10.02.311 Planned unit development
- City of Willow Park, Code of Ordinances > **Chapter 14 Zoning** >
  - **Article 14.02 Establishment Of Districts And Boundaries** > Sec. 14.02.001 Establishment of districts and boundaries
  - Article 14.06 Use Restrictions And Zoning Regulations > Sec. 14.06.004; Class I - **Special Purpose: “PD” Planned Development District**
  - **Article 14.10 New Development Site Plan Process** > Sec. 14.10.001 Intent of “PD” Planned Development District > (a) The “PD” (Planned Development) District is intended to be used for the development of large or mixed use parcels of land and for smaller parcels where dissimilar uses may require special controls to avoid interference with existing or planned uses. Development within a Commercial, Local Retail, Office, or Residential-3 District must be approved through the site planning process...
- Zoned PD Districts are specific areas that “accommodate planned associations of uses developed as integral land use units such as offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing (including attached single-family dwellings), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to

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permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility." Prosper, Texas

### **"R-5" Single-Family High Density District**

- City of Willow Park, Code of Ordinances > Chapter 14 Zoning > Article 14.06 Use Restrictions And Zoning Regulations > **Sec. 14.06.010**  
**Class II - Residential "R-5" Single-Family Medium Density District**