

Meadow Place Estates TX

Developer & Development Documents

Developers

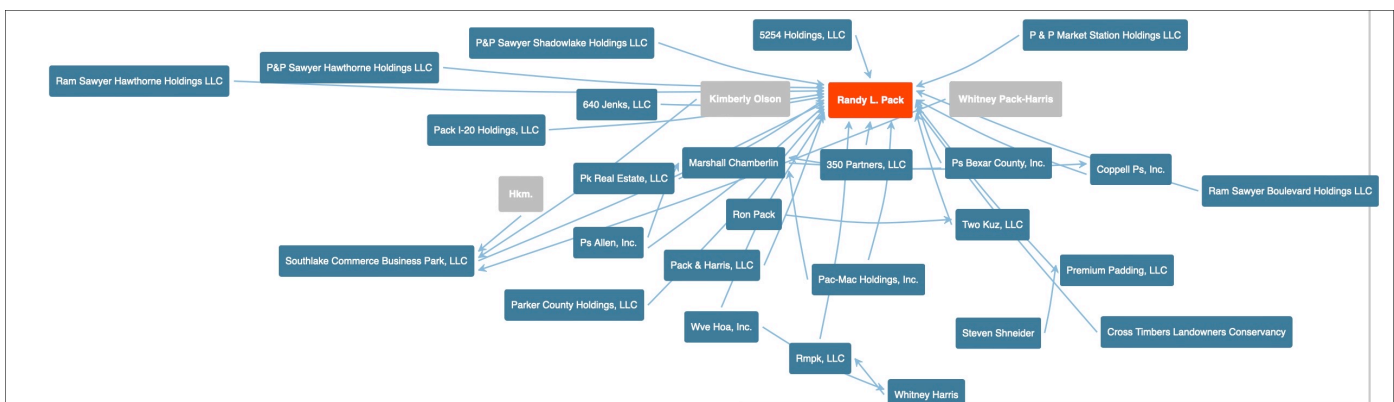
- Parker County Holdings, LLC is a Texas Domestic Limited-Liability Company (Llc) filed On May 18, 2010. The company's filing status is listed as In Existence and its File Number is 0801270938. The Registered Agent on file for this company is Randy L. Pack and is located at 5354 Airport Fwy., Fort Worth, TX 76117. The company's principal address is 5354 Airport Frwy, Fort Worth, TX 76117. The company has 1 principal on record. The principal is Randy L Pack from Fort Worth TX.

[Bizapedia](#) / Source: Texas Secretary of State

[OpenCorporates.com](#)

- Randy L. Pack... has been associated with fifty-five companies, according to public records. The companies were formed over a forty-four year period with the most recent being incorporated three months ago in December of 2020. Thirty-One of the companies are still active while the remaining twenty-four are now listed as inactive.

[CorporationWiki](#)



[larger image](#)

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Developers Agreement

- **Parker County Holdings, LLC, Developer's Agreement, Meadow Place Subdivision, signed and dated in .pdf**

'The Developer owns approximately 39.12 acres of land in the John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas generally located west of Stage Coach Estates subdivision, south of Sam Bass Road and east of Kings Gate Road (the "Residential Property" or the "Development"), as shown on Exhibit A and described in Exhibit A-1. The Developer intends to develop the Residential Property with approximately 116 single-family residences (the "Residential Improvements") as depicted in a final plat submitted to the City for Meadow Place Addition... 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 regulations..." [Page 1]

References & Documents in Council Meetings

- **08 September, 2020, Parker County, Clerk Office**

<https://tx.countygovernmentrecords.com/texas/eagleweb/docSearch.jsp>

(Search Both Names: Meadow Place Estates)

PLAT 260-202029799

Recording Date 09/18/2020 / Document Date 09/08/2020

Meadow Place Estates

Legal: **Meadow Place Estates Phase 2** (lot descriptions)

- **08 September, 2020, Parker County, Clerk Office**

<https://tx.countygovernmentrecords.com/texas/eagleweb/docSearch.jsp>

(Search Both Names: Meadow Place Estates)

PLAT 260-202029792

Recording Date 09/18/2020 / Document Date 09/08/2020

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Legal: **Subdivision MEADOW PLACE ESTATES Lot 5R1R Block A; ... Lot 5R2R Block A; Lot 5R3R Block A; ... Lot 6R Block A; ... Lot 7R Block A**

- **12 December, 2017, Regular Council Meeting, [Minutes](#), [Agenda](#) / [Plans for stone columns in front fence](#)**

7. Discussion/ Action: To consider and take action on acceptance of Meadow Place Subdivision

Parker County Holdings LLC represented by Jerry Stockon, have completed the improvements to Meadow Place Addition. The water, sanitary sewer, streets, and storm drainage improvements have been completed in accordance with the approved plans and inspected by the City. The developer has agreed to install stone columns (7-Meadow Place Drive 4-Sam Bass Road) along the screening fence in lieu of a concrete curb. (See attached drawing.) The developer will execute a deed conveying the 4.84 acres (Dedication Tract) **to the City of Willow Park** as stated in the Developers agreement as part of the City Council acceptance of the subdivision improvements. STAFF/ BOARD/ COMMISSION

RECOMMENDATION: **Staff recommends acceptance of the improvements for Meadow Place Addition.** The City is in receipt of the Maintenance Bond for the improvements which will be in effect for two years from acceptance and the "As Built Plans."

- **22 August, 2017 Regular Council Meeting, [Minutes](#), [Agenda](#) and August 08, 2017, Regular Council Meeting, [Minutes](#), [Agenda](#)**

Budget 2018 Fiscal Year Budget, Waste Water Fund, Revenue Description for 20 homes: New Account Fees, Tap Fees, Impact Fees, Meter Fees, Meter Box Fees, User Fees, Impact Fees

Meadow Place Estates TX

Developer & Development Documents

- **28 February, 2017, Parker County, Clerk Office**

<https://tx.countygovernmentrecords.com/texas/eagleweb/docSearch.jsp>

(Search Both Names: Meadow Place Estates)

PLAT 260-201704934

Dated: 02/28/2017 10:56:04 AM

Meadow Place Estates

Lots 5R1, 5R2, & 5R3 (Lot 5 MPE Park re-platted to three (3) houses.)

Filed in Plat Cabinet D, slide #688

- **15 November, 2016, Regular City Council Meeting,**

Minutes, Agenda

10. Discussion/Action: Consider and act on a Final Plat of a Replat for a 1.13 acre tract of land, John Froman, Survey. Abstract No. 471, **Lots 5R1, 5R2, 5R3, Block A**, Meadow Place Estates, City of Willow Park, Parker County, Texas. The property is located on Breeders Drive. A. Open Public Hearing / B. Close Public Hearing

11. Discussion/Action: To consider and approve **Addendum Number One to that certain Development Agreement**, Meadow Place Subdivision by and between Parker County Holdings, LLC (Developers)

- **01 November, 2016, Planning & Zoning Commission Meeting,**

NEED MINUTES, Agenda

2. Consider and act on a **Final Plat of a Replat for a 1.13 acre tract of land, John Froman, Survey. Abstract No. 471, Lots 5R1, 5R2, 5R3, Block A**, Meadow Place Estates, City of Willow Park, Parker County, Texas. The property is located on Breeders Drive. / Open Public Hearing

Meadow Place Estates TX

Developer & Development Documents

- **07 April, 2016, Parker County, Clerk Office**

<https://tx.countygovernmentrecords.com/texas/eagleweb/docSearch.jsp>

(Search Both Names: Meadow Place Estates)

Plat 260-201607284

Dated: 04/07/2016 02:26:38 PM

Meadow Place Estates, Final Plat

Lots 1 - 21, Block A; Lots 1 - 37, Block B; Lots 1 - 30, Block C; Lots 1 - 5, Block D; Lots 1 - 27, Block E

Filed in Plat Cabinet D, slide #526

- **15 March, 2016, Regular City Council Meeting, [Minutes](#), [Agenda](#)**

6. Discussion/Action: **Take Action on a Developer's Agreement with Parker County Holdings LLC related to the development of a residential sub-division known as Meadow Place Estates**

(City Attorney Rider Scott)

7. Discussion/Action: **Consider and Act on a Final Plat for Meadow Place Estates, 39.12 acres further described as a tract of land**

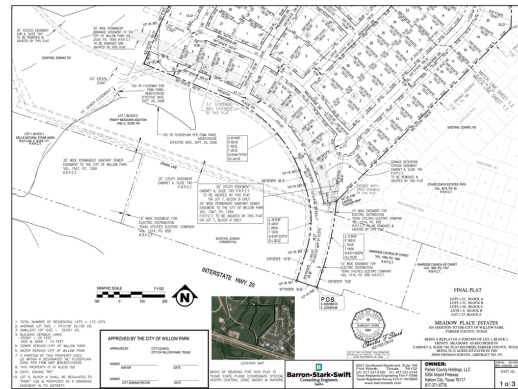
situated in the John Forman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2 Trinity Meadows, an addition to the City of Willow Park, Texas, **located just west of**

Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road. (City Attorney Rider Scott)

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Developer & Development Documents

- Tuesday, March 8, 2016, Regular City Council Meeting, [Minutes](#), [Agenda full](#) / [Memo and Final Plat in .pdf](#)
8. Discussion/Action: **Take Action on a Developer's Agreement with Parker County Holdings LLC** related to the development of a residential sub-division known as Meadow Place Estates (City Attorney Rider Scott) **This item may be tabled pending City Attorney Review.**



Meadow Place Estates TX

Developer & Development Documents

Section IV – Planning & Development

9. Discussion/Action: **Hold Public Hearing and make a Recommendation on a Final Plat for 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 item may be tabled pending City Attorney Review.**** A. Open Public Hearing / B. Close Public Hearing / C. Take Action

Agenda Memo: City Council Action Requested: **Continue to deny Final Plat for Meadow Place Estates** on the condition that development agreement be in place to address infrastructure concerns. ****Please note staff recommends that a developer's agreement to address infrastructure concerns be approved prior to acceptance of a final plat.**

• **Tuesday, January 12, 2016, Regular City Council Meeting, [Minutes](#), [Agenda Full](#) / [Agenda and Documents concerning MPE in .pdf](#)**

8. Discussion/Action: **Take Action on a Developer's Agreement with Parker County Holdings LLC related to the development of a residential sub-division known as Meadow Place Estates** (City Attorney Rider Scott)

****This item may require executive session / ***Mayor Neverdousky recessed to executive session at 7:21 p.m / . ***Mayor Neverdousky reconvened the meeting at 7:51 p.m. ***No action taken.**

[continued next page]

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9. Hold Public Hearing and **make a Recommendation on a Final Plat for 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. A. Open Public Hearing / B. Close Public Hearing / C. Take Action / ***Councilmember Martin made a motion to disapprove the current final plat for Meadows Place Estates until certain technical issues are resolved. The council agrees to waive any and all refiling fees for 120 days and allow resubmittal directly to the city council rather than through the planning and zoning commission.

22. Executive Session / B. Economic Development - Development Agreement(s)



Meadow Place Estates TX

Developer & Development Documents

- **10 December, 2015, Regular City Council Meeting, [Minutes](#)**
10. Discussion/Action: **Notice to Proceed with Limited Utility and Site Development for Stockon5 Construction with the Meadow Place neighborhood** development at the direction of City Engineer and Public Works Director.

***Councilmember Runnebaum made a motion to authorize a limited notice to proceed utility and site development within the meadow place subdivision development with the approval of the City Engineer and Public Works Director.

- **01 December, 2015, Planning & Zoning Commission Meeting, [Agenda](#)**

5. Discussion/Action: Hold public hearing for **a subdivision final plat for Meadow Place Addition, 29.7 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 Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

- **11 August, 2015, Regular City Council Meeting, [Minutes](#)**

9. Conduct a Public Hearing on a requested zoning change to rezone 39.02 acres, more or less, further described as a tract 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, **from a Class I – Special Purpose and “PD” Planned Development District (Race Track) Classification and use designation to Residential Class II – Residential: R-5 Single Family Medium Density District Classification and use Designation;** generally located south of Sam Bass Road and east of Kings

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Gate Road.; and act on said application. / Open Public Hearing / Councilmember Martin made a motion to accept the recommendation of the Willow Park planning and zoning commission and specifically approve and adopt Ordinance 714-15

10. Discussion/Action: Hold Public Hearing for a **subdivision plat** for Meadow Place Addition, 39.02 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 Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road. / Open Public Hearing

● **04 August, 2015, Planning & Zoning Commission Meeting, [Agenda](#)**

3. Hold Public Hearing for a on zoning change to **rezone 39.02 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 City of Willow Park, Texas, **from a "PD" Planned Development District Racetrack to "R-5" Single Family Residential Medium Density District"**. Located just west of Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

4. Hold Public Hearing for a **subdivision plat** for Meadow Place Addition, 39.02 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 Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

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- **21 July, 2015, Planning & Zoning Commission Special Meeting, [Agenda](#)**

1. Hold Public Hearing on zoning change request to rezone 39.02 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, **from an "PD" Planned Development District to "R-5"**

Single Family Residential District". Located just west of Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

2. Hold Public Hearing for a subdivision plat for Meadow Place Addition,

39.02 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 Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

- **07 July, 2015, Planning & Zoning Commission Meeting, [Minutes](#).
[Need Agenda](#)**

5. Discussion on zoning request change for the Meadow Place subdivision6.

Discussion on subdivision plat for the Meadow Place Addition. **Jordan Bishop addressed the commission representing the applicant and gave an overview of the project.**

- **02 June, 2015, Planning & Zoning Commission Meeting, [Agenda](#)**

5. **Discussion on subdivision plat for Meadow Place Addition**, a 29.7 acres, located just west of Ex. Stagecoach Estates and south of Sam Bass Road & east of Kings Gate Road.

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6. Discussion on **zoning change request to rezone 29.7 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, **from an "PD" Planned Development District to "R-5" Single Family Residential District.** Located just west of Ex. Stage Coach Estates and south of Sam Bass Road & east of Kings Gate Road.

City of Willow Park Ordinances

[Sec. 14.06.010](#) Class II - Residential: "R-5" Single-Family Medium Density District

Latest Update: Saturday, 19 February, 2022