



CITY COUNCIL REGULAR MEETING AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, February 27, 2024 at 6:00 PM

CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC COMMENTS (Limited to three minutes per person)

Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

CONSENT AGENDA

All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approve City Council Minutes - Regular City Council Meeting February 13, 2024.

REGULAR AGENDA ITEMS

2. Discussion/Action: to adopt an ordinance of the City Council of the City of Willow Park, Texas, ordering the cancellation of the General Election scheduled for May 4, 2024; declaring the unopposed candidates for Councilmember for Place No. 3, a Councilmember for Place No. 4, and a Councilmember for Place No. 5; to be elected to office; directing the City Secretary to take certain actions pertaining to the cancellation of the General Election; providing a severability clause; providing an effective date; and providing an open meetings clause.

3. Consideration /Action: to reappoint Board of Adjustment Members Place No. 2 and 4, and appoint an Alternate.
4. Consideration/Action: to reappoint Parks Board Members Place No. 2, 4, and 6, and appoint an Alternate.
5. Consideration/Action: to reappoint Planning and Zoning Commissioners Place 2 and Alternate, and appoint Place 4 and second Alternate.
6. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.
7. Discussion/Action: to adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.
8. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.
9. Consideration/Action: to adopt an ordinance for a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.
10. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.
11. Discussion/Action: to adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Oxer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.

INFORMATIONAL

Mayor and City Council Comments

City Manager Comments

EXECUTIVE SESSION *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

12. 551.087 - Economic Development Negotiations; 551.071 Consultation with City Attorney; Beall Development Agreement.
13. Section 551.071 - Consultation with Attorney; Halff & Associates Litigation.
14. Section 551.071 - Consultation with Attorney
 - A. Deliberations regarding rescinding opt-out filed in 3M and Dupont PFAS litigation.
 - B. Chapter 380 Agreement between the City and Far Out Hospitality for the development of a Cork and Pig Restaurant offering sales tax rebates.

RECONVENE *into Open Session and consider action, if any, on the item discussed in Executive Session.*

ADJOURNMENT

As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

The City Council may convene a public meeting and then recess into closed executive session, to discuss any of the items listed on this agenda, if necessary, and if authorized under chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or donation, § 551.073; (4) discussing certain personnel matters, §551.074; and (5) discussing security personnel or devices, § 551.076.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: February 23, 2024, at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Crystal R. Dozier, TRMC, CMC
City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at cdozier@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at www.willowpark.org



CITY COUNCIL REGULAR MEETING MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, February 13, 2024 at 6:00 PM

CALL TO ORDER AND THE ROLL OF ELECTED AND APPOINTED OFFICERS WILL BE TAKEN

Mayor Pro Tem Young called the meeting to order at 6:00 pm.

PRESENT

Councilmember Eric Contreras
Councilmember Chawn Gilliland
Councilmember Lea Young
Councilmember Nathan Crummel

ABSENT

Mayor Doyle Moss
Councilmember Greg Runnebaum

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Pro Tem Young requested a moment of silence followed by the pledge allegiance.

PUBLIC COMMENTS (Limited to three minutes per person)

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A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Marsh Weiershausen at 70 Crown Road spoke before the city council regarding his driveway approach.

CONSENT AGENDA

All matters listed in the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approve City Council Minutes - Regular City Council Meeting January 23, 2024.

To approve City Council Minutes - Regular City Council Meeting January 23, 2024.

Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

REGULAR AGENDA ITEMS

2. Discussion/Action: to approve the City's 1st Quarter Financial Report.

To approve the City's 1st Quarter Financial Report.

Motion made by Councilmember Gilliland, Seconded by Councilmember Crummel.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

3. Discussion/Action: to Authorize Use of Hotel Occupancy Tax funds for billboard advertising.

To authorize use of Hotel Occupancy Tax Funds for billboard advertising as presented.

Motion made by Councilmember Crummel, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

4. Discussion/Action: to approve the 2023 Racial Profiling Report.

To approve the 2023 Racial Profiling Report.

Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.

Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young, Councilmember Crummel

INFORMATIONAL

City Council Comments

Mayor Pro Tem Young requested staff reports for updates on road projects for a future meeting.

City Manager Comments

City Manager Grimes stated the wastewater treatment plant contract has been signed and tentatively scheduling a preconstruction meeting March 1st. He also mentioned various staff members will be in training over the next month. He stated he will be at the TCMA Conference in Grandbury next week. The first city council meeting in March is currently scheduled during spring break. He asked the city council to please let staff know if they plan to be out so staff can plan accordingly for the March city council meetings.

EXECUTIVE SESSION *It is anticipated that all, or a portion of the discussion of the foregoing item will be conducted in closed executive session under authority of the Section 551 of the Texas Open Meetings Act. However, no action will be taken on this item until the City Council reconvenes in open session.*

5. Section 551.071 - Consultation with Attorney; Halff & Associates Litigation.

City Council did not convene into Executive Session.

RECONVENE *into Open Session and consider action, if any, on the item discussed in Executive Session.*

ADJOURNMENT

**Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.
Voting Yea: Councilmember Contreras, Councilmember Gilliland, Councilmember Young,
Councilmember Crummel**

Mayor Pro Tem Young adjourned the meeting at 6:25 pm.

These minutes were approved on the 27th of February, 2024.

Mayor Pro Tem Lea Young

Crystal R. Dozier, TRMC, CMC
City Secretary



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: February 27, 2024	Department: City Secretary	Presented By: Crystal Dozier
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AGENDA ITEM

Discussion/Action: to adopt an ordinance of the City Council of the City of Willow Park, Texas, ordering the cancellation of the General Election scheduled for May 4, 2024; declaring the unopposed candidates for Councilmember for Place No. 3, a Councilmember for Place No. 4, and a Councilmember for Place No. 5; to be elected to office; directing the City Secretary to take certain actions pertaining to the cancellation of the General Election; providing a severability clause; providing an effective date; and providing an open meetings clause.

BACKGROUND:

Councilmembers Places 3, 4 and 5 were all uncontested for place on ballot for the 2024 General Election.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Motion to adopt an ordinance of the City Council of the City of Willow Park, Texas, ordering the cancellation of the General Election scheduled for May 4, 2024; declaring the unopposed candidates for Councilmember for Place No. 3, a Councilmember for Place No. 4, and a Councilmember for Place No. 5; to be elected to office; directing the City Secretary to take certain actions pertaining to the cancellation of the General Election; providing a severability clause; providing an effective date; and providing an open meetings clause.

EXHIBITS:

- Proposed Ordinance
- Certificate of Unopposed Candidates

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	
	Source of Funding	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ORDERING THE CANCELLATION OF THE GENERAL ELECTION SCHEDULED FOR MAY 4, 2024; DECLARING THE UNOPPOSED CANDIDATES FOR COUNCILMEMBER FOR PLACE NO. 3, A COUNCILMEMBER FOR PLACE NO. 4, AND A COUNCILMEMBER FOR PLACE NO. 5; TO BE ELECTED TO OFFICE; DIRECTING THE CITY SECRETARY TO TAKE CERTAIN ACTIONS PERTAINING TO THE CANCELLATION OF THE GENERAL ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, a General Election was called for May 4, 2024, for the purpose of electing three (3) at large City Council members for Places No. 3, No. 4 and No. 5, each for a two (2) year term; and

WHEREAS, the City Secretary has certified in writing that each candidate is unopposed for election to office pursuant to the Certification of Unopposed Candidates attached hereto as Exhibit “A”; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy have passed; and

WHEREAS, under such circumstances, Chapter 2, Subchapter C, of the Texas Election Code (Section 2.051, *et seq.*), authorizes the City Council to declare each and every unopposed candidate elected to office and cancel the election.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, THAT:

Section 1. Findings of Fact. All of the above premises and recitations are found to be true and correct and are incorporated into the body of this Ordinance as findings of fact, as if copied herein in their entirety.

Section 2. Elected Candidates. The following candidates, who are unopposed for the May 4, 2024 General Election, are hereby declared elected to office, and a certificate of election shall be issued to each candidate following the time the election would have been canvassed.

- | | |
|----------------------------------|-----------------------|
| Councilmember, at-large, Place 3 | <u>Greg Runnebaum</u> |
| Councilmember, at-large, Place 4 | <u>Lea Young</u> |
| Councilmember, at-large, Place 5 | <u>Nathan Crummel</u> |

Section 3. Cancellation of Election. The May 4, 2024 General Election is hereby canceled, and the City Secretary is directed to cause a copy of this Ordinance to be posted on Election Day at each polling place used or that would have been used in the election.

Section 4. Directions to City Secretary. The City Secretary is hereby directed to post a copy of this Ordinance on the bulletin board at City Hall and, on Election Day, a copy of this Ordinance shall be posted on the door of the polling place. Such posting at the polling place shall be made in a manner to be readable to persons outside the polling place.

Section 5. Severability. It is declared to be the intent of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance since the City Council would have enacted them without the invalid portion.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Section 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED, APPROVED AND ADOPTED this the 27th day of February, 2024.

CITY OF WILLOW PARK

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier, City Secretary

APPROVED AS TO FORM:

William P. Chesser, City Attorney

The Willow Park City Council is acting on Ordinance No.____, did on the 27TH day of February 2024 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY) CERTIFICACIÓN DE
CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

**To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante**

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 4, 2024.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 4 de Mayo 2024.

**List offices and names of candidates:
Lista de cargos y nombres de los candidatos:**

Office(s) Cargo(s)	Candidate(s) Candidato(s)
Councilmember Place No. 3	Gregory Runnebaum
Councilmember Place No. 4	Lea Young
Councilmember Place No. 5	Nathan Crummel

Signature (Firma)

Crystal R. Dozier

Printed name (Nombre en letra de molde)

City Secretary

Title (Puesto)

February 27, 2024

Date of signing (Fecha de firma)

(Seal) (sello)

*See reverse side for instructions
(Instrucciones en el reverso)*



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 27, 2024	Department: Administration	Presented By: Mayor Doyle Moss
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AGENDA ITEM:

Consideration & Action: To reappoint Board of Adjustment members for Place Numbers 2 and 4, and appoint an Alternate.

BACKGROUND:

The following Board of Adjustment members are recommended for reappointment:

- Steven Gould – Place 2
- Mike Barron – Place 4

The following new applicant is recommended for board appointment:

- Scott Smith – Alternate

RECOMMENDED MOTION:

Approve reappointment of all Board Members and appointment of Alternate, as stated.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 27, 2024	Department: Administration	Presented By: Mayor Doyle Moss
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AGENDA ITEM:

Consideration & Action: To reappoint Parks Board Members for Place Numbers 2, 4, and 6, and appoint Alternate.

BACKGROUND:

The following Parks Board members are recommended for reappointment:

- Corey Tucker – Place 2
- Ever Gomez – Place 4
- Cynthia White – Place 6

The following new applicant is recommended for appointment:

- Barry Noggle - Alternate

RECOMMENDED MOTION:

Approve reappointment and appointment of all place members and alternate, as stated.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: February 27, 2024	Department: Administration	Presented By: Mayor Doyle Moss
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AGENDA ITEM:

Consideration & Action: To reappoint Planning & Zoning Commissioner for Place 2 and Alternate, and appoint Place 4 and second Alternate.

BACKGROUND:

The following Planning & Zoning Commissioners are recommended for reappointment:

- Scott Smith – Place 2
- Zac Walker – Alternate

The following new applicants are recommended for appointment:

- Tyler VanSant – Place 4
- Ever Gomez – Alternate

RECOMMENDED MOTION:

Approve reappointment and appointment of all Commissioners and Alternates, as stated.

Notice of Public Hearing

The City of Willow Park City Council will hold a public hearing on the matters listed below:

Item 6.

1. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.
2. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.
3. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

City Council: Tuesday, February 27, 2024

Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 or tfisher@willowpark.org with any questions.

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The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before February 9, 2024 by 5:00 p.m.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: February 27, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: To consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

BACKGROUND:

The 1.0-acre property located at 721 Ranch House Road is owned by Robert Heil and was operated as Willow Park Church of Christ. The property is for sale by Pastor Heil and currently under contract by Aledo Legacy, LLC. The request came before P&Z and City Council in January for a change in zoning from “R-1 Residential Single-Family Zoning” to Commercial “O - Office District”.

P&Z Commission approved the zoning request with conditions; the City Council was presented with a Petition from residents against the zoning change, and the Council postponed the item with no action. City Staff then organized a Town Hall Meeting with those who petitioned, the property owner, and the buyers. On February 8, the Applicant and Owner withdrew the Zoning Change Application, and the subject Planned Development Application was submitted which outlines permitted and non-permitted uses for the property and addresses specific items of concern from residents.

The P&Z Commission conducted a Public Hearing for this zoning change request. Its Notice of Public Hearing was emailed to each resident who attended the Town Hall Meeting and provided his/her email address, and US mailed to each; everyone who signed the Petition presented to City Council was US mailed a notice; and, those residents/owners within 300 feet of the subject property were also US mailed a notice, exceeding the 200 feet required by state law. For this Council meeting, Notice of Public Hearing was advertised in The Community News on Friday, January 5, 2024, not less than 15 days prior to the hearing, as required by state law.

COMMISSION & STAFF RECOMMENDATIONS:

Following the public comments, the Planning & Zoning Commission approved the PD with a 2:1 vote with the conditions: Section 1.04 “Required Parking” (A)(2) to read, “Transportation buses” and (B)(1) to read, “Commercial and industrial vehicles”; and, Section 1.09 “Signage Requirements” to include “Digital signs are prohibited.” These changes are reflected in the revised document presented to the City Council. City Staff recommends approval of this zoning change request, as presented.

EXHIBITS:

- Planned Development Ordinance & Exhibits (Revised & presented to City Council on 2/27/24)
- Exhibit as provided to P&Z Commission by resident, Dave Laurenzo
- Planned Development Ordinance & Exhibits (as was presented to P&Z on 2/20/24)
- Planned Development Application
- P&Z Notice of Public Hearing
- Petitions provided to City Council on 1/23/24

RECOMMENDED MOTION:

Motion to approve the request for a change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, as presented.

CITY OF WILLOW PARK
ORDINANCE _____

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS PROVIDING FOR A ZONING CHANGE FROM "CLASS II - R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT" TO "PD - PLANNED DEVELOPMENT DISTRICT" FOR 721 RANCH HOUSE ROAD, LOT 1, BLOCK 1 IN THE WILLOW PARK CHURCH OF CHRIST ADDITION, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Property Owner, Robert Heil, legal representative for Willow Park Church of Christ, has applied for a change in zoning for 721 Ranch House Road, Lot 1, Block 1, being a 1.0-acre tract situated in the Willow Park Church of Christ Addition (the "Property") from "R-1" Single Family District to "PD – Planned Development District"; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. Land Use Permitted. The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as described by legal description and shown on the Property Survey attached hereto as Exhibit 'A', by changing the zoning of said property from R-1 Single Family to "PD/O", including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

1.01 General Description: Professional office building will consist of a single to multi-tenant office building, functioning as a local community office space for businesses to conduct professional business services during normal business hours. The maximum office spaces will be twenty-one (21) with an average space of approximately 10'x12'. Landlord will offer to lease the

spaces to businesses who want to expand or open their new business in the City of Willow Park. Access shall be allowed from access drives or parking areas connecting to public roadways. Requirements for development shall be governed by standards as described below and applicable City of Willow Park city ordinances, including Zoning Ordinance Article 14.06.004 - Class I - Special Purpose: "PD" Planned Development District. If there are conflicts between the requirements of Article 14.06.004 and these Planned Development requirements, the Planned Development requirements shall govern.

1.02 Permitted Uses: Permitted uses, as referenced below, shall be allowed within the Planned Development District:

A. Permitted Uses:

1. Professional Office Building with permitted uses as per City of Willow Park city ordinance 14.06.012 "Class III - Business: 'O' Office District", with the exceptions as listed below in "Non-Permitted Uses"
2. Private School – must include 8' privacy fencing between subject property and western and southern bordering residential properties.
3. Private kitchen only for the use of tenants in the building.
4. Outside play and/or lounging area permitted only on south side of building.

B. Non-Permitted Uses:

1. Wedding or Event Venue
2. Daycare
3. Commercial kitchen
4. Sound amplification equipment, including "loud speakers"

C. Accessory Uses Allowed: None.

1.03 Density: The maximum allowable density for the entire tract will be twenty-one (21) office spaces. Population occupancy for the building is as determined by City of Willow Park Fire Marshal's office.

1.04 Required Parking: Parking lot and driveways shall be maintained in accordance with paving standards established by the City of Willow Park's subdivision ordinances. All vehicular parking for leases and visitors must be contained within the parking lot area; no on-street parking is permitted.

A. No overnight or weekend parking of the following vehicles:

1. Oversized service trucks
2. Transportation buses

B. No parking at any time of the following vehicles:

1. Commercial or industrial vehicles
2. Trailers of any kind

- 1.05 Open Space:** Existing open space, including any and all outdoor play and/or lounging areas, will be maintained by the property owner per the ordinances of the City of Willow Park.
- 1.06 Garbage and Trash Collection:** Garbage collection dumpster to be placed on the south and rear side of the property. The garbage and trash collection will be provided through the City of Willow Park. All freestanding dumpsters shall be enclosed and screened; screening on three sides must measure to a height of at least six (6) feet or a minimum of six (6) inches above the top of the dumpster, whichever is greater. The enclosure shall be constructed of material consistent with that of the building structures. The fourth side of the enclosure shall be gated to shield view of the interior with gates a minimum of six (6) feet in height or consistent with the height of the other three sides of the enclosure, whichever is greater.
- 1.07 Landscaping:** Landscaping shall be maintained by the property owner and in accordance with the City of Willow Park city ordinances.
- 1.08 Exterior Lighting:** All lighting should be in accordance with the City of Willow Park city ordinances for commercial buildings. Lighting may be used to accent architectural details, emphasize primary entrances, accent signs, illuminate sidewalks, and illuminate parking areas and service entrances for public safety concerns. Lighting shall meet the following criteria:
- A. Light fixtures and light standards visible from a public street or public right-of-way shall be of an architectural design that is compatible with the architectural design of the primary structure.
 - B. Installed light sources may not use the equivalent of more than 1,200 lumens per bulb and shall be installed in such a manner to be shielded from public view and mitigate glare and light spill. No lighting shall be shining outward toward the parking lot. All lighting must shine toward the structure and be a warm light.
 - C. There shall be no direct illumination of any residential use or residential zoning district.
 - D. Lights shall be fully shielded to minimize light trespassing onto any residential zoning district. "Fully shielded" shall mean a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light-emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.
- 1.09 Signage requirements:** A monument or ground sign is permitted. Its size and illumination shall be in accordance with the City of Willow Park city ordinances for commercial signs. Waving flags or blow-up characters are not permitted on the property

at any time. Digital signs are prohibited. A temporary “For Lease” Sign is permitted.

1.10 Special Event: Any and all special events whose attendance is expected to exceed 100 persons must comply with the City of Willow Park city ordinances, permitting, and approval for Special Events.

SECTION 2. Repeal of Conflicting Ordinances. All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. Severability Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED by an affirmative vote of all members of the City Council, this 27th day of February 2024.

APPROVED:

Doyle Moss, Mayor

ATTEST:

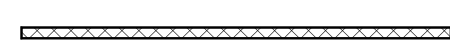
Crystal R. Dozier TRMC, City Secretary


Pat Chesser, City Attorney

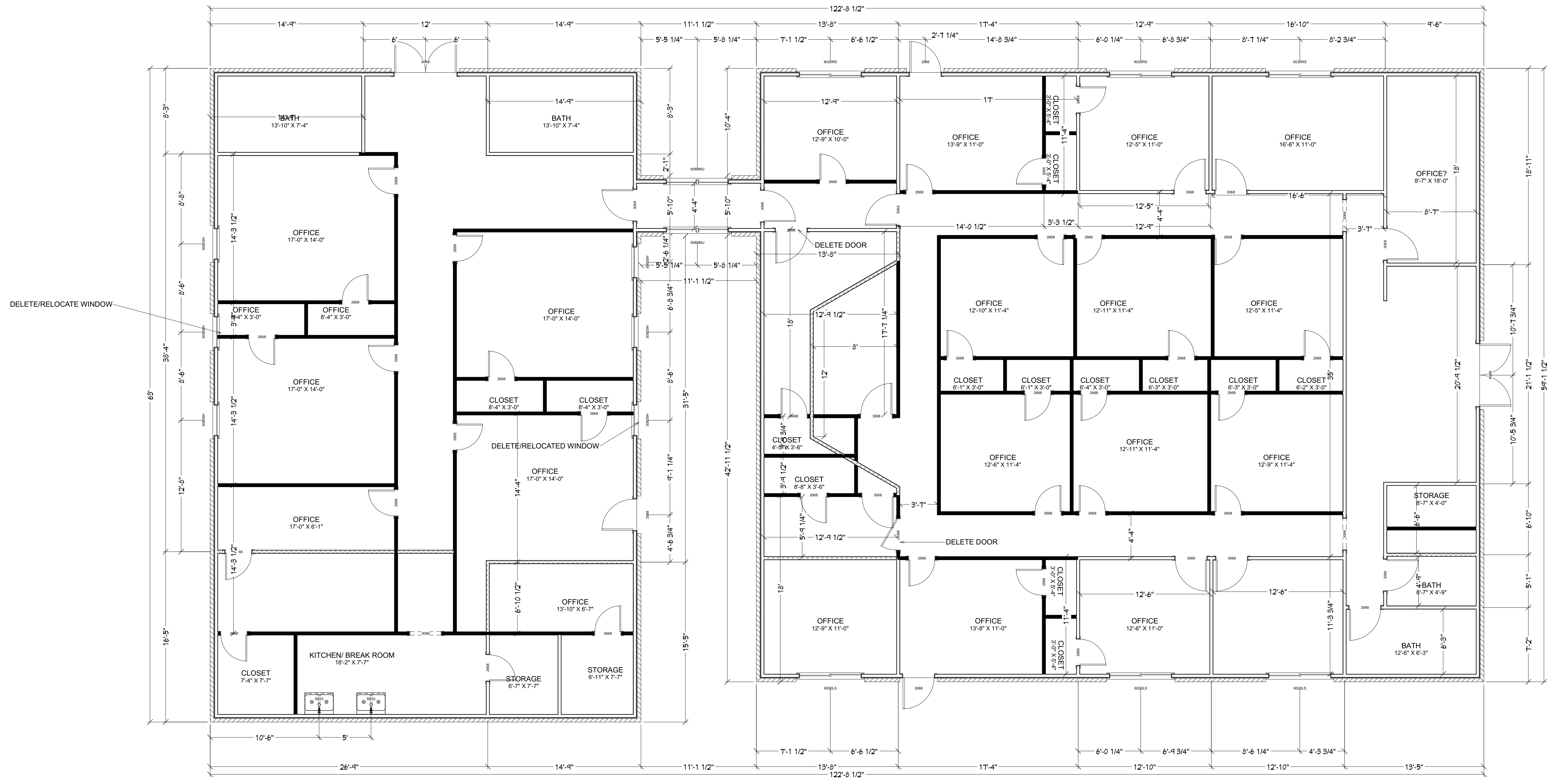
The Willow Park City Council in acting on Ordinance _____, did on the 27th day of February 2024, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

EXHIBIT A: Legacy Office Building

WALLS TO BE REMOVED 

NEW WALLS 



1st Floor

REVISION TABLE	
NUMBER	DATE

PAGE TITLE

DRAWINGS PROVIDED BY:

DATE:

11/13/2023

SCALE:

SHEET:

P-1

EXHIBIT B







Planning and Zoning Public Hearing (20 February 2024)

Subject: Required changes to the Proposed Planned Development application (Rev 1)

Submitted by : David Lorenzo (133 Sam Bass Road, Willow Park, TX 76087)

During the Planning and Zoning working group conducted on 31 January 2024, several additions to the proposed Planned Development (PD) document. A large portion of those were addressed in the proposed PD filed with the city but the following additions are needed:

- 1) Under paragraph 1.02 Permitted Uses, subparagraph (A) Permitted uses, remove:
 - Paragraph A. Subparagraph 2 Private School - A school could not be supported due to traffic flow limitations. There is no option to provide a pick up and drop off lane on the property without having traffic back up on the city streets. This will encourage parking on Sam Bass while parents wait for their children. It also causes an additional safety issue with the current school bus drop off at the same location.
- 2) Under paragraph 1.02 Permitted Uses, subparagraph (B) Non-permitted uses, add:
 - (5) Any business providing service (e.g. legal, counseling, rehabilitation etc.) for the following classes of client:
 - Drug abuse
 - Sex abuse
 - Crimes of theft or violence

Note: there has been an issue raised of discriminating against these customers. This is no more discriminatory than preventing customers of a XXX store not having their services next to a church or a school (which are prohibited by law).
- 3) Under paragraph 1.0.4 Required Parking, subparagraph A No overnight or weekend parking of the following vehicles: Change the subparagraphs to read:
 1. Service vehicles (i.e. cars, vans or trucks)
 2. Wrapped or advertising vehicles
 3. Transportation Buses
- 4) Under paragraph 1.0.4 Required Parking, subparagraph B, No parking at any time of the following vehicles:, remove the word “large” from subparagraph 1.
- 5) Under paragraph 1.09 Signage requirements, add: “No digital screen type sign is permitted.”

Notice of Public Hearing

The City of Willow Park City Council will hold a public hearing on the matters listed below:

Item 8.

1. PUBLIC HEARING to consider a Request for Zoning Change from "Class II: Residential 'R-1' Single-Family District" to "Class IV - Industrial: Commercial – 'LI' Light Industrial District" for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.
2. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from "Class II: Residential 'R-1' Single-Family District" to "Class IV - Industrial: Commercial – 'LI' Light Industrial District" in the City of Willow Park, Parker County, Texas.
3. PUBLIC HEARING to consider a Request for Zoning Change from "Class II: Residential 'R-1' Single-Family District" to "Class I – Special purpose: 'PD' Planned Development District" for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

City Council: Tuesday, February 27, 2024

Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 or tfisher@willowpark.org with any questions.

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The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before February 9, 2024 by 5:00 p.m.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: February 27, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: to consider a request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Oxer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.

BACKGROUND:

The property was annexed into the City of Willow Park on January 9, 2024, by Ordinance 895-24. Per city ordinance 14.11.002, newly annexed areas of Willow Park shall be automatically placed in an R-1 zoning district. Property owners submitted a Zoning Change Application for rezoning of the entire subject property from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district for the purpose of development. Fortified Fitness, a physical fitness center, is already operational on Lot 1, and a Special Use Permit Application was submitted concurrently with this Application for an indoor roller rink on Lot 3.

The P&Z Commission conducted a Public Hearing for this zoning change request. Its Notice of Public Hearing was US mailed to each resident/property owner within the 200 feet required by state law. For this Council meeting, Notice of Public Hearing was advertised in The Community News on Friday, January 5, 2024, not less than 15 days prior to the hearing, as required by state law.

COMMISSION & STAFF RECOMMENDATIONS:

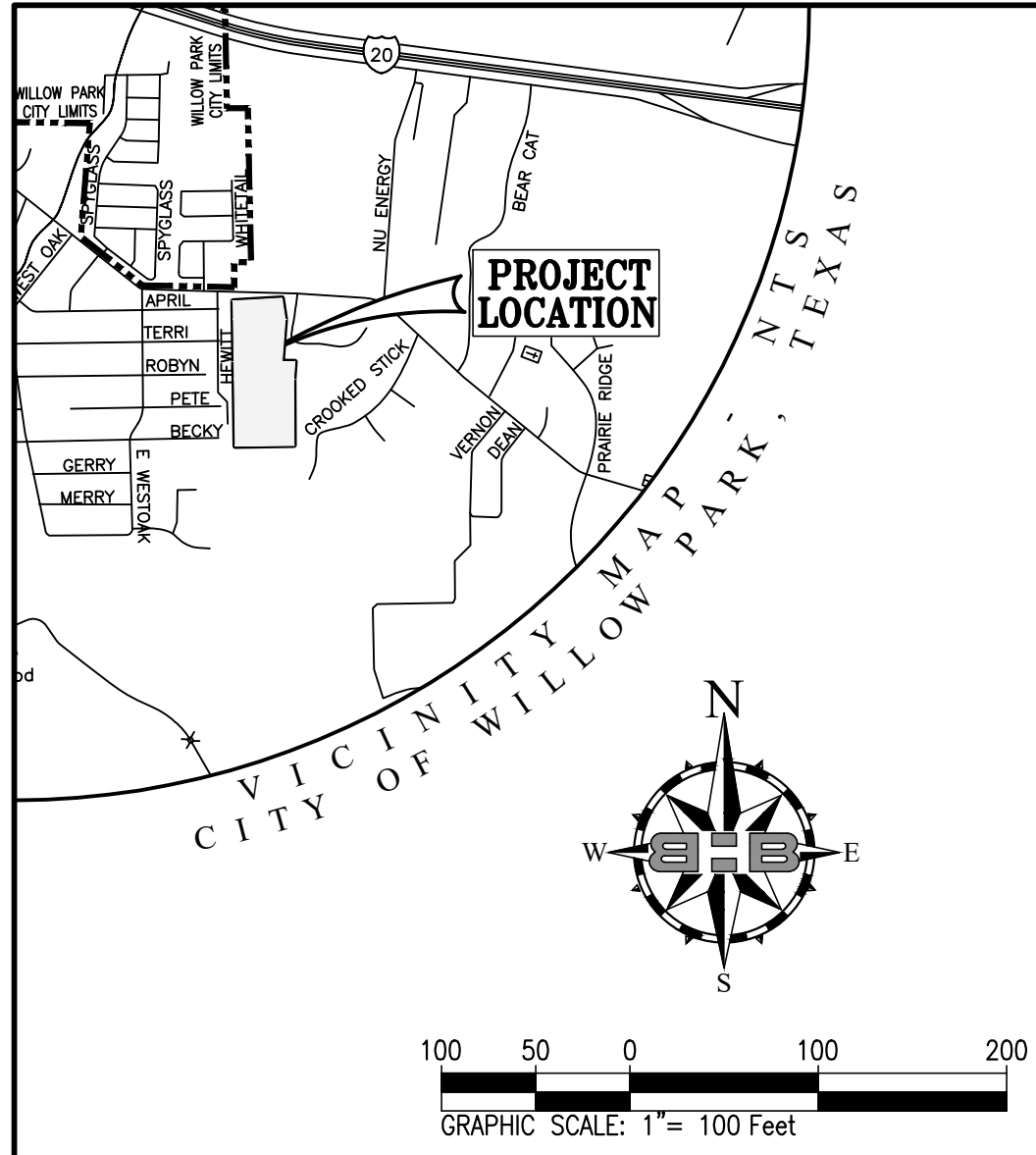
Following public comments, the Planning & Zoning Commission approved the zoning change, as presented, with a 2:1 vote. City Staff recommends approval of this zoning change request, as presented.

EXHIBITS:

- Zoning Change Application & Attachments
- Staff Corrections
- Haney Complex - Site Plan
- Final Plat & Staff Corrections List (*awaiting revision before presentation to City Council & filing*)
- Aerial Photo of Subject Property (*GoogleMaps – circa 2022*)

RECOMMENDED MOTION:

Motion to approve the request for Zoning Change from “R-1” to “Class IV – Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, City of Willow Park, as presented.



LEGEND

- CIRF.....1/2" Capped Iron Rod Marked "CARTER ALEDO" Found
- CIRF(CTLS).....1/2" Capped Iron Rod Marked "CTLS" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker County, Texas
- ①.....Block Number

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission from anyone.
7. All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
8. Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
9. All of Lots 5 and 6 are drainage easements. At the time of future development and replatting of these lots, drainage easements corresponding to specific drainage ways shall be dedicated and these lot-wide drainage easements shall be vacated.

FLOOD ZONE NOTES

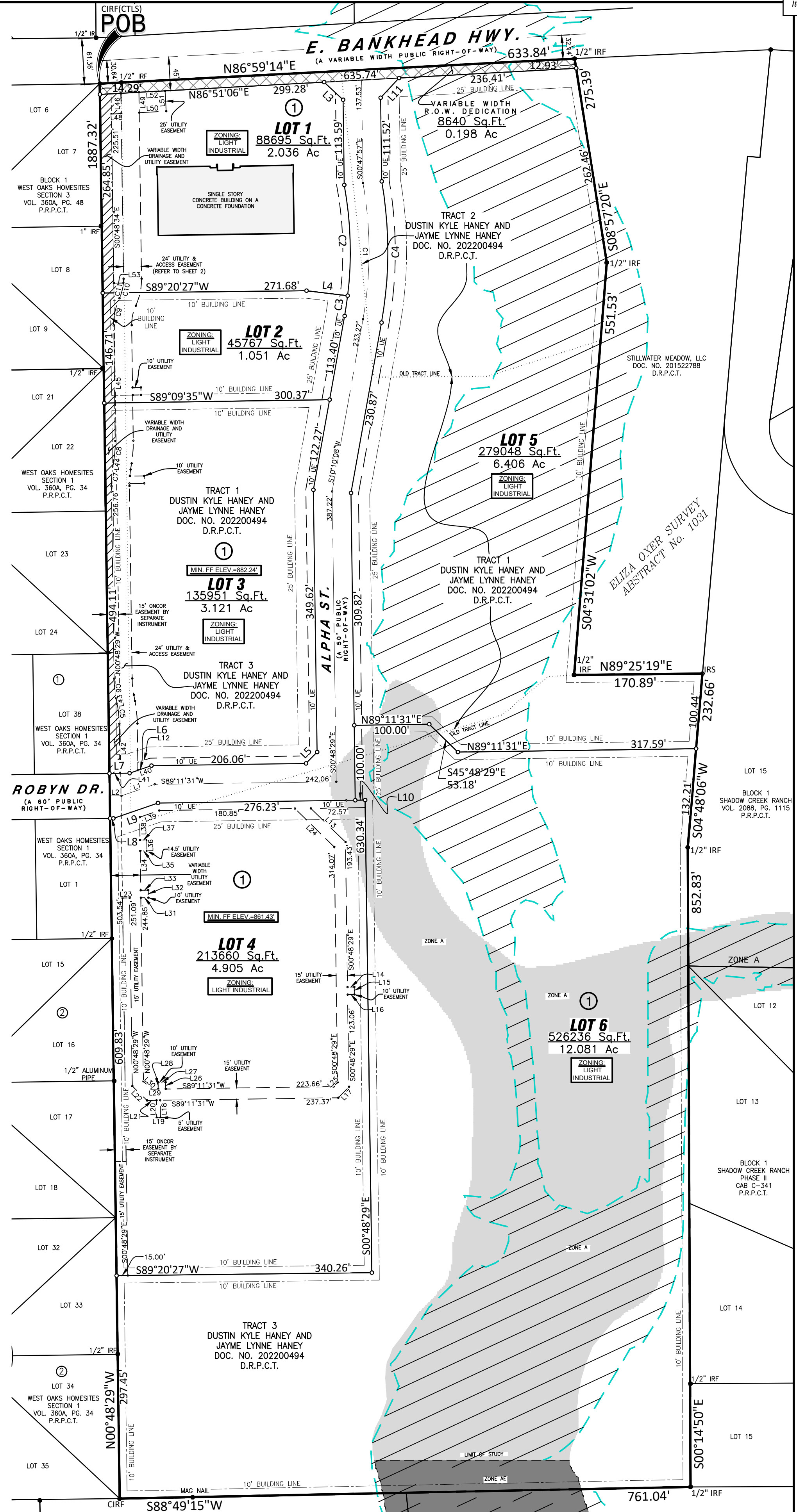
- A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:
- A. Zone A - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study for floodplain limits.
 - B. Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
 - C. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 - D. Preliminary 100-YR Ultimate Floodplain per Baird, Hampton, Brown Inc. Floodstudy of Haney Complex, dated 10/31/2023. This Final Plat does not represent a drainage study for Floodplain limits.

Owners/Developers:
 Attn: Dustin Kyle Haney &
 Jayme Lynne Haney, Co-Trustees
 Haney Revocable Trust
 103 Plantation Ct.
 Aledo, Texas 76008
 PH# 817-980-2425

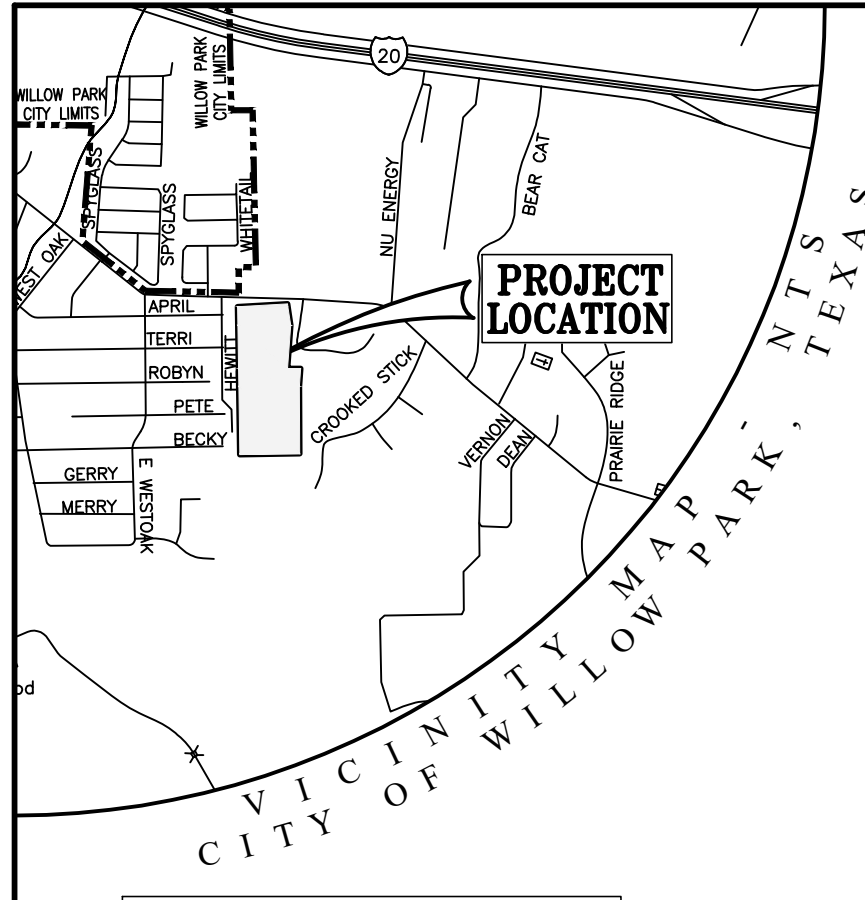
Surveyor:



949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44 • TBPELS FIRM #10194146



FINAL PLAT
LOTS 1-6, BLOCK 1
HANEY COMPLEX
 BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
 ELIZA OXER SURVEY, ABSTRACT NO. 1031
 an Addition to the City of Willow Park, Parker County, Texas
 FEBRUARY 2024 SHEET 1 OF 2



GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission from anyone.
- All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
- Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- All of Lots 5 and 6 are drainage easements. At the time of future development and replatting of these lots, drainage easements corresponding to specific drainage ways shall be dedicated and these lot-wide drainage easements shall be vacated.

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S70°59'59"W	46.85	L23	S89°18'37"W	9.50	L45	N0°48'29"W	154.07
L2	S89°11'31"W	15.53	L24	S45°48'29"E	73.23	L46	S0°48'34"E	27.02
L3	S46°58'25"E	34.62	L25	S44°11'31"W	7.93	L47	N86°51'06"E	24.02
L4	S83°03'03"E	55.25	L26	N0°48'29"W	9.00	L48	S86°59'14"W	13.06
L5	S44°11'31"W	21.21	L27	S89°11'31"W	10.00	L49	S0°48'34"E	27.07
L6	S70°59'59"W	30.83	L28	S0°48'29"E	9.00	L50	N86°59'14"E	36.02
L7	S89°11'31"W	26.74	L29	S89°11'31"W	8.89	L51	N3°00'46"W	27.14
L8	N89°11'31"E	4.31	L30	N45°48'29"W	15.00	L52	N86°51'06"E	34.98
L9	N70°59'59"E	62.86	L31	N89°18'37"E	9.99	L53	N89°12'03"E	12.78
L10	S89°11'31"W	13.17	L32	N0°41'23"W	10.00	L54	N0°48'29"W	83.23
L11	S43°01'35"W	36.07	L33	S89°18'37"W	10.01	L55	S89°11'31"W	11.14
L12	S70°59'59"W	17.29	L34	N0°48'29"W	52.50	L56	N0°48'29"W	10.00
L13	S45°48'29"E	64.44	L35	N89°11'31"E	9.00	L57	N89°11'31"E	11.14
L14	N89°11'31"E	9.00	L36	N0°48'29"W	14.50	L58	N0°48'29"W	60.85
L15	S0°48'29"E	10.00	L37	S89°11'31"W	9.00	L59	N9°11'31"E	8.31
L16	S89°11'31"W	9.00	L38	N0°48'29"W	30.41	L60	S89°11'31"W	19.13
L17	S44°11'31"W	20.36	L39	N70°59'59"E	27.51	L61	N0°48'29"W	10.00
L18	S0°48'29"E	23.17	L40	N70°59'59"E	18.98	L62	N89°11'31"E	19.78
L19	S89°11'31"W	5.00	L41	N89°11'31"E	14.00	L63	N10°48'29"W	8.31
L20	N0°48'29"W	23.17	L42	N0°48'29"W	65.98	L64	N0°48'29"W	62.27
L21	S89°11'31"W	12.61	L43	N10°48'29"W	8.31			
L22	N45°48'29"W	27.43	L44	N9°11'31"E	8.31			

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	20°23'11"	513.00'	182.53'	S0°01'29"E	181.57'
C2	17°24'22"	488.00'	148.25'	S1°45'13"E	147.68'
C3	3°13'11"	488.00'	27.42'	S8°33'33"W	27.42'
C4	20°09'54"	538.00'	189.35'	S0°05'11"W	188.37'
C5	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C6	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C7	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C8	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C9	25°31'24"	84.00'	37.42'	N11°57'14"E	37.11'
C10	25°21'58"	60.00'	26.56'	N12°01'57"E	26.35'
C11	20°08'30"	60.00'	21.09'	N14°38'41"E	20.98'
C12	25°21'58"	84.00'	37.19'	N12°01'57"E	36.89'
C13	25°31'24"	60.00'	26.73'	N11°57'14"E	26.51'
C14	10°00'00"	174.00'	30.37'	N4°11'31"E	30.33'
C15	3°59'33"	126.00'	8.78'	N7°11'45"E	8.78'
C16	1°26'58"	126.00'	3.19'	N0°05'00"W	3.19'
C17	10°00'00"	126.00'	21.99'	N5°48'29"W	21.96'
C18	10°00'00"	174.00'	30.37'	N5°48'29"W	30.33'

BEING a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "CTL5" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

THENCE with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

- South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;
- South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3;
- North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

THENCE South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

THENCE South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

THENCE South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

THENCE North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforesaid Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the **POINT OF BEGINNING** and containing 1,361,137 feet or 31.247 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Haney Revocable Trust**, acting herein by and through its duly authorized Trustees, does hereby certify and adopt this plat designating the herein above described property as Lots 1-5, Block 1, **Haney Complex**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Haney Revocable Trust does herein certify the following: The streets and alleys are dedicated for street and alley purposes. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No building, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by The City of Willow Park. The City of Willow Park, is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park, and public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements. The City of Willow Park, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time permission from anyone. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

STATE OF TEXAS §
COUNTY OF _____ §

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Dustin Kyle Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jayme Lynne Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: February 09, 2024

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

BY: _____ DATE _____
CITY MAYOR CITY SECRETARY

ATTEST: _____ DATE _____
CITY SECRETARY CITY SECRETARY

FINAL PLAT
LOTS 1-6, BLOCK 1
HANEY COMPLEX
BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
ELIZA OXER SURVEY, ABSTRACT NO. 1031
an addition to the City of Willow Park, Parker County, Texas
FEBRUARY 2024 SHEET 2 OF 2

Surveyor:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

Owners/Developers:
Attn: Dustin Kyle Haney & Jayme Lynne Haney, Co-Trustees
Haney Revocable Trust
103 Plantation Ct.
Aledo, Texas 76008
PH# 817-980-2425



CORRECTIONS LIST

Project Type: Final Plat | Project Title: Final Plat
 ID # 24-000053 | Started: 02/14/2024 at 2:56 PM

Address Haney Complex 000 Haney Complex, Willow Park, TX USA	Legal No legal information	Property Info No property information
--	--------------------------------------	---

Description Haney Complex Addition, Lot 1-6, Block 1
--

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Review Category A		Required: 2 Corrected: 0
Public Works Review Correct Item 2 By: Michelle Guelker 02/17/2024 at 1:54 PM REQUIRED	Show Robyn Drive continuing between lots.	Normal
Public Works Review Correct Item 1 By: Michelle Guelker 02/17/2024 at 1:51 PM REQUIRED	Need a 30' x 30' area for future lift station in the northwest corner of the property.	Normal
Miscellaneous		Required: 6 Corrected: 0
ENG - Flood Study By: Gretchen Vazquez 02/16/2024 at 9:08 AM REQUIRED	When can we expect submittal of the flood study so that staff can verify the minimum finished floor elevations and limits of the floodway/floodplain on the plat?	Normal
Label Robyn Dr. By: Toni Fisher 02/15/2024 at 3:04 PM REQUIRED	Please label Robyn Dr and its width where it extends between Lots 3 & 4.	Normal

Building on Lot 1

By: Toni Fisher
02/15/2024 at 2:00 PM

REQUIRED

Please remove the building shown on Lot 1; the Final Plat should not show structures, only the Preliminary Plat.

Normal

Zoning designation

By: Toni Fisher
02/15/2024 at 1:59 PM

REQUIRED

Please remove Zoning designation block on each lot. The zoning change is being done concurrently so this is not yet approved.

Normal

City Limits - Vacinity Map

By: Toni Fisher
02/15/2024 at 1:54 PM

REQUIRED

In the Vacinity Map on Page 1 and Page 2: Please include the Haney Complex, all Lots 1-6, within the City Limits of Willow Park.

Normal

Add Utility Easement for potential Lift Station

By: Toni Fisher
02/15/2024 at 1:42 PM

REQUIRED

Per our previous conversation, please add a 30'x30' utility easement on the northeast corner of Lot 5, along E. Bankhead Hwy., for a potential future lift station.

Normal

CITY OF WILLOW PARK

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “R-1” SINGLE FAMILY DISTRICT TO “CLASS IV – INDUSTRIAL: COMMERCIAL – ‘LI’ LIGHT INDUSTRIAL DISTRICT” FOR THE HANEY COMPLEX ADDITION, TRACTS 1-3, BEING APPROXIMATELY 31.247 ACRES IN THE ELIZA OXER SURVEY, ABSTRACT NUMBER 1031, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Dustin and Jayme Haney, Haney Revocable Trust, (Owners) have applied for a change in zoning for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031 (the “Property”) from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. Land use permitted. The zoning district classification and use designation of the property described in Exhibit “A” is hereby changed from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district.

SECTION 2. Repeal of Conflicting Ordinances. All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. Severability Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Willow

Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED by an affirmative vote of all members of the City Council, this 27th day of February 2024.

APPROVED:

Doyle Moss, Mayor

ATTEST:

Crystal R. Dozier TRMC, City Secretary

Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance _____, did on the 27th day of February 2024, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____

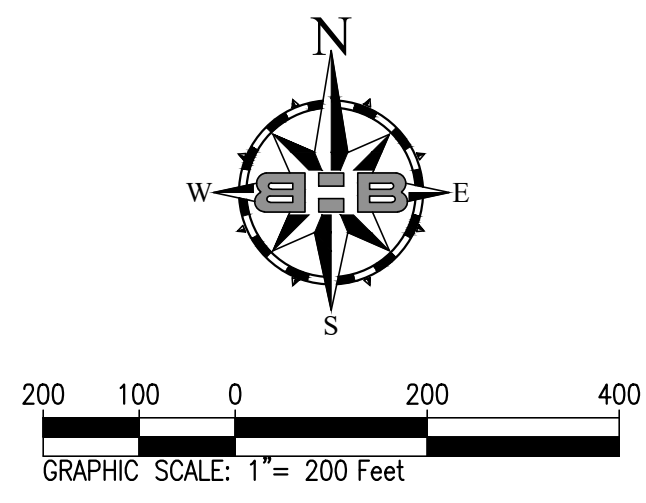
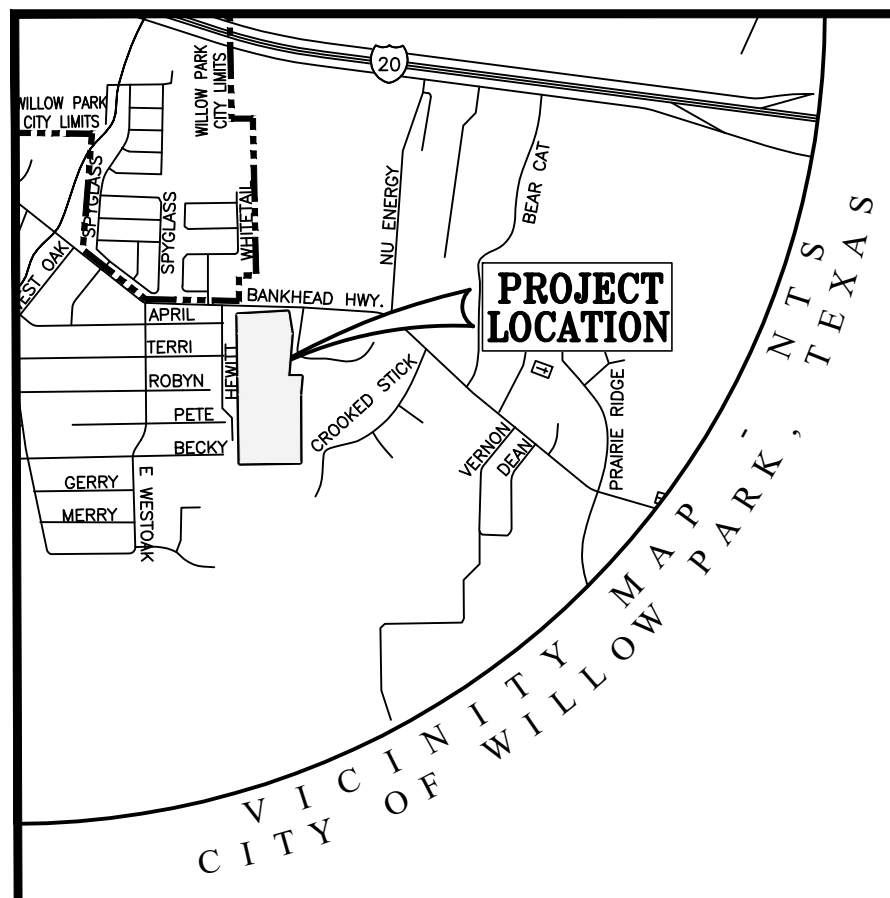


Exhibit "A"

BEING a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "CTL5" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

THENCE with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;

South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3;

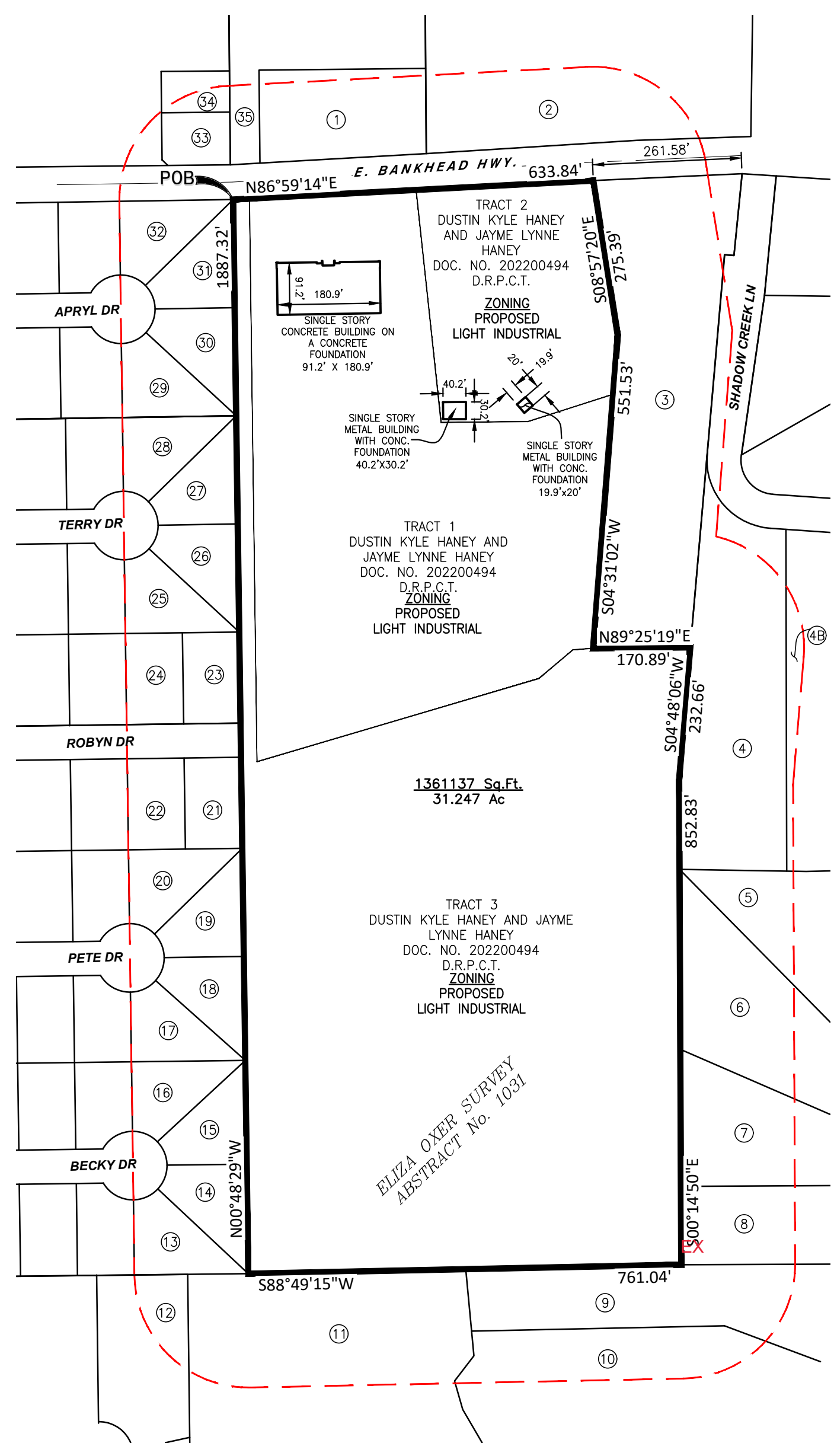
North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

THENCE South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

THENCE South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

THENCE South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

THENCE North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforementioned Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the **POINT OF BEGINNING** and containing 1,361,137 feet or 31.247 acres of land more or less.



LEGEND	
D.R.P.C.T.	Deed Records, Parker County, Texas
O.P.R.T.C.T.	Official Public Records, Parker County, Texas
PCAD	Parker County Appraisal District
P.O.B.	Point of Beginning
P.R.P.C.T.	Plat Record, Parker County, Texas
#	Adjacent Property Owner
---	200' Property Buffer

ADJACENT PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY						
TR.	OWNER NAME	LOT	BLK.	RECORDING INFO.	PCAD ID.	EXIST. ZONING/LAND USE
1	RANCH HOUSE STORAGE LLC	2	A	BOX 4 STORAGE AND RETAIL, CAB. E, SLID 575	R000113299	COMMERCIAL
2	MAGELLAN PIPELINE TERMINALS LP			VOL. 2563, PG. 1768 (D.R.P.C.T.)	R000049729	COMMERCIAL
3	STILLWATER MEADOW LLC			DOC. NO. 201522788 (O.P.R.P.C.T.)	R000049758	RESIDENTIAL
4	TIMOTHY & SHARON GOLDBERG	15	1	SHADOW CREEK RANCH PH I CAB. B, SLIDE 784	R000082311	RESIDENTIAL
4B	TIMOTHY E & KAREN F MAUSER	14R	1	SHADOW CREEK RANCH, PH I CAB. C, SLIDE 340	R000082416	RESIDENTIAL
5	CRAIG & SOPHIE OWENS	12		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087078	RESIDENTIAL
6	JENICA ROSE-STINE	13		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000089364	RESIDENTIAL
7	KEITH & PAMELA HARDY	14		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000088386	RESIDENTIAL
8	STACI & GABRIEL MOORE	15		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087122	RESIDENTIAL
9	DAVID & ALICIA LUFFEY	16		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000087142	RESIDENTIAL
10	CHRIS & DEIRDRE BABCOCK	17		SHADOW CREEK RANCH PH. II, CAB. C, SLIDE 341	R000089365	RESIDENTIAL
11	BAILEY RANCH			VOL. 2018, PG. 163 (D.R.P.C.T.)	NA	AG
12	ADRIAN & RONDA PARK	7		INDIAN SPRINGS CAB. B, SLIDE 229	R000013223	RESIDENTIAL
13	JERRI LOHMANN	34	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030813	RESIDENTIAL
14	JERRI LOHMANN	35	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030813	RESIDENTIAL
15	RICHARD MINNICH	33	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030812	RESIDENTIAL
16	MARY BUCHANAN	32	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030811	RESIDENTIAL
17	JOE & SUSIE SEXTON	18	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030797	RESIDENTIAL
18	MICHAEL SPELCE	17	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030796	RESIDENTIAL
19	ZACHARY WHITEHEAD & LINDSAY GREENWOOD	16	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000093423	RESIDENTIAL
20	DAVID PYLE	15	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030795	RESIDENTIAL
21	DAVID & CAROLE PITTS	2	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
22	DAVID & CAROLE PITTS	2	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
23	BEARCAT RAILHEAD LLC	38	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111360	RESIDENTIAL
24	BEARCAT RAILHEAD LLC	37	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111757	RESIDENTIAL
25	BEARCAT RAILHEAD LLC	24	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030772	RESIDENTIAL
26	JERRI FAY LOHMANN	23	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030771	RESIDENTIAL
27	DAN & JESSICA PENNINGTON	22	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
28	DAN & JESSICA PENNINGTON	21	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
29	WILLIAM & BARBARA GRIFFIN, KATHLEEN YNOSTROSA	9	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030758	RESIDENTIAL
30	CARLOS & CHARLES SMITH	8	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030756	RESIDENTIAL
31	INDIGO CACTUS LLC	7	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030755	RESIDENTIAL
32	INDIGO CACTUS LLC	6	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030755	RESIDENTIAL
33	CTS PARTNER LLC SERIES A	1	A	HUNTERS GLEN, CAB. D, SLIDE 205	R000097848	RESIDENTIAL
34	BRIDGETT R SMITH & PAULA A PATE	2	A	HUNTERS GLEN, CAB. D, SLIDE 205	R000097849	RESIDENTIAL
35	RANCH HOUSE STORAGE LLC	1	A	BOX 4 STORAGE AND RETAIL, CAB. E, SLID 575	R000113298	COMMERCIAL

BHB
BAIRD, HAMPTON & BROWN
 building partners
 849 Hilleg Drive, Weatherford, TX 76086
 tbaird@bhbc.com • 817.586.7575 • bhaird@bhbc.com
 TBPPELS FIRM #44 • TBPPELS FIRM #101941

HANEY COMPLEX ADDITION
9744 E BANKHEAD HWY.
WILLOW PARK, TX 76008
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

REZONING SITE PLAN:

NO.	DESCRIPTION	DATE

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PROJECT NUMBER: _____
 DATE: 02/02/2024 | DRAWN BY: GCW
 DESIGN BY: SC | CHECKED BY: BHB

SHEET

38

Notice of Public Hearing

The City of Willow Park City Council will hold a public hearing on the matters listed below:

Item 10.

1. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza Ozer Survey, Abstract Number 1031, City of Willow Park, Parker County, Texas.
2. PUBLIC HEARING to consider a Request for a Special Use Permit regarding the addition of a Roller Skating Rink as an allowable use for Lot 3, Block 3 in the Haney Complex Addition, which is concurrently requesting a Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class IV - Industrial: Commercial – ‘LI’ Light Industrial District” in the City of Willow Park, Parker County, Texas.
3. PUBLIC HEARING to consider a Request for Zoning Change from “Class II: Residential ‘R-1’ Single-Family District” to “Class I – Special purpose: ‘PD’ Planned Development District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.

City Council: Tuesday, February 27, 2024

Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 or tfisher@willowpark.org with any questions.

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The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before February 9, 2024 by 5:00 p.m.



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: February 27, 2024	Department: Planning & Development	Presented By: Toni Fisher, Director
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AGENDA ITEM:

Discussion & Action: to adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Ozer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.

BACKGROUND:

The property was annexed into the City of Willow Park on January 9, 2024, by Ordinance 895-24. Per city ordinance 14.11.002, newly annexed areas of Willow Park shall be automatically placed in an R-1 zoning district. Property owners submitted a Zoning Change Application for rezoning of the entire subject property from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” concurrently this Special Use Permit Application for an indoor roller rink on Lot 3.

Parking requirements per City Ordinance 14.12.001 are 1 space per 100 sq. ft. of floor area for indoor commercial amusement use, which would require 316 spaces. The site plan shows parking for 105, reduced from 128 which is the parking requirement specifically for a roller rink in other cities throughout the metroplex. As a reasonable compromise, Staff requested that Mr. Haney install approved surfacing on Lot 2 to create substantial additional parking. In addition, Fortified Fitness and future Complex development to the south will also provide availability of additional evening parking.

The P&Z Commission conducted a Public Hearing for this request. Its Notice of Public Hearing was US mailed to each resident/property owner within the 200 feet required by state law. For this Council meeting, Notice of Public Hearing was advertised in The Community News on Friday, January 5, 2024, not less than 15 days prior to the hearing, as required by state law.

The Ordinance will be provided to Council prior to the meeting.

COMMISSION & STAFF RECOMMENDATIONS:

Following public comments, the Planning & Zoning Commission approved the zoning change with the requirement for additional parking on Lot 2, as presented, with a 2:1 vote. City Staff recommends approval of this zoning change request with the requirement for additional parking on Lot 2, as presented.

RECOMMENDED MOTION:

Motion to adopt an ordinance to adopt an ordinance of the City of Willow Park, Texas amending the Zoning “Class IV – Industrial: Commercial - ‘LI’ Light Industrial District” to grant a Special Use Permit to include “Indoor Roller Skating Rink” for the Haney Complex Addition, Lot 3, in the Eliza Ozer Survey, Abstract Number 131, City of Willow Park, Parker County, Texas; repealing conflicting ordinances; providing for a severability; and providing for effective date.

CITY OF WILLOW PARK

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, AMENDING THE ZONING “CLASS IV – INDUSTRIAL: COMMERCIAL – ‘LI’ LIGHT INDUSTRIAL DISTRICT” TO GRANT A SPECIAL USE PERMIT TO INCLUDE “INDOOR ROLLER SKATING RINK” FOR THE HANEY COMPLEX ADDITION, LOT 3, IN THE ELIZA OXER SURVEY, ABSTRACT NUMBER 1031, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general law municipality located in Parker County, created in accordance with the provisions of Chapter 211 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Dustin and Jayme Haney, Haney Revocable Trust, (Owners) have applied for a change in zoning for the Haney Complex Addition, Tracts 1-3, being approximately 31.247 acres in the Eliza OXER Survey, Abstract Number 1031 (the “Property”) from “Class II – Residential: ‘R-1’ Single Family District” to “Class IV – Commercial ‘LI’ Light Industrial” zoning district; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements of the rezoning of the Property; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. Land use permitted. The “Class IV – Commercial ‘LI’ Light Industrial” zoning district classification and use designation of the property described as Lot 3, in Exhibit “A”, to permit the special use of an indoor Roller Skating Rink and must include Lot 2, Exhibit “B”, as a designated parking lot to include fifty (50) additional parking spaces with City-approved surface material prior to rink’s final inspection and issuance of certificate of occupancy.

SECTION 2. Repeal of Conflicting Ordinances. All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3. Severability Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of

such ordinances are hereby repealed. To the extent that the provisions of the City of Willow_Park's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED by an affirmative vote of all members of the City Council, this 27th day of February 2024.

APPROVED:

Doyle Moss, Mayor

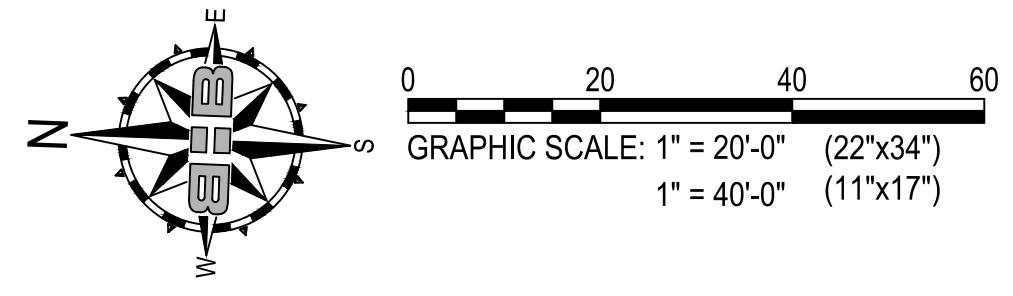
ATTEST:

Crystal R. Dozier TRMC, City Secretary

Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance No. _____, did on the 27th day of February 2024, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Doyle Moss, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Lea Young, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____



GENERAL UTILITY NOTE
 ALL UTILITIES MAY NOT BE SHOWN ON THE PLANS. LOCATION OF EXISTING UTILITIES DEPICTED ON THE PLANS ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. UTILITIES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

WARNING TO CONTRACTOR
 CALL 1-800-344-8377 (TEXAS 811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. BAIRD, HAMPTON, AND BROWN INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS.

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 building partners
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.586.7575 • bhinc.com
 TBP/ELS Firm #44, #10194146

PLANT KEY:

SYMBOL CODE COMMON NAME

DECIDUOUS TREES

- CE CEDAR ELM
- CP CHINESE PISTACHE
- SO SHUMARD OAK

ORNAMENTAL TREES

- CCMM CATAWBA CRAPE MYRTLE MULTI-TRUNK

SHRUBS

- BBL BIG BLUE LIRIOPE
- BA BLONDE AMBITION BLUE GRAMA GRASS
- RY BRAKELIGHTS® RED YUCCA
- CL CLEYERA
- CGY COLOR GUARD YUCCA
- TSC COMPACT TEXAS SAGE
- DBH DWARF BURFORD HOLLY
- DYH DWARF YAUPON HOLLY
- ON NANDINA 'OBSESSION'
- PIH PINKIE INDIAN HAWTHORN
- PDL PURPLE DIAMOND LOROPETALUM

LOW GROUND COVERS

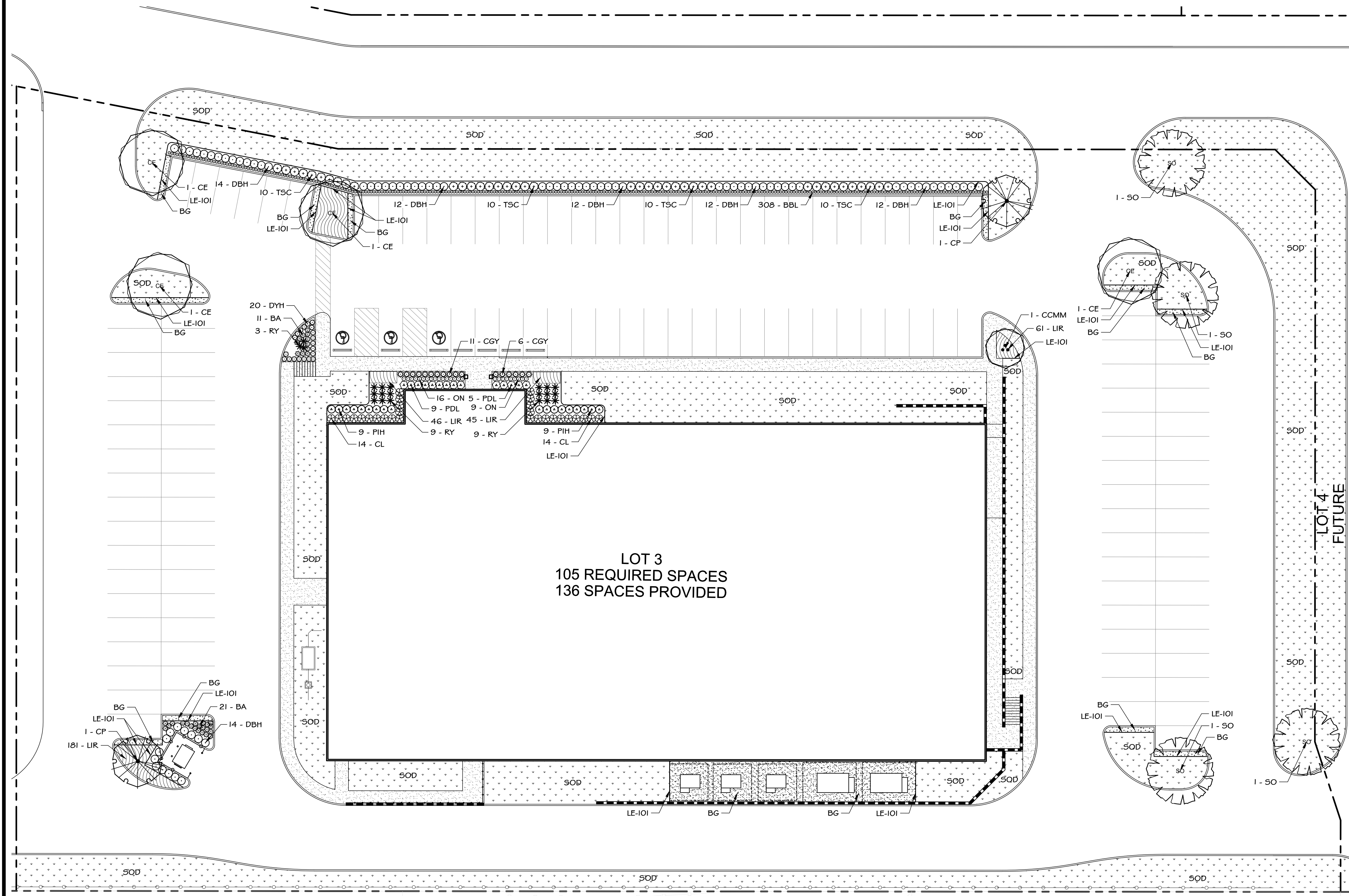
- LIR BIG BLUE LIRIOPE

SOD/SEED

- SOD BERMUDA GRASS

MATERIALS

- BG BASALT GRAVEL
- DG DECOMPOSED GRANITE



HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES
HANEY COMPLEX - RETRO RINK
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE

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 Feb 05, 2024

PROJECT NUMBER: 2023.150.000
 DATE: 02/05/2024 DRAWN BY: ZG
 DESIGN BY: ZG CHECKED BY: PS

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L1.0

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, COMMON NAME, BOTANICAL NAME, SIZE, HEIGHT, SPREAD, REMARKS

DECIDUOUS TREES

Table listing deciduous trees: CEDAR ELM, CHINESE PISTACHE, SHUMARD OAK with symbols and specifications.

ORNAMENTAL TREES

Table listing ornamental trees: CATAWBA CRAPE MYRTLE MULTI-TRUNK with specifications.

SHRUBS

Table listing shrubs: BIG BLUE LIRIOPE, BLONDE AMBITIOM BLUE GRAMA GRASS, BRAKELIGHTS® RED YUCCA, etc.

Table header for LOW GROUND COVERS: SYMBOL, CODE, QTY, COMMON NAME, BOTANICAL NAME, SIZE, HEIGHT, SPREAD, SPACING, REMARKS

LOW GROUND COVERS

Table listing low ground covers: BIG BLUE LIRIOPE with specifications.

SOD/SEED

Table listing sod/seed: BERMUDA GRASS with specifications.

MATERIALS

Table listing materials: BASALT GRAVEL, DECOMPOSED GRANITE with specifications.

REFERENCE NOTES SCHEDULE

Table with columns: SYMBOL, DESCRIPTION

LE-101 COMMERCIAL GRADE STEEL EDGING 3/16" thick; black (preferred) or green; securely staked.

NOTES

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

ACTUAL QUANTITY OF SOD (AND/OR HYDROMULCH) NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD (AND/OR HYDROMULCH).

PRIOR TO INSTALLATION OF PLANTS, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION.

IF HYDROMULCH IS NOT SHOWN ON THE LANDSCAPE PLANS, THE LANDSCAPE CONTRACTOR SHALL DISCUSS WITH THE OWNER'S REPRESENTATIVE IF IT IS POSSIBLE TO INSTALL HYDROMULCH RATHER THAN SOD IN SOME GRASS AREAS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014."

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF PLANTS AND INSTALLATION OF THE IRRIGATION SYSTEM.

Note: the specifications below are to be considered guide specifications. Not all the requirements are applicable to this project.

LANDSCAPE SPECIFICATIONS

SCOPE OF WORK

A. Furnish all supervision, labor, materials, services, and equipment required to complete the work covered in these specifications.

REFERENCES

A. American Standard for Nursery Stock - ANSI Z60.1 - published by American Nursery & Landscape Association; latest edition.

B. Hortis Third, 1976 - Cornell University

SUBMITTALS (IF REQUESTED BY OWNER OR OWNER'S REPRESENTATIVE)

A. Samples: Provide representative quantities of mulch and stone. Samples shall be approved by Owner's Representative before use on project.

B. If requested by the Owner's Representative, the Landscape Contractor shall provide at the site two (2) representative samples of each variety of trees, shrubs, and groundcover plants for Owner's Representative's approval.

C. Plant substitutions must be pre-approved by the Owner's Representative in writing.

JOB CONDITIONS

A. General Contractor shall leave planting bed areas three (3) inches below final finish grade of sidewalks, drives and curbs as shown on the drawings.

B. Underground utilities must be located prior to planting. Landscape Contractor shall arrange for utility location service.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner will not be responsible for theft or damage.

MAINTENANCE AND GUARANTEE

A. The Landscape Contractor is responsible for maintenance of all work from the time of planting until final acceptance by the Owner.

B. Maintenance shall include watering, cultivation, weeding, edging, pruning of trees, cleaning up, and all other necessary maintenance tasks.

C. A written notice requesting final inspection and acceptance should be submitted to the Owner's Representative at least five (5) days prior to completion.

D. After final acceptance, the Owner assumes responsibility for maintenance.

E. Trees, shrubs, and groundcover shall be guaranteed for a twelve (12) month period after acceptance.

F. First initial plant replacement shall be at the Landscape Contractor's expense.

G. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.

H. The Owner agrees that for the guarantee to be effective, he/she will water plants at least twice a week during dry periods.

QUALITY ASSURANCE

A. Owner's Representative has the right to inspect all plant materials at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

B. Owner's Representative retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

C. Owner's Representative may reject unsatisfactory or defective material at any time during the process of work.

PRODUCT DELIVERY, STORAGE AND HANDLING

A. Balled and burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

B. Container grown plants: Deliver plants in rigid container to hold ball shape and protect root mass.

C. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

D. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

E. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunks or stems.

PLANTS

A. Plants shall be well-formed nursery grown stock, with tags showing species and variety. Tags must remain until after final acceptance.

B. The Plant and Materials List shown on the plans is an aid to the Landscape Contractor. Confirm all quantities, and report any discrepancies to the Owner's Representative.

C. Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted.

D. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule.

E. Substitutions: Plant substitutions may be requested. Substitutions must be pre-approved by the Owner's Representative.

INSTALLATION

A. Prior to installation, Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner's Representative.

B. Areas to receive rock groundcover: Remove existing grass, weeds, rocks, or other obstructions.

C. Position the trees and shrubs in their intended location as per plan. Notify the Owner's Representative for inspection and approval.

D. Dig a wide, rough sided hole the same depth as the height of the ball, especially at the surface of the ground.

E. Backfill trees only with existing material excavated from the pit. Carefully settle by watering to prevent air pockets.

F. All plant beds and trees shall be mulched with a minimum settled thickness of three (3) inches over the entire bed or pit.

G. In the event that rock, or underground construction work or obstructions are encountered, the Landscape Contractor shall notify the Owner's Representative.

H. The Landscape contractor shall return after a period of one year to remove all tree staking materials.

I. Lay sod within 24 hours of harvesting. Do not lay sod if ground is frozen or muddy.

CLEANUP

A. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be neat and orderly.

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HANEY COMPLEX - RETRO RINK 9744 EAST BANKHEAD PKWY WILLIOW PARK, TEXAS

PLANT LIST & NOTES

Table with columns: NO., DESCRIPTION, DATE

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Feb 05, 2024

Table with columns: PROJECT NUMBER: 2023.150.000, DATE: 02/05/2024, DESIGN BY: ZG, CHECKED BY: PS

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2.05.2024, 10:49AM, C:\Users\esanchez\AppData\LocalTemp\TempAppPublish_216202023.010\usr_LANDSCAPE PLAN.dwg PLANT LIST & NOTES

LANDSCAPE DETAILS

NO.	DESCRIPTION	DATE

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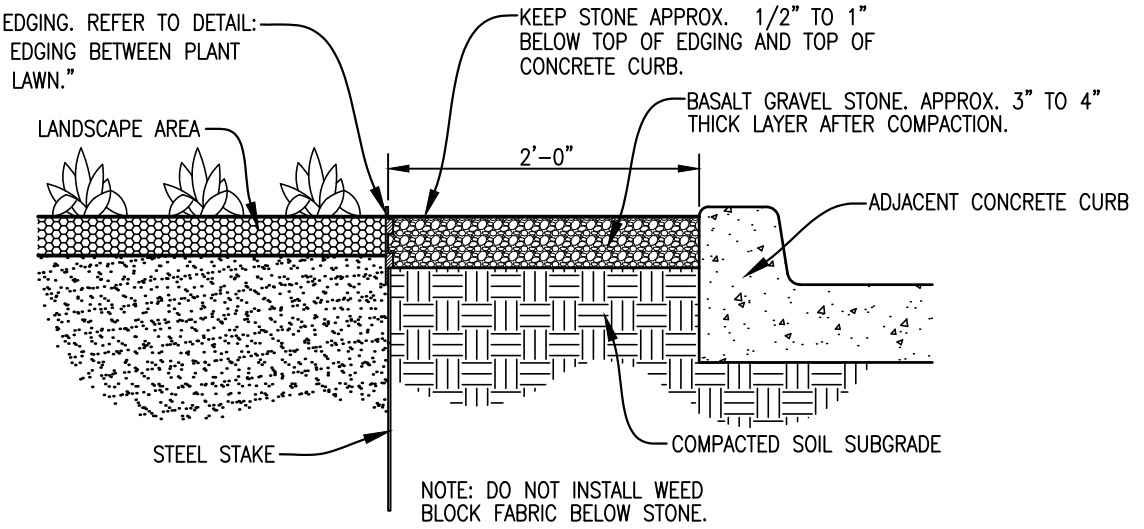
Feb 05, 2024

PROJECT NUMBER:	2023.150.000
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CHECKED BY:	PS

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03 BASALT GRAVEL GROUND COVER
 NOT TO SCALE

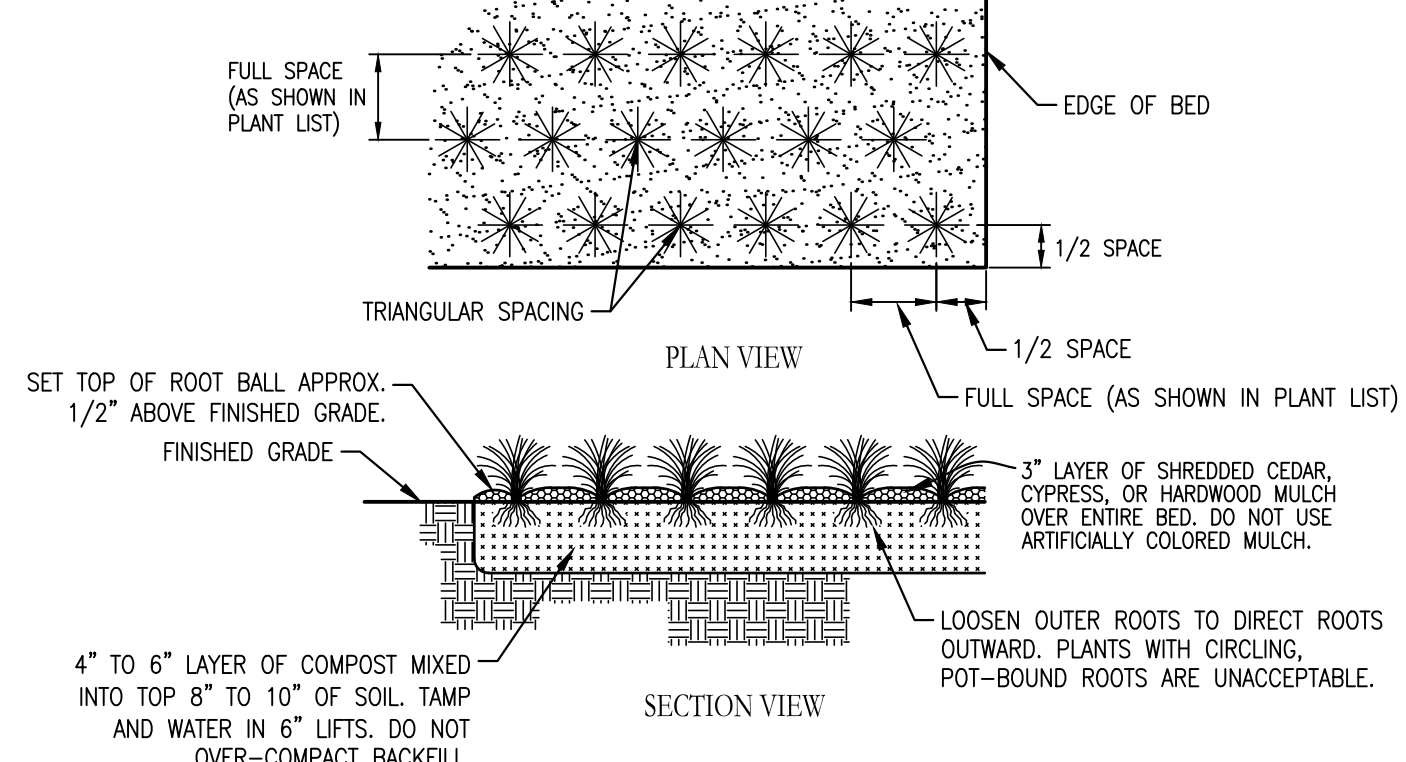


NOTES:
 THIS DETAIL ILLUSTRATES AN APPLICATION WHERE THE STONE IS ADJACENT TO A PARKING SPACE. THIS DETAIL ALSO APPLIES TO OTHER APPLICATIONS.
 STONE SHALL BE CRUSHED BASALT GRAVEL, OR EQUIVALENT. REFER TO PLANT AND MATERIALS LIST.
 MOISTEN BASALT GRAVEL AND COMPACT WITH VIBRATORY PLATE COMPACTOR. MAKE SEVERAL PASSES, AND TOP OFF WITH ADDITIONAL STONE IF NEEDED. RE-COMPACT SO THAT TOP SURFACE OF STONE WILL BE SLIGHTLY BELOW ADJACENT CURB AND STEEL EDGING.

KEEP STONE APPROX. 1/2" TO 1" BELOW TOP OF EDGING AND TOP OF CONCRETE CURB.
 BASALT GRAVEL STONE, APPROX. 3' TO 4" THICK LAYER AFTER COMPACTION.
 ADJACENT CONCRETE CURB
 COMPACTED SOIL SUBGRADE
 STEEL STAKE
 NOTE: DO NOT INSTALL WEED BLOCK FABRIC BELOW STONE.

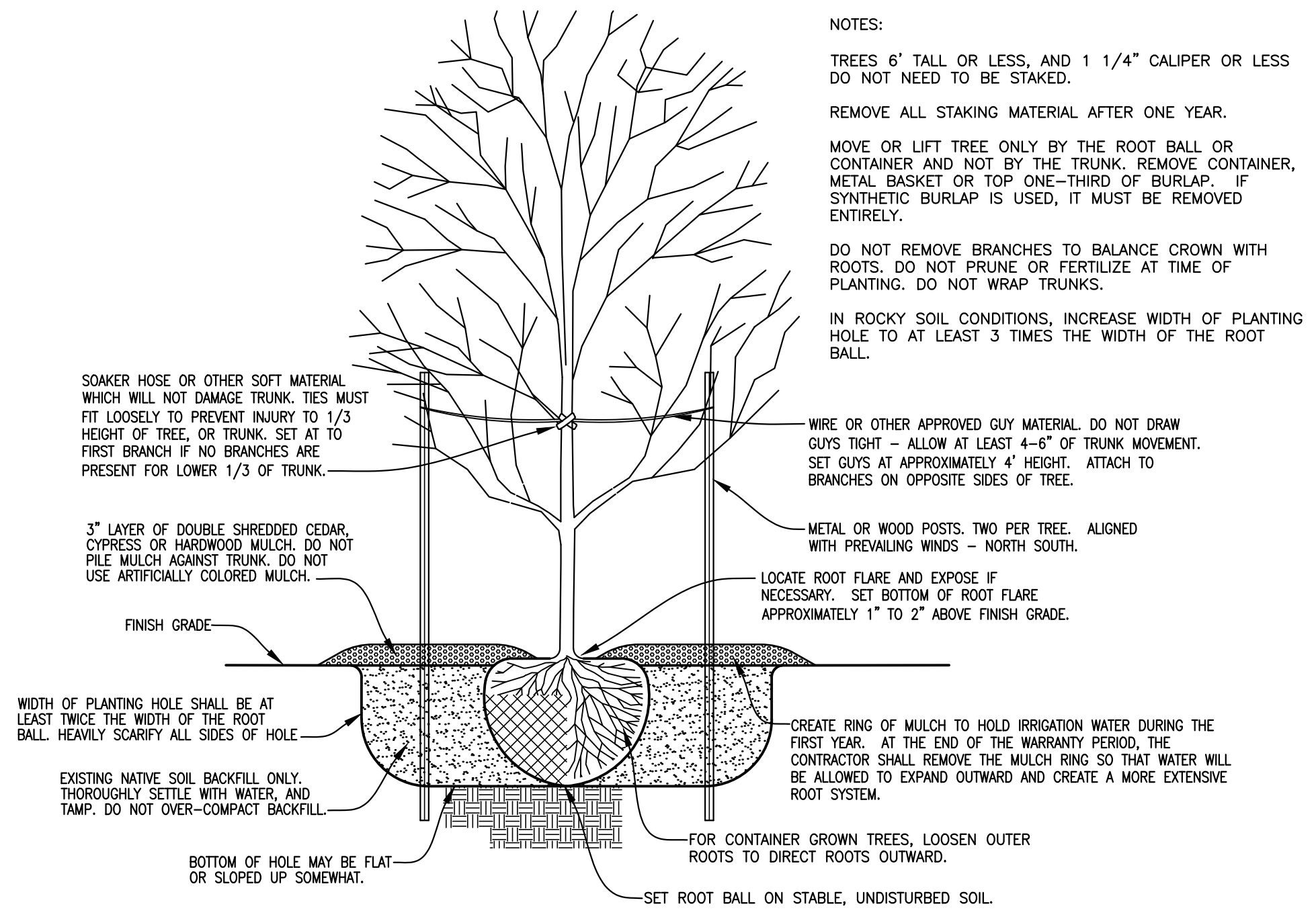
STEEL EDGING, REFER TO DETAIL: "STEEL EDGING BETWEEN PLANT BED & LAWN."

02 GROUND COVER/ANNUAL PLANTING
 NOT TO SCALE



NOTES:
 WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.
 REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.
 IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.
 ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.
 DO NOT FERTILIZE AT TIME OF PLANTING.

4" TO 6" LAYER OF COMPOST MIXED INTO TOP 8" TO 10" OF SOIL. TAMP AND WATER IN 6" LIFTS. DO NOT OVER-COMPACT BACKFILL.
 3" LAYER OF SHREDDED CEDAR, CYPRESS, OR HARDWOOD MULCH OVER ENTIRE BED. DO NOT USE ARTIFICIALLY COLORED MULCH.
 LOOSEN OUTER ROOTS TO DIRECT ROOTS OUTWARD. PLANTS WITH CIRCLING, POT-BOUND ROOTS ARE UNACCEPTABLE.

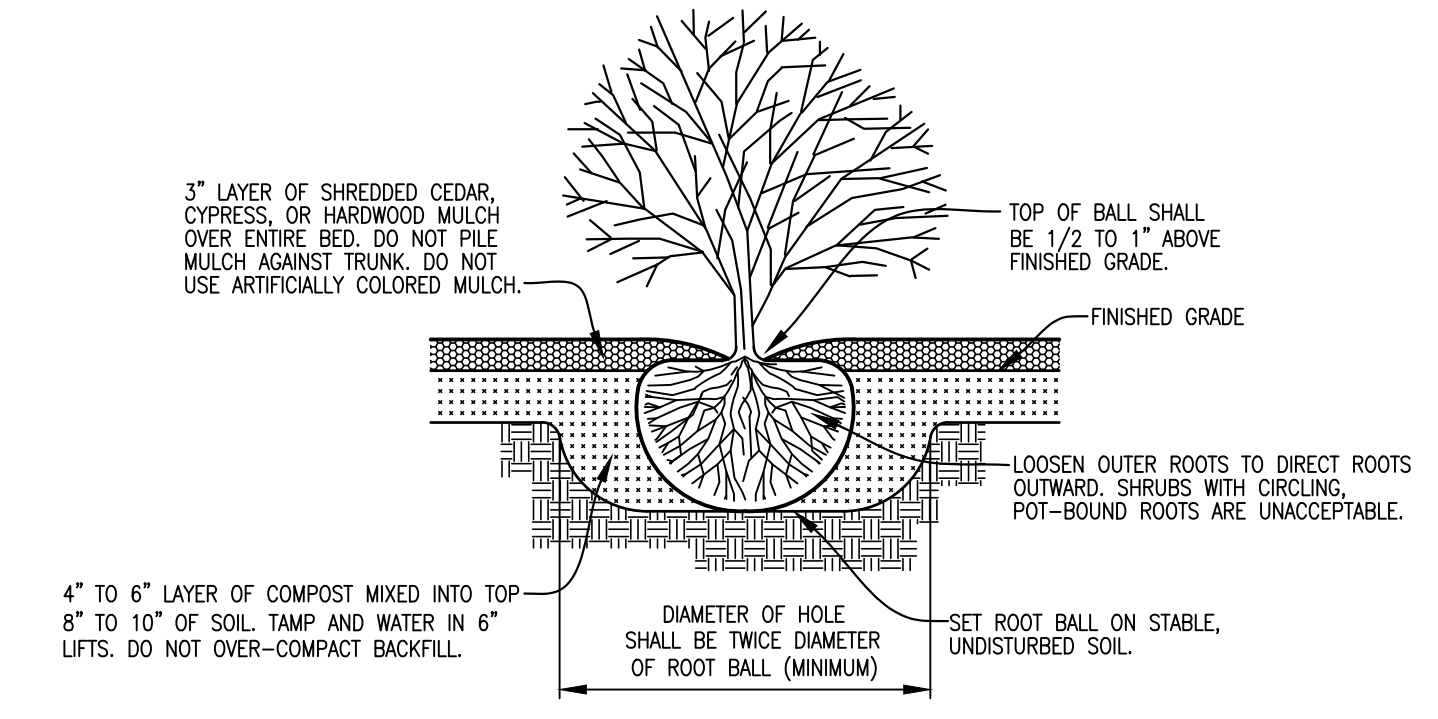


01 TREE PLANTING
 NOT TO SCALE

NOTES:
 TREES 6' TALL OR LESS, AND 1 1/4" CALIPER OR LESS DO NOT NEED TO BE STAKED.
 REMOVE ALL STAKING MATERIAL AFTER ONE YEAR.
 MOVE OR LIFT TREE ONLY BY THE ROOT BALL OR CONTAINER AND NOT BY THE TRUNK. REMOVE CONTAINER, METAL BASKET OR TOP ONE-THIRD OF BURLAP. IF SYNTHETIC BURLAP IS USED, IT MUST BE REMOVED ENTIRELY.
 DO NOT REMOVE BRANCHES TO BALANCE CROWN WITH ROOTS. DO NOT PRUNE OR FERTILIZE AT TIME OF PLANTING. DO NOT WRAP TRUNKS.
 IN ROCKY SOIL CONDITIONS, INCREASE WIDTH OF PLANTING HOLE TO AT LEAST 3 TIMES THE WIDTH OF THE ROOT BALL.

SOAKER HOSE OR OTHER SOFT MATERIAL WHICH WILL NOT DAMAGE TRUNK. TIES MUST FIT LOOSELY TO PREVENT INJURY TO 1/3 HEIGHT OF TREE, OR TRUNK. SET AT TO FIRST BRANCH IF NO BRANCHES ARE PRESENT FOR LOWER 1/3 OF TRUNK.
 WIRE OR OTHER APPROVED GUY MATERIAL. DO NOT DRAW GUYS TIGHT - ALLOW AT LEAST 4-6" OF TRUNK MOVEMENT. SET GUYS AT APPROXIMATELY 4' HEIGHT. ATTACH TO BRANCHES ON OPPOSITE SIDES OF TREE.
 METAL OR WOOD POSTS, TWO PER TREE, ALIGNED WITH PREVAILING WINDS - NORTH SOUTH.
 LOCATE ROOT FLARE AND EXPOSE IF NECESSARY. SET BOTTOM OF ROOT FLARE APPROXIMATELY 1" TO 2" ABOVE FINISH GRADE.
 3" LAYER OF DOUBLE SHREDDED CEDAR, CYPRESS OR HARDWOOD MULCH. DO NOT PILE MULCH AGAINST TRUNK. DO NOT USE ARTIFICIALLY COLORED MULCH.
 FINISH GRADE
 WIDTH OF PLANTING HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ROOT BALL. HEAVILY SCARP ALL SIDES OF HOLE.
 EXISTING NATIVE SOIL BACKFILL ONLY. THOROUGHLY SETTLE WITH WATER, AND TAMP. DO NOT OVER-COMPACT BACKFILL.
 BOTTOM OF HOLE MAY BE FLAT OR SLOPED UP SOMEWHAT.
 SET ROOT BALL ON STABLE, UNDISTURBED SOIL.
 FOR CONTAINER GROWN TREES, LOOSEN OUTER ROOTS TO DIRECT ROOTS OUTWARD.
 CREATE RING OF MULCH TO HOLD IRRIGATION WATER DURING THE FIRST YEAR. AT THE END OF THE WARRANTY PERIOD, THE CONTRACTOR SHALL REMOVE THE MULCH RING SO THAT WATER WILL BE ALLOWED TO EXPAND OUTWARD AND CREATE A MORE EXTENSIVE ROOT SYSTEM.

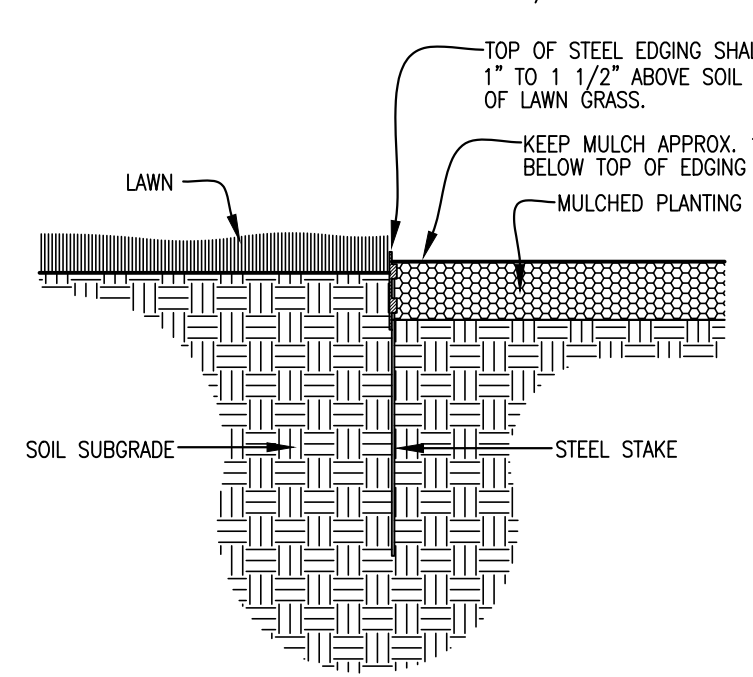
05 SHRUB/PERENNIAL PLANTING
 NOT TO SCALE



NOTES:
 WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.
 REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.
 IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.
 ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.
 DO NOT FERTILIZE AT TIME OF PLANTING.

3" LAYER OF SHREDDED CEDAR, CYPRESS, OR HARDWOOD MULCH OVER ENTIRE BED. DO NOT PILE MULCH AGAINST TRUNK. DO NOT USE ARTIFICIALLY COLORED MULCH.
 TOP OF BALL SHALL BE 1/2" TO 1" ABOVE FINISHED GRADE.
 FINISHED GRADE
 LOOSEN OUTER ROOTS TO DIRECT ROOTS OUTWARD. SHRUBS WITH CIRCLING, POT-BOUND ROOTS ARE UNACCEPTABLE.
 4" TO 6" LAYER OF COMPOST MIXED INTO TOP 8" TO 10" OF SOIL. TAMP AND WATER IN 6" LIFTS. DO NOT OVER-COMPACT BACKFILL.
 DIAMETER OF HOLE SHALL BE TWICE DIAMETER OF ROOT BALL (MINIMUM)
 SET ROOT BALL ON STABLE, UNDISTURBED SOIL.

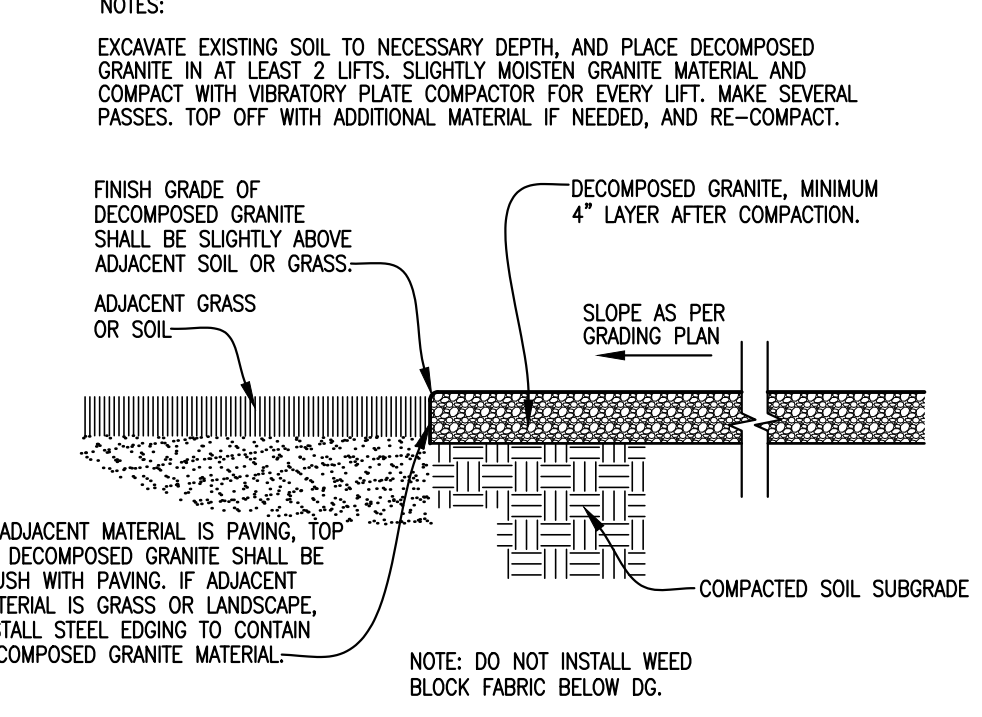
06 STEEL EDGING
 NOT TO SCALE



NOTES:
 STEEL EDGING SHALL BE COMMERCIAL GRADE; 3/16" THICK; BLACK COLOR (PREFERRED) OR GREEN.
 INSTALL SECTIONS SO THAT CURVED SECTIONS FORM SMOOTH RADIIUSES. STRAIGHT SECTIONS SHALL BE STRAIGHT AND TRUE, WITHOUT 'BOWS' OR 'WAVERS'.
 AT ENDS OF RUNS, CUT A CHAMFER (ABOUT 1 INCH) INTO THE EXPOSED TOP END POINT TO ELIMINATE SHARP POINTS. POINTS MAY ALSO BE GROUND SMOOTH TO FORM A MINIMUM 3/4 INCH RADIUS.

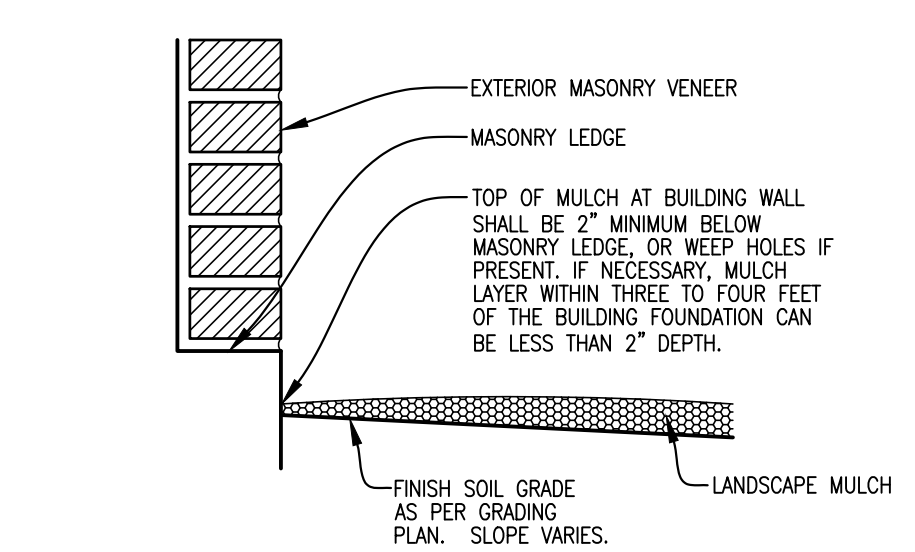
TOP OF STEEL EDGING SHALL BE 1" TO 1 1/2" ABOVE SOIL LEVEL OF LAWN GRASS.
 KEEP MULCH APPROX. 1" BELOW TOP OF EDGING
 MULCHED PLANTING BED
 SOIL SUBGRADE
 STEEL STAKE

07 DECOMPOSED GRANITE MISC. INSTALLATIONS
 NOT TO SCALE



NOTES:
 EXCAVATE EXISTING SOIL TO NECESSARY DEPTH, AND PLACE DECOMPOSED GRANITE IN AT LEAST 2 LIFTS, SLIGHTLY MOISTEN GRANITE MATERIAL AND COMPACT WITH VIBRATORY PLATE COMPACTOR FOR EVERY LIFT. MAKE SEVERAL PASSES. TOP OFF WITH ADDITIONAL MATERIAL IF NEEDED, AND RE-COMPACT.
 FINISH GRADE OF DECOMPOSED GRANITE SHALL BE SLIGHTLY ABOVE ADJACENT SOIL OR GRASS.
 ADJACENT GRASS OR SOIL
 SLOPE AS PER GRADING PLAN
 COMPACTED SOIL SUBGRADE
 IF ADJACENT MATERIAL IS PAVING, TOP OF DECOMPOSED GRANITE SHALL BE FLUSH WITH PAVING. IF ADJACENT MATERIAL IS GRASS OR LANDSCAPE, INSTALL STEEL EDGING TO CONTAIN DECOMPOSED GRANITE MATERIAL.
 NOTE: DO NOT INSTALL WEED BLOCK FABRIC BELOW DG.

04 LANDSCAPE MULCH AT BUILDING WALL
 NOT TO SCALE



NOTES:
 LANDSCAPE CONTRACTOR SHALL COORDINATE CLOSELY WITH GRADING/GENERAL CONTRACTOR TO ENSURE THAT FINISH GRADE IS CORRECT AND WILL ALLOW MULCH TO BE PLACED AS SHOWN IN THIS DETAIL.
 IN LOCATIONS WHERE THERE IS AN EXTERIOR BUILDING MATERIAL OTHER THAN MASONRY, THE TOP LEVEL OF MULCH SHALL BE AT LEAST 4" BELOW FINISH FLOOR ELEVATION.

EXTERIOR MASONRY VENEER
 MASONRY LEDGE
 TOP OF MULCH AT BUILDING WALL SHALL BE 2" MINIMUM BELOW MASONRY LEDGE, OR WEEP HOLES IF PRESENT. IF NECESSARY, MULCH LAYER WITHIN THREE TO FOUR FEET OF THE BUILDING FOUNDATION CAN BE LESS THAN 2" DEPTH.
 FINISH SOIL GRADE AS PER GRADING PLAN. SLOPE VARIES.
 LANDSCAPE MULCH

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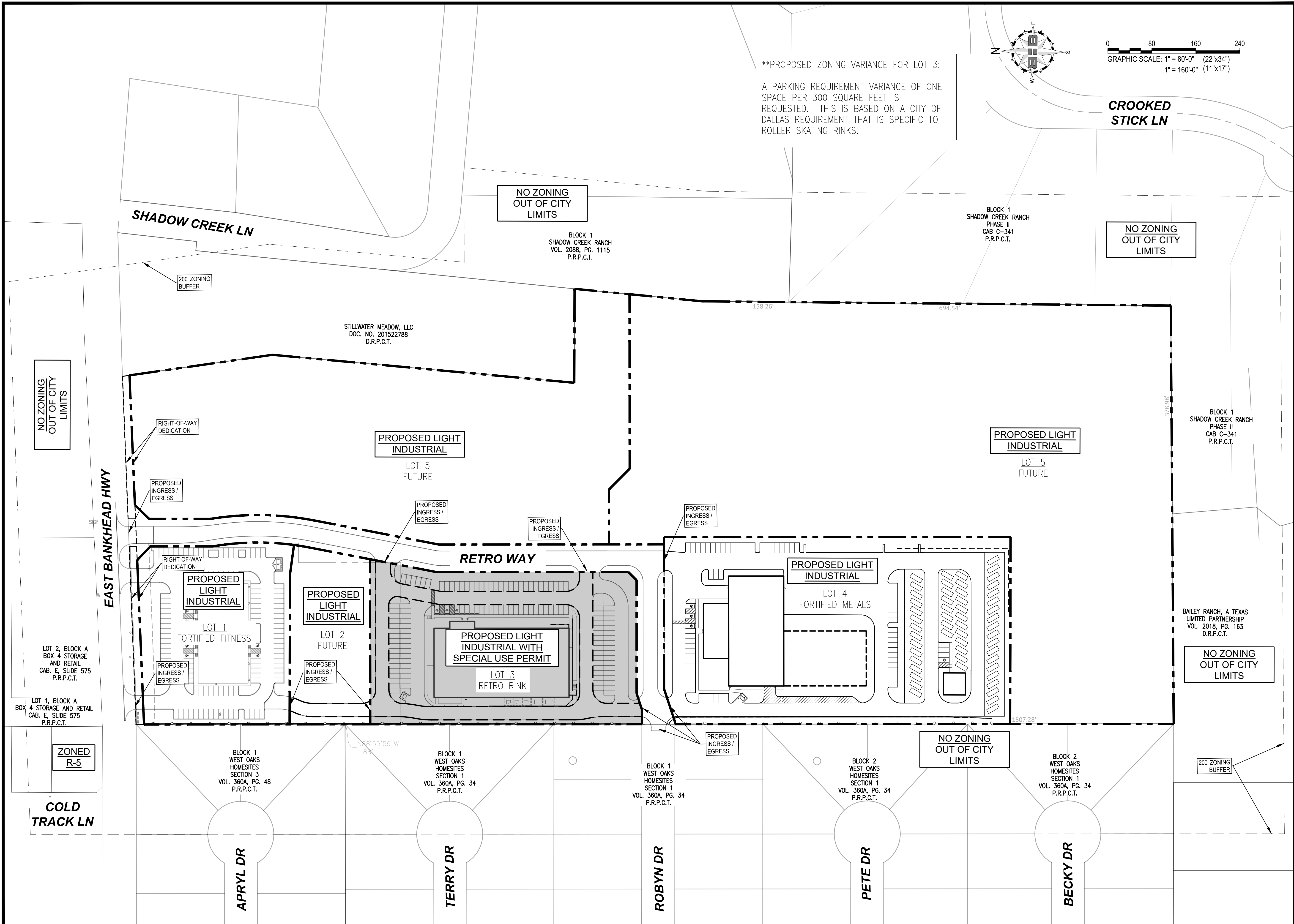
LOT 3 - S.U.P. SITE PLAN

NO.	DESCRIPTION	DATE

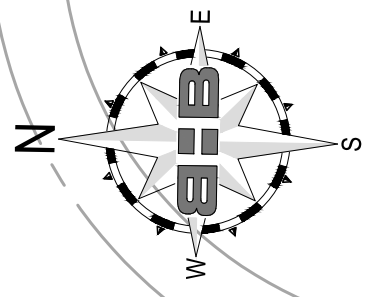
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 PURPOSES.
 BHB, INC.
 TX, REGISTERED FIRM F-00044
 ENGINEER: T. SCOTT
 CRAWFORD, P.E.
 TEXAS LICENSE NO: 100155
 DATE: 02/05/2024

PROJECT NUMBER: 2023.150.000
 DATE: 02/05/2024 DRAWN BY: JPM
 DESIGN BY: TSC CHECKED BY: TSC

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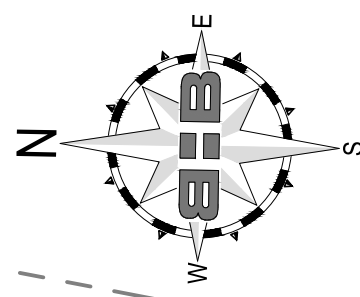


****PROPOSED ZONING VARIANCE FOR LOT 3:**
 A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.



GRAPHIC SCALE: 1" = 80'-0" (22"x34")
 1" = 160'-0" (11"x17")

2.05.2024 1:56PM F:\job\2023\10\XXX\Haney Complex\01 Design & Drafting\02 Civil\04 Exhibits\2023.810.su_sup_exhibit.dwg SUP OVERALL EXHIBIT



0 80 160 240
GRAPHIC SCALE: 1" = 80'-0" (22"x34")
1" = 160'-0" (11"x17")

PROPOSED LIGHT INDUSTRIAL
LOT 5 FUTURE

PROPOSED LIGHT INDUSTRIAL
LOT 6 FUTURE

PROPOSED LIGHT INDUSTRIAL
LOT 3 FUTURE

PROPOSED LIGHT INDUSTRIAL WITH SPECIAL USE PERMIT
LOT 3
RETRO RINK

SITE SUMMARY
RETRO RINK - ROLLER SKATING RINK
ACREAGE: 3.126 ACRES
PROPOSED ZONING: LIGHT INDUSTRIAL
PARKING REQUIRED: 105 SPACES**
PARKING PROVIDED: 128 SPACES
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
MAX. BLDG./LOT COVERAGE: 60%
ACTUAL BLDG./LOT COVERAGE: 23.2%
IMPERVIOUS PAVING: 72,360 SQ.FT.

**A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

NO ZONING OUT OF CITY LIMITS

BHB
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WILLOW PARK, TEXAS

LOT 3 - S.U.P. SITE PLAN

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BHB, INC.
TX REGISTERED FIRM F-00044
ENGINEER: T. SCOTT CRAWFORD, P.E.
TEXAS LICENSE NO: 100155
DATE: 02/05/2024

PROJECT NUMBER: 2023.150.000
DATE: 02/05/2024 DRAWN BY: JPM
DESIGN BY: TSC CHECKED BY: TSC

SHEET
2 OF 2

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N89°55'59"W
1.88'

ROBYN DRIVE

BHB
 BAIRD, HAMPTON & BROWN
 building partners
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.566.7575 • bhinc.com
 TBP/ELS Firm #44, #10194146

HANEY REVOCABLE TRUST
 DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES
HANEY COMPLEX - RETRO RINK
 9744 EAST BANKHEAD PKWY
 WILLOW PARK, TEXAS

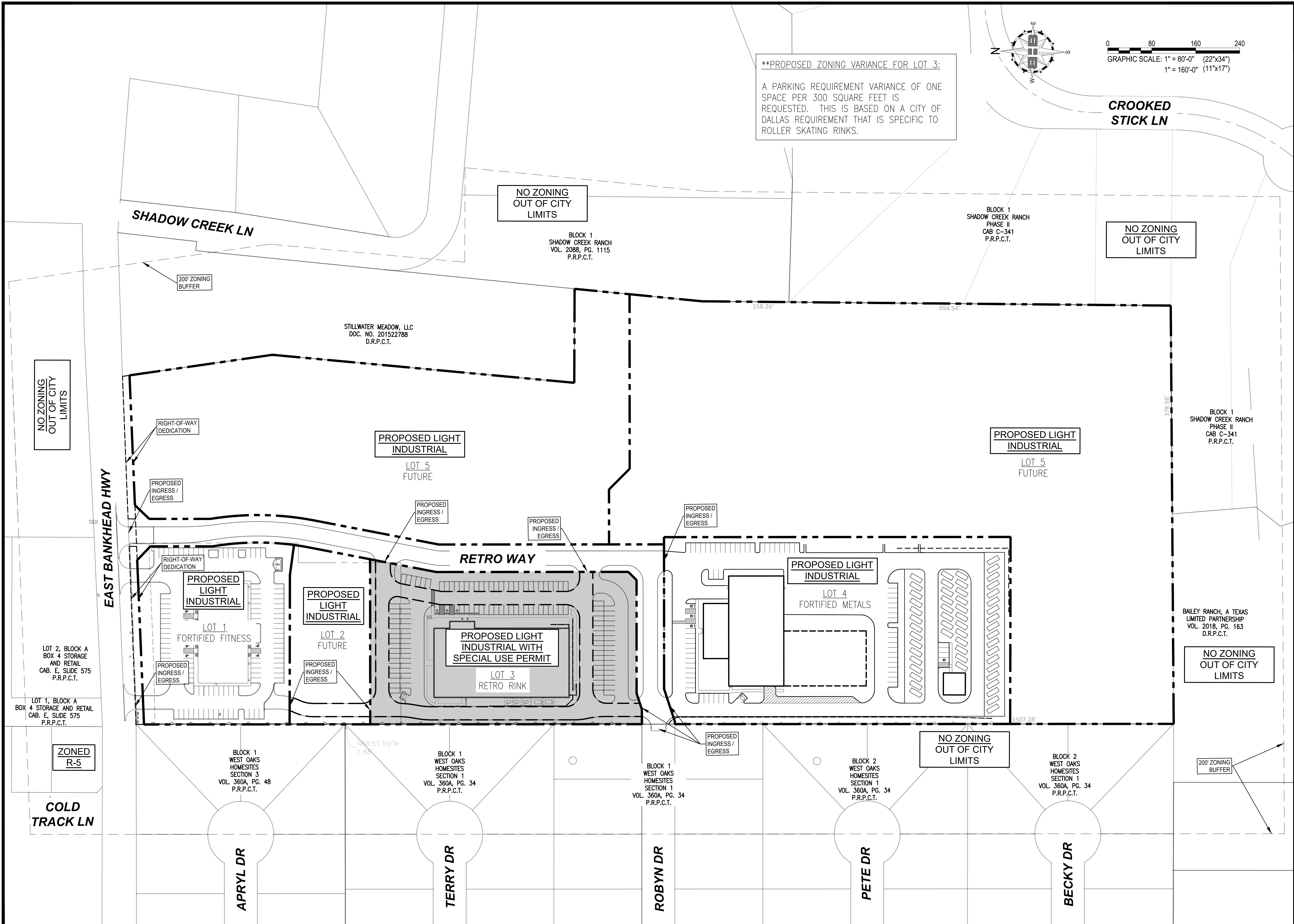
LOT 3 - S.U.P. SITE PLAN

NO.	DESCRIPTION	DATE

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SHEET
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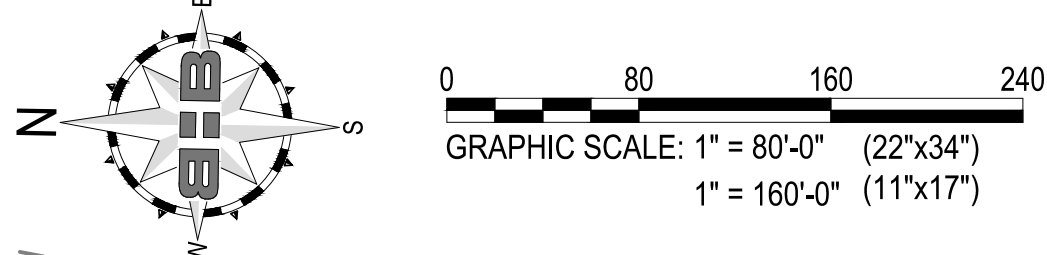
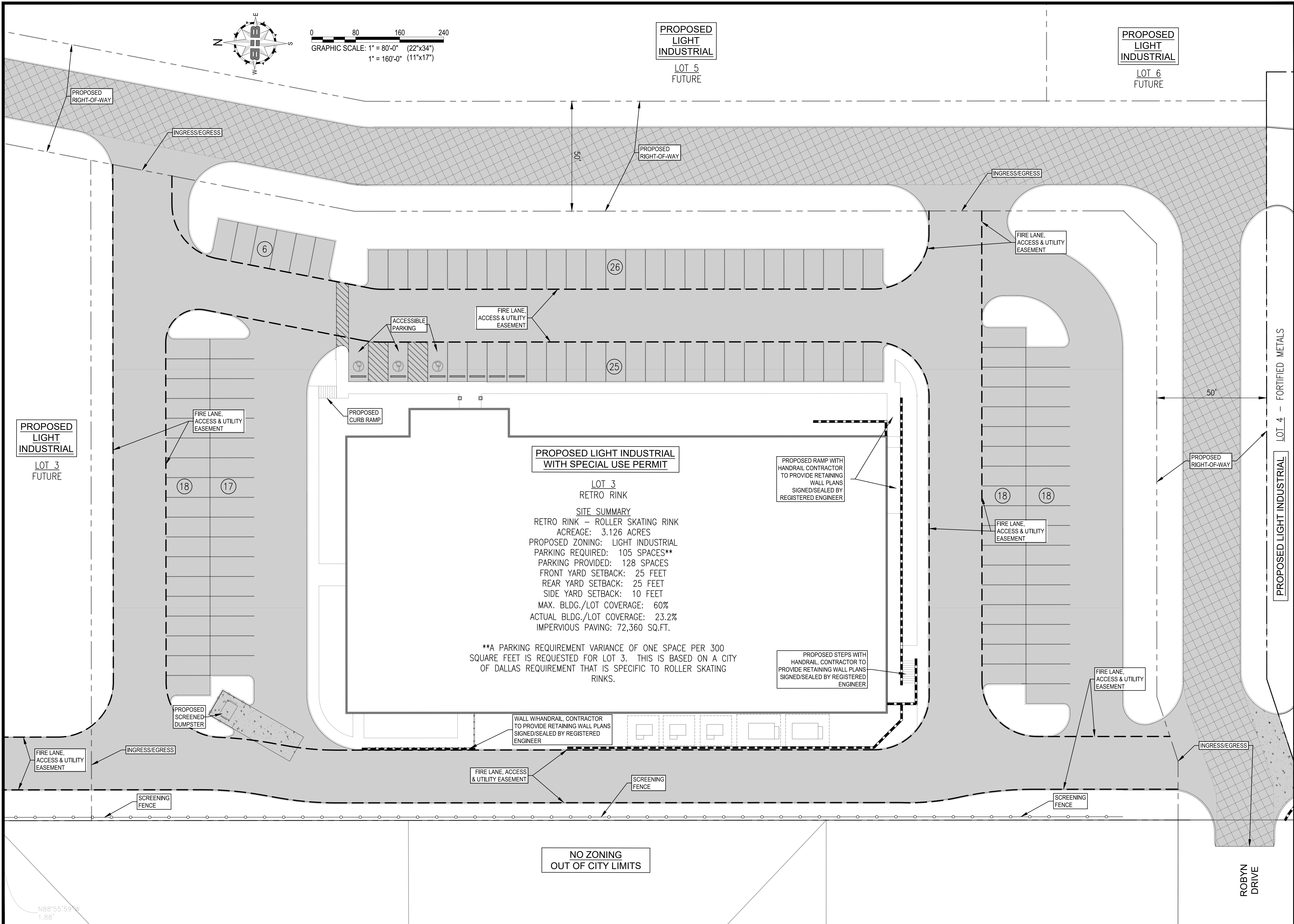
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