



PARKS BOARD 8/01/23 AGENDA

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

Tuesday, August 01, 2023 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS (Limited to five minutes per person)

Residents may address the Park Board regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to five (5) 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.

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes: 5/02/23

ITEMS TO BE CONSIDERED AND ACTED UPON

2. Discussion & Action: Consideration and acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of Title Policy.

NEW BUSINESS

3. Update on Willow Park Trails and East Parker County Trails (EPCoT) trail systems by Larry Colvin, President of Weatherford Mountain Bike Club and Senior Civil Engineer Designer for Baird, Hampton & Brown.

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.

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: JULY 28, 2023, at or before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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



PARKS BOARD MEETING MINUTES

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

Tuesday, May 02, 2023 at 6:00 PM

CALL TO ORDER

6:00 p.m. by Corey Tucker, Chair.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

David Wagner
Corey Tucker
Ever Gomez
Lea Young
Cynthia White

ABSENT

James McKibben

Staff Present: Toni Fisher, Planning & Development Director/Parks

PUBLIC COMMENTS (Limited to five minutes per person)

Residents may address the Park Board regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to five (5) 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 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.

None.

APPROVAL OF MEETING MINUTES

1. Parks Board Minutes: February 7, 2023

Approved:

Motion made by Wagner, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

ITEMS TO BE CONSIDERED AND ACTED UPON

2. Discussion & Action: Election of Parks Board Chairperson.

Corey Tucker was nominated as Chairperson.

Motion made by White, Seconded by Gomez.

Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

3. Discussion & Action: Add Communication Boards to City playgrounds, parks, and trails within the City of Willow Park.

Sergeant Ramirez presented the Board with information regarding getting signage for the City's non-verbal community, as per her brief in the meeting packet. Sgt. Ramirez stated that, per her research, this board will be the first of its kind in Parker County, and potentially this region of Texas and possibly the country.

Several Board members raised questions and concerns regarding installation, user population, maintenance, and eventual replacement of the sign to which options and ideas were discussed.

Promotion of the sign is very important to Sgt. Ramirez and Mayor Pro Tem Young said that this is a great addition to the Cross Timbers Park which was created as a trendsetter because of the turf vs. mulch.

The sign's expense of \$2,400 was discussed among the Board and that sponsorships could be considered, as well, which could be honored with a .

The motion was made to approve the expense of the sign and its installation.

Motion made by Tucker, Seconded by Gomez.

Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

4. Discussion & Action: Consideration for Contract by Pacheco Koch for concept landscape design, and completion and submittal of application for 2024 TXDOT Green Ribbon Grant Program.

Staff Toni Fisher explained the TXDOT Green Ribbon Program, a reimbursement grant for beautification within the rights-of-way along the Texas highway. She stated that this award is \$400,000, but its application requires a design submittal, which is an added expense not covered under the grant. In addition, the design must show the allocation of funds, funds which must be paid by the City during construction, then reimbursed by TXDOT.

Fisher explained that Pacheco Koch, who designed and executed the Cross Timbers Park, can do the landscape design the entire northern side of the project for us, which would span the TXDOT right-of-way where sensible, from City Hall to Mikus Rd., split into three phases. The first of those would be the service road that runs perpendicular to Kings Gate as it was told that TXDOT prefers awarding projects that coincide with other TXDOT projects. Since the Kings Gate Bridge is a TXDOT 2024 project, its timing could benefit us for a Spring 2024 Green Ribbon Program Application submission and increase our chances of winning the award.

The cost for consulting fees by Pacheco Koch is approximately \$6,800 and would include conceptual designs for all phases, and 2024 Green Ribbon Program Application completion and submittal for Phase I. The addition of construction plans would increase the chances of getting the award, but also increase our initial cost.

Mayor Pro Tem requested assurance that it is not a matching grant, to which Fisher replied that it is a reimbursement grant.

There were questions from Board member Gomez as to contractors and plantings; Board member Tucker was concerned with the maintenance; and, Board member Wagner shared his professional experience regarding the slight chances of our city getting the grant because of the typical quantity of applicants for other TXDOT grants, and whether vehicular traffic traveling 70 mph would even notice the landscaping.

Mayor Pro Tem suggested that spending money to do the design with the intention of doing the landscaping anyway is one thing, but spending the money to do the design just to get the \$400,000 is another. She compared this with our plans for the trails. She was favorable to having the conceptual plans in hand for the sake of not making short-term mistakes.

Additionally, she stated that, since this is the first grant we've discussed, we likely need to prioritize our projects before allocating staff time to apply for any grants. Mayor Pro Tem Young also suggested for us to possibly look into a "grant specialist" to help us decide which grants are worthwhile for us spend time, money, and effort to apply.

Due to the amount of skepticism among the Parks Board, this item was motioned to be postponed.

Motion made by Tucker, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White

Voting Abstaining: Young

NEW BUSINESS

5. Future parkland projections.

1. Mayor Pro Tem Young explained that the City approached Wilks Development about taking over Kings Gate Park now instead of later, as per the Planned Development agreement. She told of its importance to adding another park to our city, but also its availability for us to have space to make additional improvements, such as the proposal for the city's trailhead with restrooms.

2. See "Trail Update with Larry Colvin"

3. Mayor Pro Tem Young suggested that the Parks Board should revisit its "priority list", and what we want for future parks and trails; she told the Board of the structure of the new Parks budget for the next fiscal year; she and Larry told the Board of the contact they have had with Trinity Christian Academy, and developers Kyle Wilks and Jamie Mitchell; and, she stated that soon, we will be looking ahead to our next update for our Parks & Trails Master Plan. Mayor Pro Tem Young also reflected back on her point of how having a plan can help us to get grants. There was discussion among the Board regarding the Crown Rd expansion and the design of the bike lanes.

4. Playground repairs for Cross Timbers Park were discussed:

a.) The broken xylophone mallets were discarded because they were attached with wiring that could not be repaired;

b.) The dead junipers that were removed behind the playground has bubblers that need to be turned off;

c.) There was question as to whether we were going to replace the junipers, to which the Board decided to wait until the Fall season to decide.

6. Update on Willow Park Trails and East Parker County Trails (EPCoT) trail systems by Larry Colvin, President of Weatherford Mountain Bike Club and Senior Civil Engineer Designer for Baird, Hampton & Brown.

Larry Colvin, designer for Baird, Hampton & Brown, and President of Weatherford Mountain Bike Club, expanded on the maps provided in the packet.

Mr. Colvin expanded on the EPCoT trail and the single-track connecting plan and the local connecting trails. He discussed the change and decreased interest in realignment of the Veloweb due to its 10' concrete trail requirements.

He then discussed the benefit for the expansion for the city's trails into the extraterritorial jurisdiction (ETJ) areas; and, the necessity for connectivity (bridge) across the Clearfork on East Bankhead Highway.

Larry expanded on the public utility easements at length. They cover much of the land in Willow Park and within our eastern ETJ, and how they can be used for trails, easily built where nothing else can.

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.

Meeting adjourned at 7:52 p.m.

Motion made by Tucker, Seconded by Gomez.
Voting Yea: Wagner, Tucker, Gomez, White
Voting Abstaining: Young

Minutes Approved:

Corey Tucker, Chair

Date

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: APRIL 28, 2023 at/before 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher

Planning and Development Director

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PARKS DEPARTMENT AGENDA ITEM BRIEFING SHEET

Council Date: August 1, 2023	Department: Planning & Development Department/Parks	Presented By: Toni Fisher
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AGENDA ITEM:

Discussion & Action: Consideration and acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of Title Policy.

BACKGROUND:

The Planned Development Zoning District for The Shops at Willow Park, approved by City Council on October 25, 2016, Ordinance 740-16, and amended April 12, 2022, states in Paragraph 14(a) “Hike and Bike Trail: Open Space”:

... “At the developer’s written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning arca shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements.” ...

City staff approached Wilks Development in February 2023 to discuss its early release and dedication of Kings Gate Park to the City of Willow Park. This early transfer will not only accelerate the city’s possession of additional public park space, but its city ownership will also allow for easier construction of the single-track hike and bike trails planned and more park improvements.

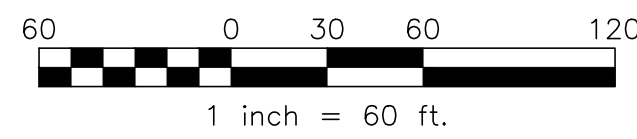
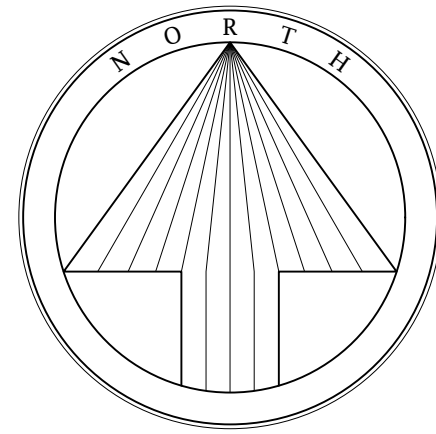
Due to surrounding property owners other than Wilks Development, it was agreed by Staff and Wilks that the property should be fully surveyed and a title commitment completed for property transfer. Wilks Development has agreed to pay the cost for the engineering and survey, and for the legal documents to be drafted, and the City to pay \$2,347.60 for the title policy.

STAFF RECOMMENDATION:

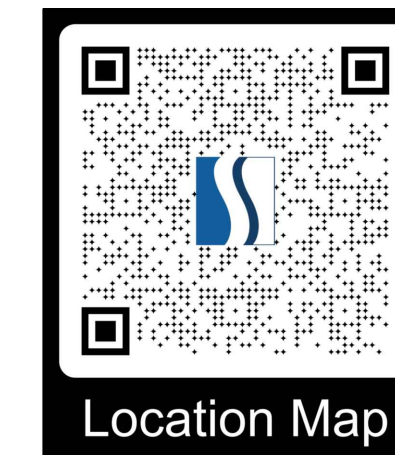
Staff recommends for the Parks Board to approve the acceptance of Kings Gate Park, and payment of the Title Policy.

RECOMMENDED MOTION:

Motion to approve acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of Title Policy.



Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

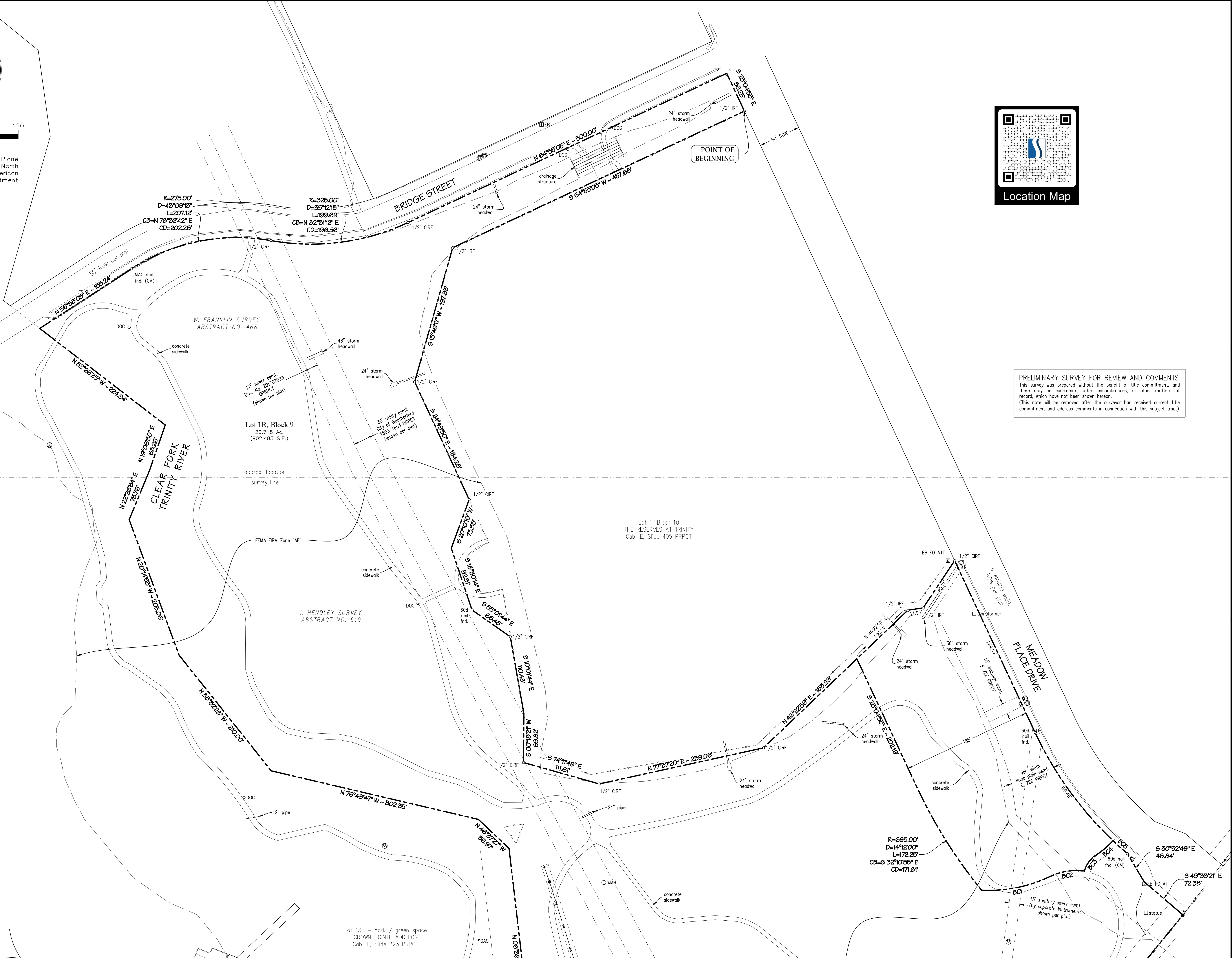


ALTA/NSPS LAND TITLE SURVEY
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Willow Park Trails

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
⊙	SIGNPOST
⊙	FIRE HYDRANT
⊙	GAS MARKER
⊙	GAS TEST LEAD
⊙	GAS METER
⊙	GAS LINE MARKER
⊙	FIBROPTIC CABLE MARKER
EB	ELECTRIC BOX
DOG	DOG LITTER BOX
⊙	WATER VALVE
⊙	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

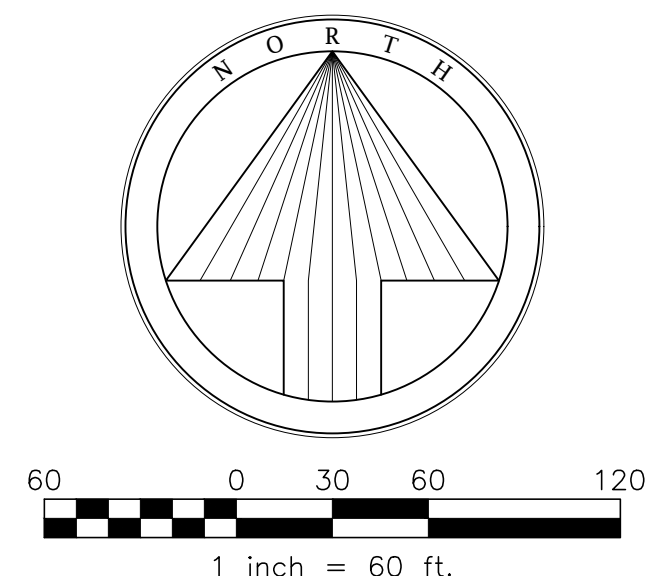
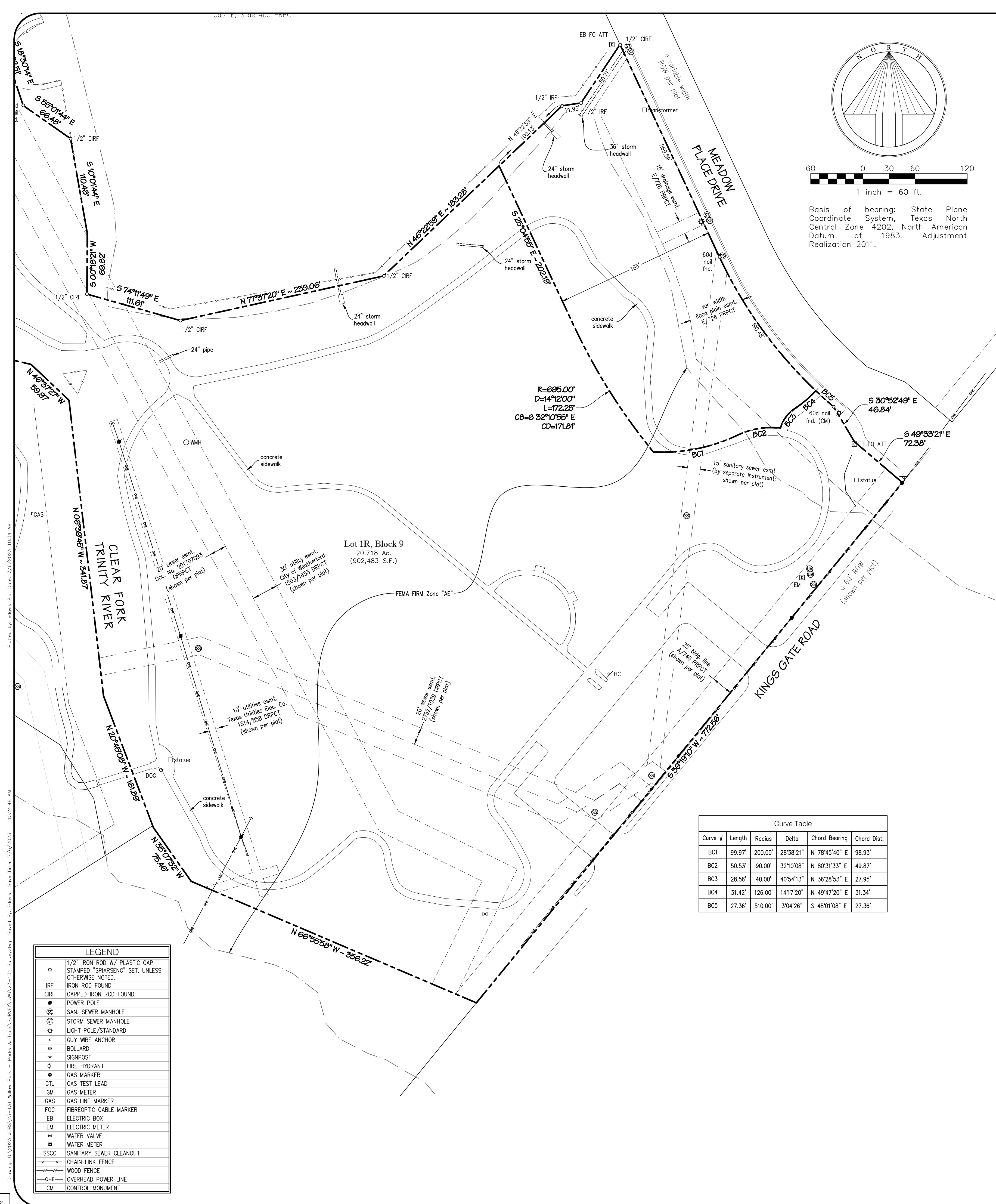
Drawing: C:\2023_09\5123-131 Willow Park - Parks & Trails\SURVEY\DWG\5123-131 Survey.dwg Saved By: Edovis Save Time: 7/6/2023 10:24:48 AM
Printed by: edovis Plot Date: 7/6/2023 10:34 AM



Issue Dates:
7/5/23

Date	Revisions

Scale: 1" = 60'
 Drawn By: ED
 Checked By: DKB
 Sheet 1
 of 2
 JOB # 23-131



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	99.97'	200.00'	28°38'21"	N 78°45'40" E	98.93'
BC2	50.53'	90.00'	32°10'08"	N 80°31'33" E	49.87'
BC3	28.56'	40.00'	40°54'13"	N 36°28'53" E	27.95'
BC4	31.42'	126.00'	14°17'20"	N 49°47'20" E	31.34'
BC5	27.36'	510.00'	3°04'26"	S 48°01'08" E	27.36'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊕	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊛	LIGHT POLE/STANDARD
⊚	GUY WIRE ANCHOR
○	BOLLARD
+	SIGNPOST
⊕	FIRE HYDRANT
●	GAS MARKER
○	GAS TEST LEAD
GM	GAS METER
GL	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
WV	WATER VALVE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Franklin Survey, Abstract No. 468, and the I. Hendley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, being part of Lot 1R, Block 9, The Reserves at Trinity, an addition to the City of Willow Park according to the plat thereof recorded in Cabinet E, Slide 726 of the Plat Records, Parker County, Texas (PRPCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the southwest line of Meadow Place Drive, a variable width right-of-way, for the north corner of Lot 1, Block 10, The Reserves at Trinity, recorded in Cabinet E, Slide 405 PRPCT;

THENCE along the north, west, and south lines of Lot 1, Block 10, the following:

- S 64°55'05" W, 457.68 feet to a 1/2" iron rod found;
- S 15°49'17" W, 197.93 feet to a 1/2" iron rod with plastic cap found;
- S 24°49'50" E, 184.28 feet to a 1/2" iron rod with plastic cap found;
- S 20°10'10" W, 73.55 feet;
- S 18°30'14" E, 92.51 feet to a 60d nail found;
- S 55°01'44" E, 66.48 feet to a 1/2" iron rod with plastic cap found;
- S 10°01'44" E, 110.48 feet;
- S 00°18'21" W, 69.82 feet to a 1/2" iron rod with plastic cap found;
- S 74°11'49" E, 111.61 feet to a 1/2" iron rod with plastic cap found;
- N 77°37'20" E, 239.06 feet to a 1/2" iron rod with plastic cap found;

And N 46°22'59" E, 183.28 feet to a point for corner, from which a 1/2" iron rod found bears N 46°22'59" E, 100.13 feet;

THENCE into and through Lot 1R, Block 9, the following:

- S 25°04'55" E, 202.19 feet;
- A tangent curve to the left having a central angle of 14°12'00", a radius of 695.00 feet, a chord of S 32°10'55" E - 171.81 feet, an arc length of 172.25 feet;
- A non-tangent curve to the left having a central angle of 28°38'21", a radius of 200.00 feet, a chord of N 78°45'40" E - 98.93 feet, an arc length of 99.97 feet;
- A reverse curve having a central angle of 32°10'08", a radius of 90.00 feet, a chord of N 80°31'33" E - 49.87 feet, an arc length of 50.53 feet;
- A non-tangent curve to the right having a central angle of 40°54'13", a radius of 40.00 feet, a chord of N 36°28'53" E - 27.95 feet, an arc length of 28.56 feet;
- And reverse curve having a central angle of 14°17'20", a radius of 126.00 feet, a chord of N 49°47'20" E - 31.34 feet, an arc length of 31.42 feet to a point on the southwest line of Meadow Place Drive;

THENCE along the southwest line thereof, the following:

- A non-tangent curve to the left having a central angle of 03°04'26", a radius of 510.00 feet, a chord of S 48°01'08" E - 27.36 feet, an arc length of 27.36 feet to a 60d nail found;
- S 30°52'49" E, 46.84 feet;
- And S 49°33'21" E, 72.38 feet to a point in a power pole being the intersection of Meadow Place Drive with the northwest line of Kings Gate Road, a 60-foot right-of-way (as shown per plat);

THENCE S 39°19'10" W, 772.56 feet along the northwest line of Kings Gate Road to the intersection thereof with the centerline of the Clear Fork of the Trinity River, being the most southerly corner of Lot 1R, Block 9;

THENCE along the Clear Fork, the following:

- N 66°55'58" W, 356.22 feet;
- N 35°07'32" W, 75.46 feet;
- N 20°45'08" W, 161.89 feet;
- N 06°39'45" W, 341.87 feet;
- N 46°37'27" W, 59.97 feet;
- N 76°48'47" W, 302.35 feet;
- N 38°32'28" W, 210.00 feet;
- N 20°14'53" W, 205.06 feet;
- N 22°26'54" E, 75.76 feet;
- N 19°06'30" E, 68.26 feet;

And N 52°26'25" W, 224.94 feet to a point for the southwest corner of the right-of-way of Bridge Street, a 50-foot wide right-of-way (per plat);

THENCE along the south line of Bridge Street, the following:

- N 56°58'05" E, 155.24 feet to a MAG nail found;
- A tangent curve to the right having a central angle of 43°09'13", a radius of 275.00 feet, a chord of N 78°32'42" E - 202.26 feet, an arc length of 207.12 feet to a 1/2" iron rod with plastic cap found;

A reverse curve having a central angle of 35°12'13", a radius of 325.00 feet, a chord of N 82°31'12" E - 196.56 feet, an arc length of 199.69 feet to a 1/2" iron rod with plastic cap found;

And N 64°55'05" E, 500.00 feet to a point being the intersection of Bridge Street with Meadow Place Drive;

THENCE S 25°04'55" E, 59.25 feet along the southwest line of Meadow Place Drive to the POINT OF BEGINNING with the subject tract containing 902,483 square feet or 20.718 acres of land.

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
 This survey was prepared without the benefit of title commitment, and there may be encumbrances, other encumbrances, or other matters of record, which have not been shown hereon.
 (This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

SURVEYOR'S CERTIFICATE

To: _____, First American Title Insurance Company, Republic Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 06/30/23.

Date of Plat or Map: 7/3/23



Darren K. Brown, RPLS 5252

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48367C0425F, effective on 4/5/2019. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).



Issue Dates:
 7/5/23

Date	Revisions

Scale: 1" = 60'
 Drawn By: ED
 Checked By: DKB
 Sheet 2
 of 2
 JOB # 23-131

Access Easement For Existing Trail W/Option To be relocated in Future

Property to Be Retained By Wilks

Future Relocation Easement

185'



RATTIKIN TITLE

201 Main Street, Suite 800, Fort Worth, TX 76102 - (817)332-1171 FAX (817)877-4237

GF No.: 23-1752

INVOICE

Date: July 27, 2023

Billed to: City of Willow Park, Texas
120 El Chico Trail, Suite A
Willow Park, TX 76087

ITEM DESCRIPTION	AMOUNT
Owner's Policy (Coverage \$281,610.00)	\$1,789.00
Guaranty Fee	\$2.00
Escrow Fee	\$200.00
Doc Prep Fee	\$250.00
Tax Certificate	\$106.60
TOTAL	\$2,347.60

Thank you for your business!

CITY OF WILLOW PARK, TEXAS

ORDINANCE NO. 740-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A CHANGE IN ZONING TO PD PLANNED DEVELOPMENT ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR THAT CERTAIN 140.3 ACRES OF LAND LOCATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY AND THE CITY OF WILLOW PARK, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park is a municipal corporation duly and legally formed in the State of Texas; and

WHEREAS, the City is a general law municipality with specific powers delegated to it to protect the health, safety and general welfare of its citizens; and

WHEREAS, pursuant to Chapter 211 TEXAS LOCAL GOVERNMENT CODE, the City of Willow Park has the authority to adopt comprehensive zoning plans and to amend said plans for the purposes of promoting the health, safety and welfare of the City; and

WHEREAS, the owner of that certain 140.3 acre tract of land described on Exhibit "A" attached hereto has applied for a change in zoning to "PD" Planned Development District consistent with the development standards and Site Plan attached hereto as Exhibit "B" and "C" respectively; and

WHEREAS, a public hearing on the zoning change was held by the Planning and Zoning Commission of the City of Willow Park and a final report for recommendations was submitted to the governing body of the

City; and

WHEREAS, the City of Willow Park held a public hearing subsequent to that of the Planning and Zoning Commission and subsequent to receiving the final report and recommendations of the Planning and Zoning Commission with respect to the application for a zoning change; and

WHEREAS, the City Council finds that the change is consistent with surrounding zoning as shown in the Comprehensive Plan; and

WHEREAS, all requirements concerning notice to adjacent property owners, publication and other procedural requirements have been complied with in accordance with Chapter 211, TEXAS LOCAL GOVERNMENT CODE; and

WHEREAS, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to grant the requested zoning classification: "PD Planned Development District" zoning district classification set forth herein; and

WHEREAS, the City of Willow Park has adopted a Comprehensive Plan for the long range development of the municipality and inclusion of the planned development district described herein is consistent with that long range plan.

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

SECTION 1. AUTHORIZATION

The Mayor, or Mayor's designee, is hereby authorized and directed to implement the applicable provisions of this Ordinance.

SECTION 2. LAND USE PERMITTED

The zoning district classification and use designation of the Property described in Exhibit "A" is hereby changed to "PD Planned Development District" zoning district classification and use allowing the use and development of the Property described in Exhibit "A" in accordance with the development standards on Exhibit "B" and the Site Plan on Exhibit "C". Exhibit "A", Exhibit "B", and Exhibit "C" are attached hereto and incorporated herein for all purposes.

SECTION 3. MAP AMENDMENT

The City Secretary is hereby directed to amend the official zoning map to reflect the adoption of the zoning approved herein consistent with markings as specified by Municipal Code of Ordinances of the City of Willow Park.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by any court,

such invalidity shall not affect the validity of other provisions or applications, and to this end the provisions of this Ordinance are severable.

SECTION 5. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Ordinance.

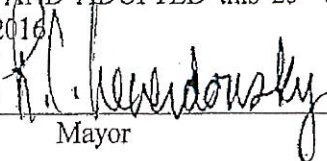
SECTION 6. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption and the effective date of this Ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

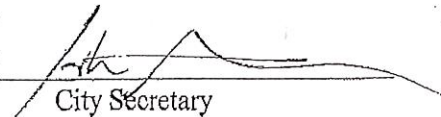
SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption by the City Council of the City of Willow Park and after publication as required by law.

PASSED AND ADOPTED this 25th day of October, 2016

/s/ 
Mayor

ATTEST:

/s/ 
City Secretary

APPROVED AS TO FORM:

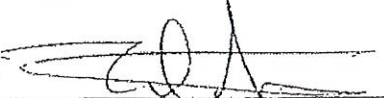
/s/ 
City Attorney

Exhibit B
PD Development Standards

1. Definitions.
 - a. Accessory use means any use that is customarily incidental to the primary use of the property on which it is located. An accessory use may include accessory buildings and structures. Amenity centers and clubhouses are accessory uses to single family detached development, and may be located on separate platted lots. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
 - b. Site Plan means the Site Plan attached as Exhibit C, as amended in accordance with Section 3.
 - c. Event center means a facility that may include some or all of the following types of uses: event space for weddings, meetings, parties, and other types of events; meeting rooms; game courts; fitness center/gym; swimming pools; athletic fields and facilities; childcare, dining; catering kitchen; spa facilities and services; and other similar uses.
 - d. Property means the property depicted and described on Exhibit A.
 - e. Public parking means parking available to the public that may be used to satisfy the parking requirement for a use located within or outside of the boundaries of this planned development district. Public parking may also provide excess parking that is not required by the Zoning Ordinance.
 - f. Townhome means a single family dwelling unit horizontally attached to another dwelling unit by a common wall. Townhomes may be located on the same platted lot or on separate platted lots. The term townhome does not include a dwelling unit located above another dwelling unit. Townhomes are not included in the definition of a multi-family dwelling.
 - g. Zoning Ordinance means the comprehensive zoning ordinance of the City of Willow Park attached as Exhibit D.
2. Applicable Regulations. Development and use of the Property shall comply with the Zoning Ordinance, as amended by Ordinance No. ___ establishing these planned development district zoning regulations. In the event of a conflict between the Zoning Ordinance or any other City ordinance, rule, or regulation and these planned development district zoning regulations, these planned development district zoning regulations shall control. With the exception of the Zoning Ordinance and these planned development district zoning regulations, no other zoning regulations shall apply to the development or use of the Property.
3. Site Plan; Future Approvals.

- a. Development and use of the Property shall comply with the Site Plan.
 - b. The Site Plan may be amended from time to time provided each planning area shown on the Site Plan maintains roadway contiguity as shown on the original Site Plan attached as Exhibit C. City approval of a plat confirms the Site Plan amendment. Once the city approves the plat, the Site Plan attached as Exhibit C is automatically amended consistent with the approved plat.
 - c. Any revision to the Site Plan that does not meet the requirements of Section 3(b) shall constitute a zoning amendment that requires compliance with the procedures for a change in zoning.
 - d. When the Site Plan is amended pursuant to Section 3(b), the developer shall file a copy of the updated Site Plan that includes the date of the amendment with the Community Development Department and the City Secretary, and a copy of the amended plan shall be included in the City's official files for this planned development district.
 - e. With the exception of amended Site Plans, which shall be governed exclusively by Sections 3(b)-(d), there shall be no requirements for approval of site plans, concept plans, or development plans referenced in the Zoning Ordinance. The Building Official shall issue a building permit if the permit application demonstrates compliance with these planned development district zoning regulations.
4. Base Zoning Districts. Each planning area shown on the Site Plan shall have a base zoning district as follows:
- a. The base zoning district for the single family (SF) planning area shall be "R-5" Single-Family High Density District.
 - b. The base zoning district for the commercial (C) planning area shall be "C" Commercial District.
 - c. The base zoning district for the event center (EC) planning area shall be "C" Commercial District.
 - d. The base zoning district for the public parking (P) planning area shall be "C" Commercial District.
 - e. The base zoning district for the multi-family (MF) planning area shall be the "R-3" Multifamily District.
 - f. The base zoning district for the townhome (TH) planning area shall be "R-5" Single Family High Density District.
 - g. The base zoning district for the treatment plant (TP) planning area shall be "C" Commercial District, until ownership is transferred to the City.

- Medical supplies
 - Movie Theater
 - Musical instrument sales and supplies
 - Optometry facility
 - Personal services
 - Pet shop and related sales
 - Photograph, portrait, camera shops and photo-finishing
 - Physical therapy facility
 - Professional offices (engineering, accounting, attorney, insurance, and other)
 - Public parking
 - Radio and television sales and servicing
 - Real estate offices
 - Restaurants, cafes, cafeterias, delicatessen (with or without drive-thru windows or drive-ins)
 - Retail stores (no limitation on type or size)
 - Services, personal (salons, spas, licensed massage providers, and similar service uses)
 - Service stations (no repair work)
 - Shoe repair
 - Small animal hospital with no outside kennels
 - Tailor, clothing or apparel shops
 - Temporary concrete or asphalt batch plant during construction on the Property
 - Temporary construction offices and trailers
 - Temporary sales or leasing offices
 - Theater
- c. In the event center (EC) planning area, the following uses are permitted by right: an event center, public parking, and accessory uses.
- d. In the public parking (P) planning area, the following use is permitted by right: public parking, food trucks, and outdoor dining areas.
- e. In the multi-family (MF) planning area, the following uses are permitted by right: multi-family, single family detached homes and accessory uses. A maximum of 208 multi-family dwelling units are permitted in the multi-family (MF) planning area.
- f. In the townhome (TH) planning area, the following uses are permitted by right: townhomes, single family detached homes, and accessory uses. A maximum of 110 townhomes are permitted in the townhome (TH) planning area.
- g. In the treatment plant (TP) planning area, the following uses are permitted by right: a public wastewater treatment plant, public parking, food trucks and outdoor dining areas, and accessory uses.

- h. The base zoning district for the greenbelt (GB) planning area shall be "FP" Flood Plain District.

5. Permitted Uses.

- a. In the single family (SF) planning area, the following uses are permitted by right: single family detached homes and accessory uses.
- b. In the commercial (C) planning area, the following uses are permitted by right:
- Accessory uses.
 - Amphitheater
 - Antique shops
 - Assisted living or skilled nursing facility
 - Athletic facility, which may include athletic fields for football, soccer, baseball, and other sports
 - Bakeries
 - Banks, financial institutions
 - Barber and beauty shops
 - Bicycle sales and service
 - Book and stationery stores, newsstands
 - Business college and private school facilities
 - Caterer or wedding service
 - Cigar or tobacco stores
 - Cleaning, pressing and laundry collection
 - Confectioner stores
 - Copy center
 - Custom dressmaking or millinery shops
 - Day care nursery or pre-school
 - Drug stores, health product stores
 - Dry good, variety, notion stores
 - Event center
 - Express offices
 - Fitness center, gym
 - Florist, jewelry, and gift shops
 - Grocery stores, vegetable and meat markets
 - Hardware store
 - Health and medical products for personal use
 - Horse stables
 - Hotel and/ or motel
 - Household and office furniture
 - Imaging or x-ray center
 - Laboratory test facilities
 - Lodge & Civic clubs
 - Medical provider offices (doctor, dentist, vision, chiropractic, and other)

- h. In the greenbelt (GB) planning area, the following uses are permitted by right: open space (passive or active), including horseback riding, hike and bike trails, parks, accessory uses, public parking, and food trucks and outdoor dining areas.
6. Development Standards. Development of the Property shall be subject to the development standards for the applicable base zoning district, as set forth in the Zoning Ordinance, except as follows:
- a. Single family detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:
- i. Minimum lot size: 5,000 square feet
 - ii. Minimum front yard setback: 15 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
 - iii. Minimum side yard setback: 5
 - iv. Minimum rear yard setback: 20
 - v. Maximum lot coverage: 45 percent (includes the footprint of all enclosed buildings on a lot)
 - vi. Maximum building height: 35 feet and two stories
 - vii. Maximum number of single family detached homes within the Property: 189 ~~97~~
 - viii. Minimum gross living area per dwelling unit: 2,200 square feet
 - ix. Two car front entry garages are permitted.
- b. Townhomes may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for a townhome:
- i. Minimum lot size: 1,600 square feet
 - ii. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
 - iii. Minimum side yard setback: none, except a minimum five foot side setback is required on a corner side yard that abuts a street
 - iv. Minimum rear yard setback: none
 - v. Minimum setback from the boundary of the townhome (TH) planning area: 20 feet

- vi. Maximum lot coverage: none
 - vii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories
 - viii. Maximum density: ten dwelling units per gross acre
 - ix. Minimum gross living area per dwelling unit: 1,200 square feet
 - x. Exterior construction and design regulations: Minimum standard masonry construction: 85% of exterior cladding of the structure. Masonry construction shall include all construction of a minimum of two different coordinated stone and/or brick materials, defined as follows: (a) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock or other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable.(b) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specifications for Face Brick (Solid Masonry Unit Made of Clay or Shale) and be Severe Weather (SW) grade and type FBA or FB S or better. Unfired or underfired clay, sand or shale brick are not allowed.
- c. Single family detached homes shall have a minimum roof pitch of 3:12.
 - d. Single family detached homes shall be subject to the following:
 - i. The front elevation of each residence shall be 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. Each side and rear elevations of a residence shall be at least 50 percent masonry, exclusive of doors, windows, dormers, and other architectural elements, except that a side elevation abutting a side street shall be at least 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. For purposes of this paragraph, masonry means stucco, EIFS, brick, and stone.
 - e. Single family detached homes with the same floor plan and architectural front elevation must have at least three lots of separation between them on the same side of the street and must not be directly across the street from each other.
 - f. Front and rear yard setbacks in the commercial (C) planning area and the event center (EC) planning area shall be a minimum of 20 feet.
 - g. The front yard setback shall apply based on the zoning of the lot, regardless of whether property along a block face is split by two or more zoning districts that require different front yard setbacks.
 - h. Building lines shall not be required on plats.

7. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.
8. Overlay Districts. No overlay zoning district regulations shall apply to the Property, including, but not limited to, the I-20 overlay district regulations.
9. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot.
10. Signs. The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance.
11. Fencing. Perimeter fencing is not required.
12. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain. Required parking spaces are not required to be located on the same platted lot as the use that the parking serves but must be adjacent to or accessible from the use that the parking serves. Each townhome shall include a minimum of two parking spaces in an attached garage. For multi-family uses, a minimum of ten percent of the dwelling units shall have a garage, which shall count towards any covered parking requirements.
13. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent private lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch thick concrete and otherwise constructed in accordance with the City's standard specifications.
14. Hike and Bike Trail; Open Space.
 - a. A hike and bike trail that is a minimum of three feet in width and a maximum of 11 feet in width shall be constructed within the greenbelt (GB) planning area shown on the Site Plan. The trail shall be constructed of crushed granite, hot mix asphaltic, concrete, or other material approved by the City. Construction of the trail shall be phased with the development, and shown on each final plat. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning area shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include lakes.

- b. With the exception of the areas referenced in Section 14(a) that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.
 - c. There are no park land dedication, park fee, or open space requirements applicable to this Property.
15. Storm Water. Storm water from the Property shall be discharged directly into the Clear Fork of the Trinity River. Storm water detention and retention are not required for the development of the Property so long as the Property is in compliance with all applicable storm water regulations.
16. Streets.
- a. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
 - b. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.

TRACT DESCRIPTION

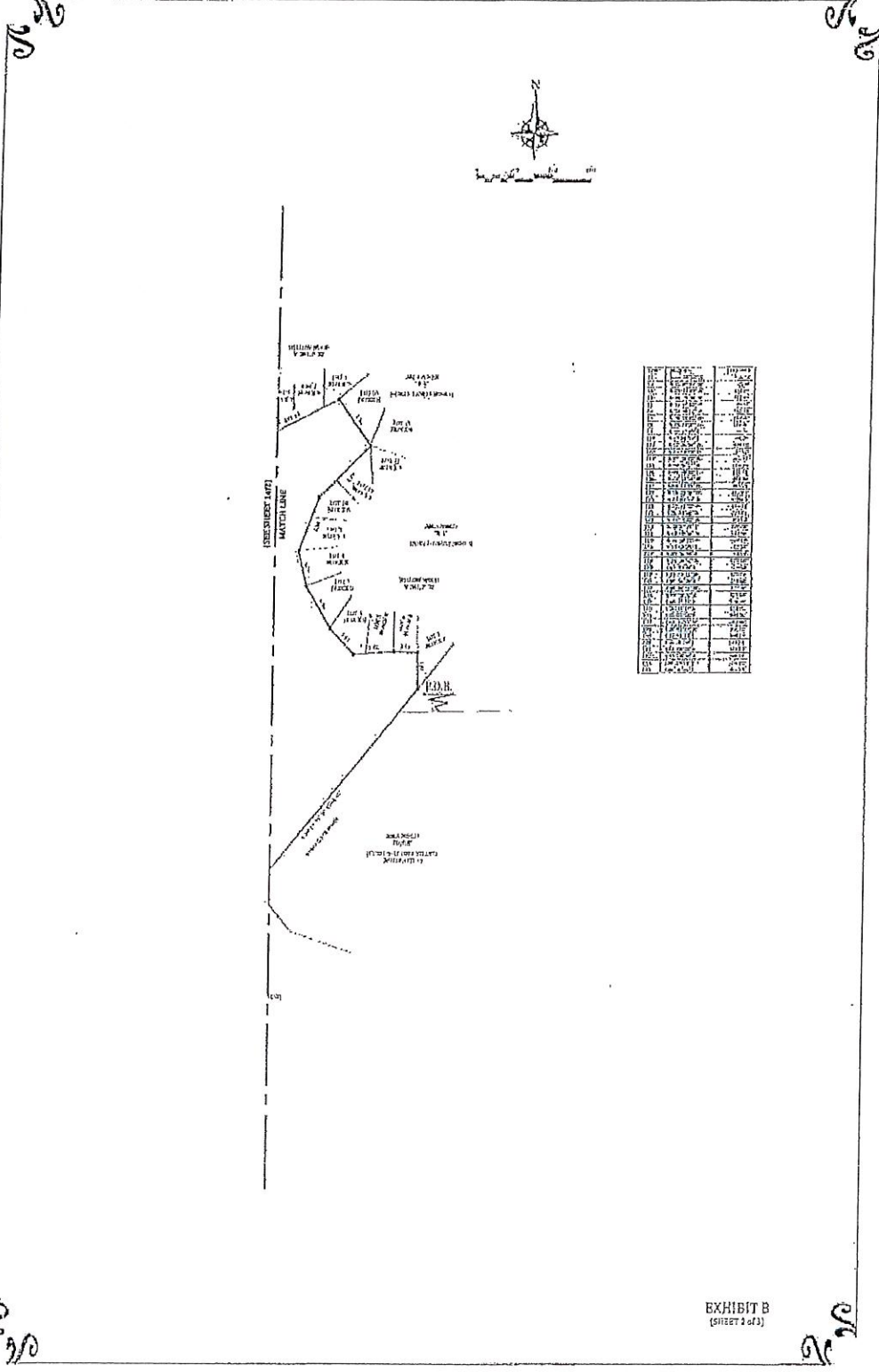
BEING A 140.301 ACRE TRACT OF LAND BEING CALLED OUT OF THE A. McCARVER SURVEY, ABSTRACT No. 910, THE W. FRANKLIN SURVEY, ABSTRACT No. 458, THE I. HENDLEY SURVEY, ABSTRACT No. 619, THE M. EDWARDS SURVEY, ABSTRACT No. 1955, AND THE J. FROMAN SURVEY, ABSTRACT No. 471, ALL IN PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF KINGS GATE ROAD, FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE TO POINTS FOR CORNERS THE FOLLOWING COURSES AND DISTANCES:

South 39°19'35" West, 1,594.92 feet
North 66°55'33" West, 356.22 feet
North 35°07'07" West, 75.46 feet
North 20°44'43" West, 161.89 feet
North 6°39'20" West, 341.87 feet
North 46°37'02" West, 59.97 feet
North 76°48'22" West, 302.35 feet
North 38°32'03" West, 210.00 feet
North 20°14'28" West, 205.06 feet
North 22°27'19" East, 75.76 feet
North 19°06'55" East, 68.26 feet
North 52°26'00" West, 289.92 feet
North 15°54'04" East, 242.57 feet
North 7°58'02" West, 123.34 feet
North 50°46'27" West, 215.39 feet
North 0°10'48" East, 261.71 feet
North 23°12'58" West, 280.36 feet
North 37°51'23" West, 465.27 feet
North 83°42'14" West, 303.51 feet
North 35°45'42" West, 227.04 feet
North 42°04'53" West, 178.63 feet
North 72°34'22" West, 133.71 feet
South 70°41'01" West, 225.01 feet
North 49°22'02" West, 181.64 feet
North 10°09'20" East, 179.00 feet
North 64°00'18" West, 213.66 feet
North 36°10'11" West, 169.13 feet
North 24°54'49" West, 338.86 feet
North 14°08'29" East, 57.57 feet
North 89°46'40" East, 32.53 feet
North 11°36'52" West, 173.16 feet
North 16°17'07" East, 95.77 feet
South 50°16'28" East, 407.31 feet
North 89°42'50" East, 780.91 feet
North 0°17'38" West, 365.04 feet
South 89°58'56" East, 857.93 feet
South 15°53'32" West, 875.75 feet
South 89°52'28" East, 250.00 feet
South 0°48'52" West, 322.50 feet
North 89°55'32" East, 425.00 feet
South 0°37'35" East, 538.20 feet
North 87°55'01" East, 758.00 feet
South 7°25'22" West, 473.88 feet
South 26°31'49" East, 120.95 feet
North 62°36'07" East, 691.04 feet
South 35°01'38" East, 288.36 feet
South 44°36'33" West, 363.88 feet
South 20°01'39" West, 285.41 feet
South 12°59'49" East, 180.17 feet
South 30°23'58" East, 244.61 feet
South 43°10'50" East, 181.51 feet
North 83°58'58" East, 205.15 feet
South 87°23'04" East, 126.42 feet
South 0°36'36" East, 183.34 feet TO THE POINT OF BEGINNING, BEING A 140.301 ACRE TRACT OF LAND.

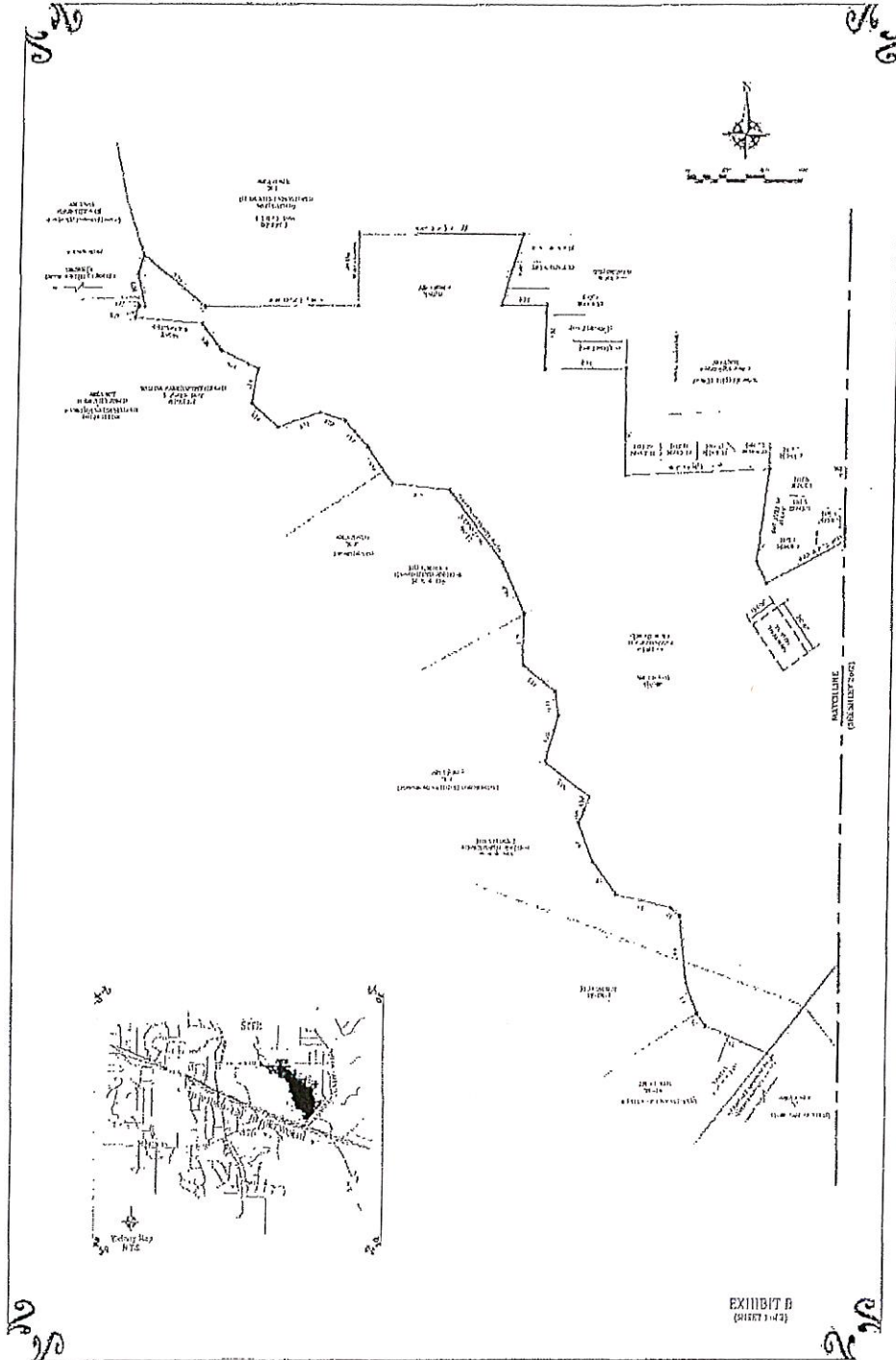
EXHIBIT B
(SHEET 3 of 3)



NO.	DESCRIPTION	AMOUNT	DATE
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EXHIBIT B
(SHEET 1 of 3)

Exhibit A
Description of Property



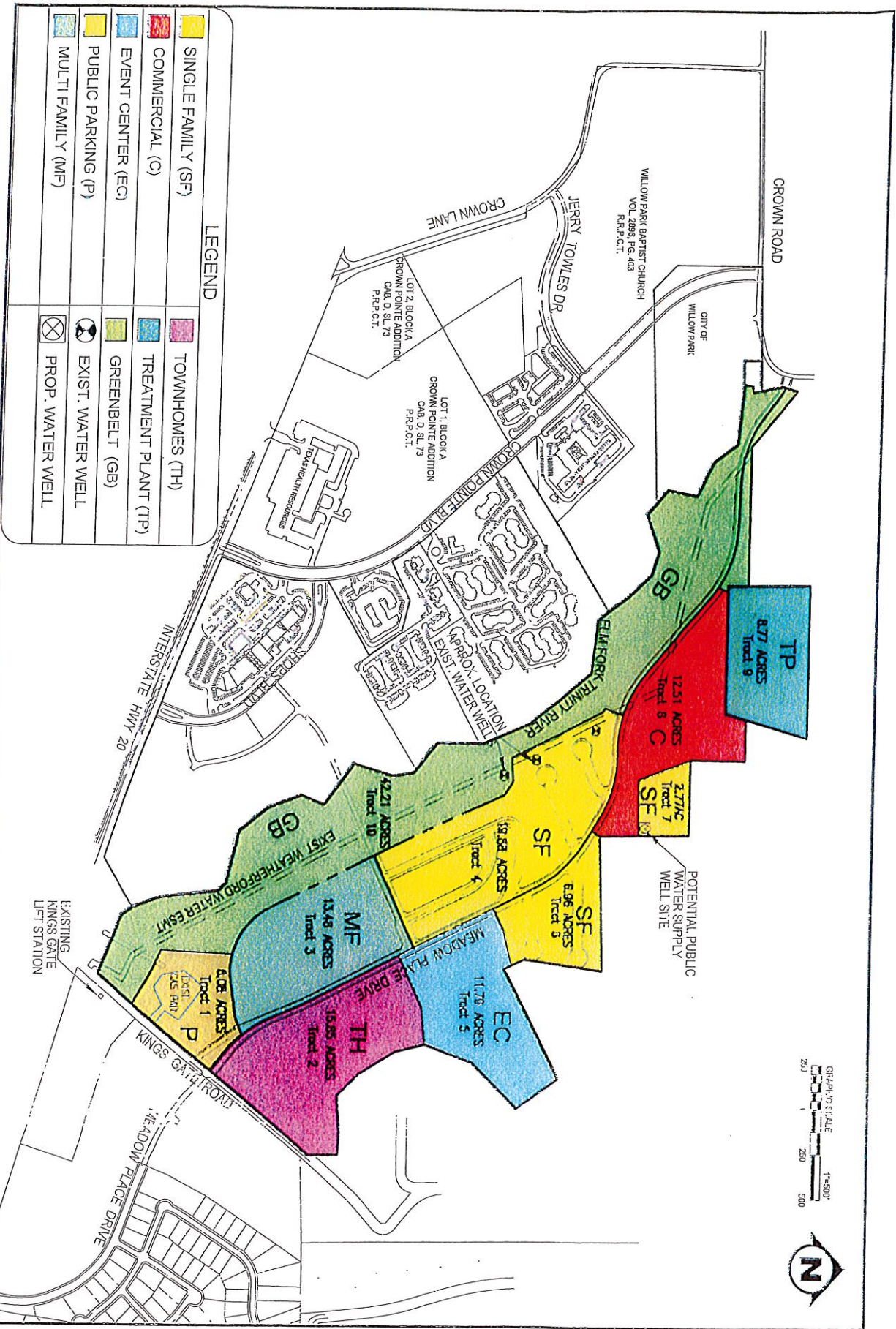
2391.010\58992.6

The Willow Park City Council in acting on Ordinance No. 740-16, did on the 25th day of October 2016 did vote as follows:

	<u>FOR</u>	<u>AGAINST</u>
Richard Neverdousky, Mayor	_____	_____
Daniel Houge, Place 1	_____/_____ ✓	_____
Gene Martin, Place 2	_____/_____ ✓	_____
Greg Runnebaum, Place 3	_____/_____ ✓	_____
John Gholson, Place 4	_____/_____ ✓	_____
Marcy Galle, Place 5	_____/_____ ✓	_____

Exhibit D
Copy of Zoning Ordinance

2391.010\58992.6



LEGEND

[Yellow Box]	SINGLE FAMILY (SF)	[Pink Box]	TOWNHOMES (TH)
[Red Box]	COMMERCIAL (C)	[Blue Box]	TREATMENT PLANT (TP)
[Light Blue Box]	EVENT CENTER (EC)	[Green Box]	GREENBELT (GB)
[Yellow Box]	PUBLIC PARKING (P)	[Circle with X]	EXIST. WATER WELL
[Light Blue Box]	MULTI FAMILY (MF)	[Circle with X]	PROP. WATER WELL



Item 2.

PROJECT NO.	0343
DATE	AUGUST 2014
SCALE	1.0

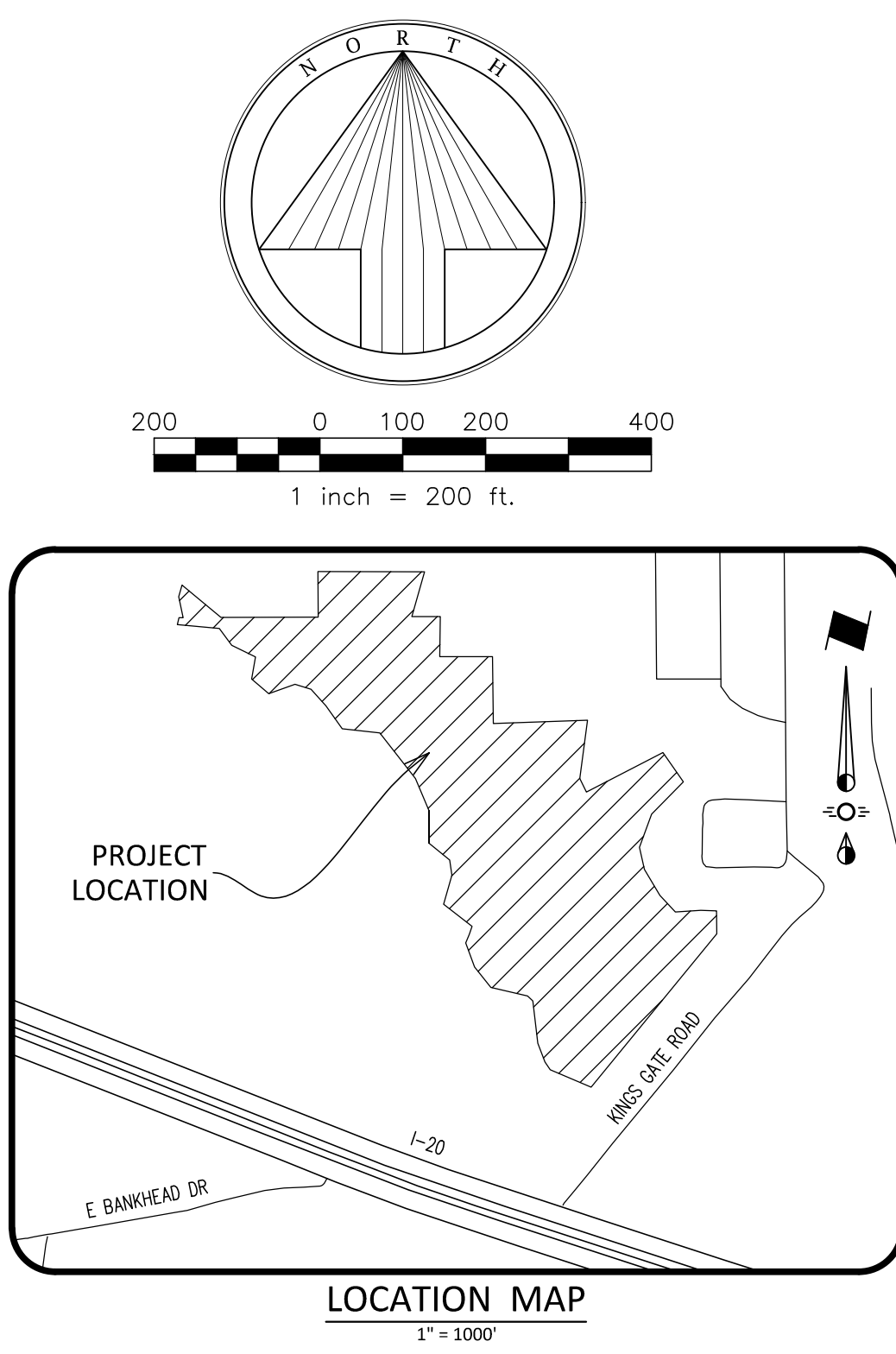
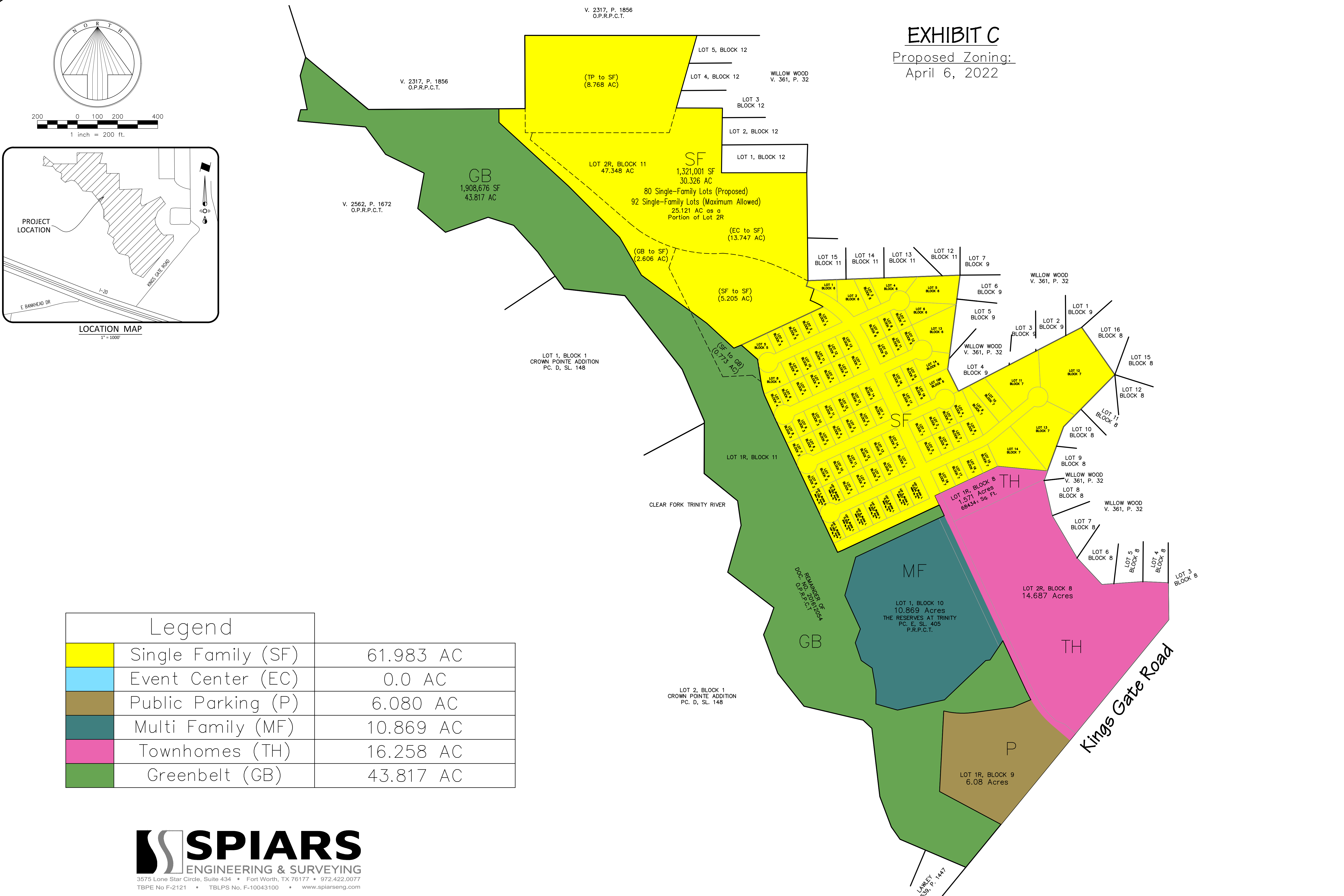
PD CONCEPT PLAN
SHOPS AT WILLOW PARK - NORTH
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS



REVISIONS		
NO.	DESCRIPTION	DATE

EXHIBIT C

Proposed Zoning:
April 6, 2022



Legend		
	Single Family (SF)	61.983 AC
	Event Center (EC)	0.0 AC
	Public Parking (P)	6.080 AC
	Multi Family (MF)	10.869 AC
	Townhomes (TH)	16.258 AC
	Greenbelt (GB)	43.817 AC



Drawing: 21-073 Job: 21-073 Date: 4/6/2022 12:14 PM
 Plotted by: jmurphy Date: 4/6/2022 12:14 PM
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[Home](#) [Return to Search](#) [Print](#)

PROTEST DEADLINE MAY 15, 2023

Information Updated 7/24/2023

Property Year 2023 [Tax Summary](#) [Map/GIS](#)
 Property ID: R000111656 Geo ID: 18355.009.001.00

Property Details

Ownership	Available Actions
WPD TRINITY LLC A TEXAS LIMITED LIABILITY COMPANY PO BOX 1032 CISCO, TX 76437 Ownership Interest: 1.0000000 Map Number: K-15	

Qualified Exemptions
 Not Applicable

Legal Information
 Legal: Acres: 22.529, Lot: 1R, Blk: 9, Subd: THE RESERVES AT TRINITY, PC E-354, "PARK" E-726
 Situs: Not Applicable

Property Valuation History

Values by Year		2023	2022	2021	2020	n/a	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$281,610	\$281,610	\$281,610	\$283,640	\$0	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$281,610	\$281,610	\$281,610	\$283,640	\$0	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$281,610	\$281,610	\$281,610	\$283,640	\$0	\$0

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$281,610 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
A25	22.529	981,363	0	0		281,612	0

Deed History

Sold By	Volume	Page	Deed Date Instrument
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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
AL	ALEDO I.S.D.	281,610	\$1.3679	0.013679	\$3,852.14
COL	JR COLLEGE DISTR	281,610	\$0.122476	0.00122476	\$344.90
CWP	CITY WILLOW PARK	281,610	\$0.53845	0.0053845	\$1,516.33
ES1	EMERGENCY SERVICES D	281,610	\$0.10	0.001	\$281.61
HOS	PARKER CO HOSPITAL DISTRICT	281,610	\$0.10508	0.0010508	\$295.92
LTR	LATERAL ROAD	281,610	\$0.06279	0.0006279	\$176.82
PAR	PARKER COUNTY	281,610	\$0.249546	0.00249546	\$702.75
Total Estimation			\$2.546242	0.02546242	\$7,170.47

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

Southwest Data Solutions provides this information "as is" without warranty of any kind.
 Southwest Data Solutions is not responsible for any errors or omissions.



Willow Park Trail Amendment Master Plan



BAIRD, HAMPTON & BROWN

building partners

Why Is the City of Willow Park Amending the 2019 Parks and Trails Master Plan?

Baird, Hampton & Brown, the City of Willow Park, and the Weatherford Mountain Bike Club, a 501c (3) non-profit, have produced this plan to partner with private property owners, land developers and public utility entities to create trails for public use. The goals of this trail's amendment are to:

- Identify areas on public and private lands that are suitable for trail development within the city limits and ETJ of Willow Park.
- Establish a framework of cooperation between the City of Willow Park, trail steward nonprofits, private property owners, and land developers to create singletrack trails and bikeways.
- Provide land developers with a concept trail plan for public/private trail development partnerships.
- Identify bikeways within the city that connect singletrack trail networks with one another.
- Create a forum to educate the public on the stewardship responsibilities of singletrack trail sustainability.
- Partner with municipalities adjacent to Willow Park and the North Central Texas Council of Governments to create a cohesive trail network in East Parker County.

Singletrack (or soft-surface) nature trails are built into the earth in a sustainable fashion to mitigate erosion. Singletrack trails are approximately the width of a mountain bike and are used for people on foot (hiking, trail running, backpacking, and dog walking) or people on off-road bicycles (mountain bikes).



Why Is the Weatherford Mountain Bike Club (WMBC) Involved in this Plan?

Founded in October 2014, the Weatherford Mountain Bike Club (WMBC), a 501c (3) non-profit, is an International Mountain Bicycle Association (IMBA) Local Chapter Partner. The purpose of the WMBC is to establish guidelines and a framework of cooperation between the club and Parker County land managers to collectively work together to build, maintain, and manage multi-use nature trails (singletracks) for the benefit of the off-road bicycling, trail running and hiking community.

The WMBC's mission includes volunteer efforts with regards to sustainability, conservation, education, partnership, and community involvement with like-minded advocates focusing on mountain biking, trail building, and all the health and welfare benefits associated with the sport for the benefit of the public.

Why is the WMBC an IMBA Local Chapter Partner?

- The International Mountain Bicycle Association (IMBA) Local Chapter Partner program is a grassroots support system that helps mountain biking organizations, and their partners create and sustain thriving trail communities. This program provides support services, education, and mentorship programs that help communities accomplish their goals.
- IMBA's vision is to build the quality and quantity of mountain biking communities by supporting and empowering local leadership. IMBA wants to help communities build a base of knowledgeable and capable advocates and stewards.
- The access that mountain bikers currently enjoy is a result of decades of advocacy work, grassroots activism, and widespread volunteerism. IMBA was the first organization dedicated to gaining acceptance of and access for mountain biking at every level of government and land management and has remained at the forefront of those efforts for 30 years. Trail access is ours to go and get, but only if mountain bikers get organized, educated, and involved.



Successful Mountain Bike Trail Projects in Parker County

Quanah Hill

A 7.1-mile singletrack trail on approximately 108 acres located on the west side of Lake Weatherford.

The land, managed by the City of Weatherford, is encumbered by more than 30 acres of electric substations, gas and electric transmission easements, City-owned water ground storage tanks, Weatherford Fire and cell communication towers, service roads, and a gas well pad.

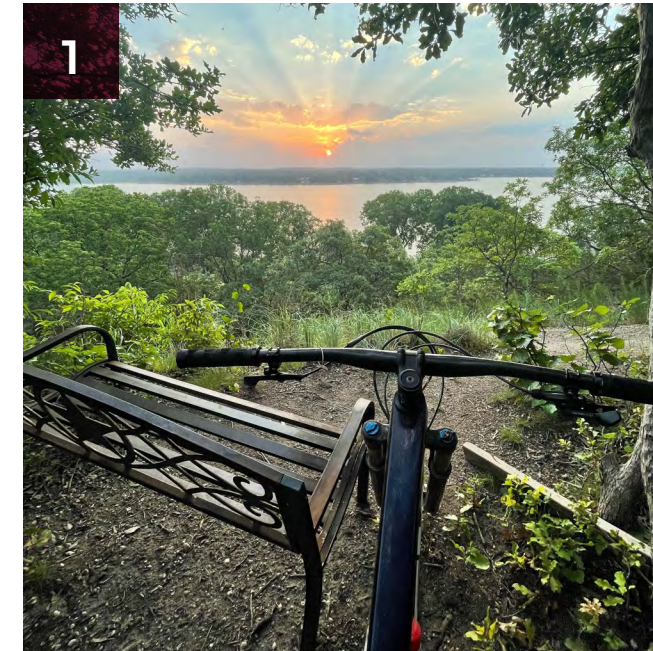
The WMBC partners with the Weatherford Parks and Recreation Department to coordinate trail operations with periodic construction infrastructure improvements by the public utility providers operating within the park. In spite of these encumbrances, the City of Weatherford, the WMBC and the Quanah Hill mountain bike trail deliver a great trail experience for hikers, trail runners, and mountain bikers.

HOW IT RELATES TO THE WILLOW PARK TRAIL AMENDMENT

The exhibits within this trail amendment plan identify areas where there are similar circumstances to Quanah Hill inside the city and ETJ limits of Willow Park. The north and east side of Willow Park, in particular, are home to an extensive network of gas and electric easements that greatly hinder commercial and residential development.

One of the goals of this plan is to form public/private partnerships with these public utilities and the private property owners where these easements reside in order to create singletrack trail networks. By creating public trail spaces the land outside of these easements will increase the value of private properties nearby.

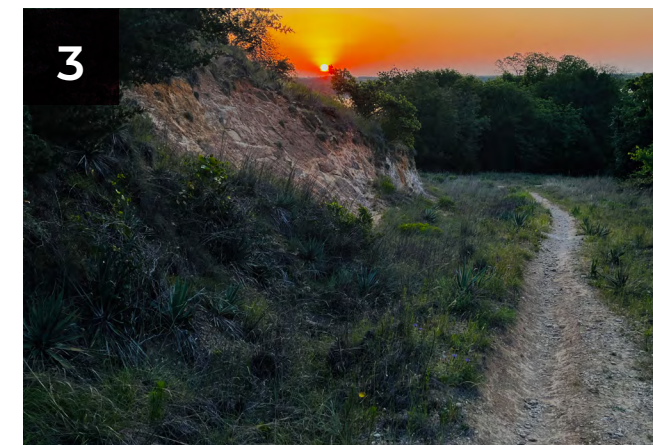
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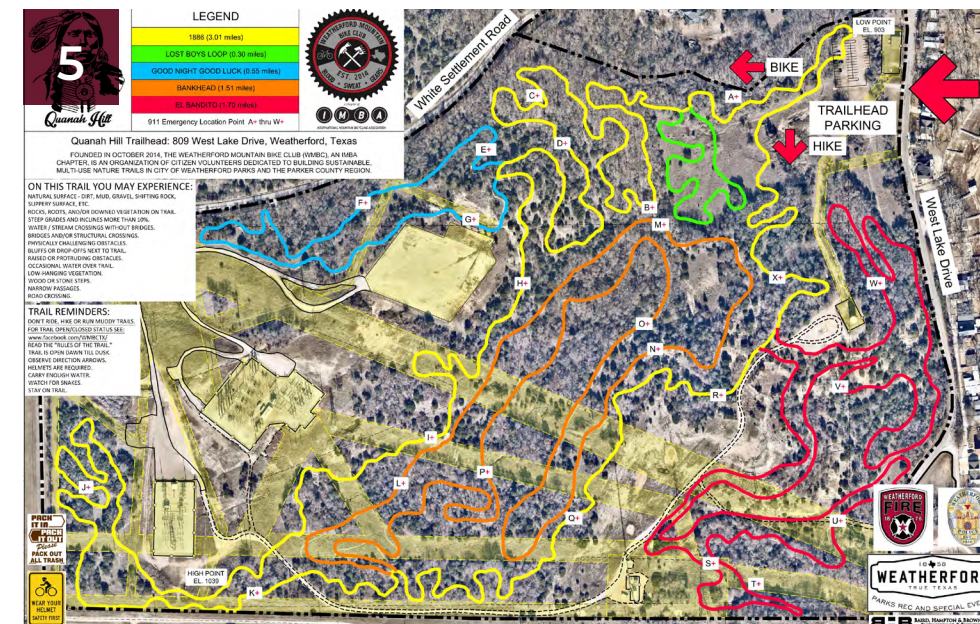
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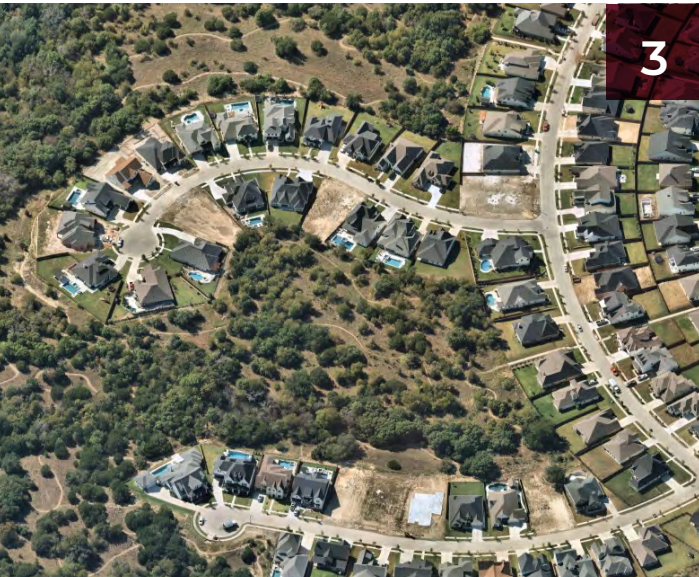
- 1 Quanah Hill at sunrise with bike
- 2 Quanah Hill utility easements
- 3 Quanah Hill at sunrise
- 4 Quanah Hill prairie
- 5 Quanah Hill easement site plan



1



2



3



4



5

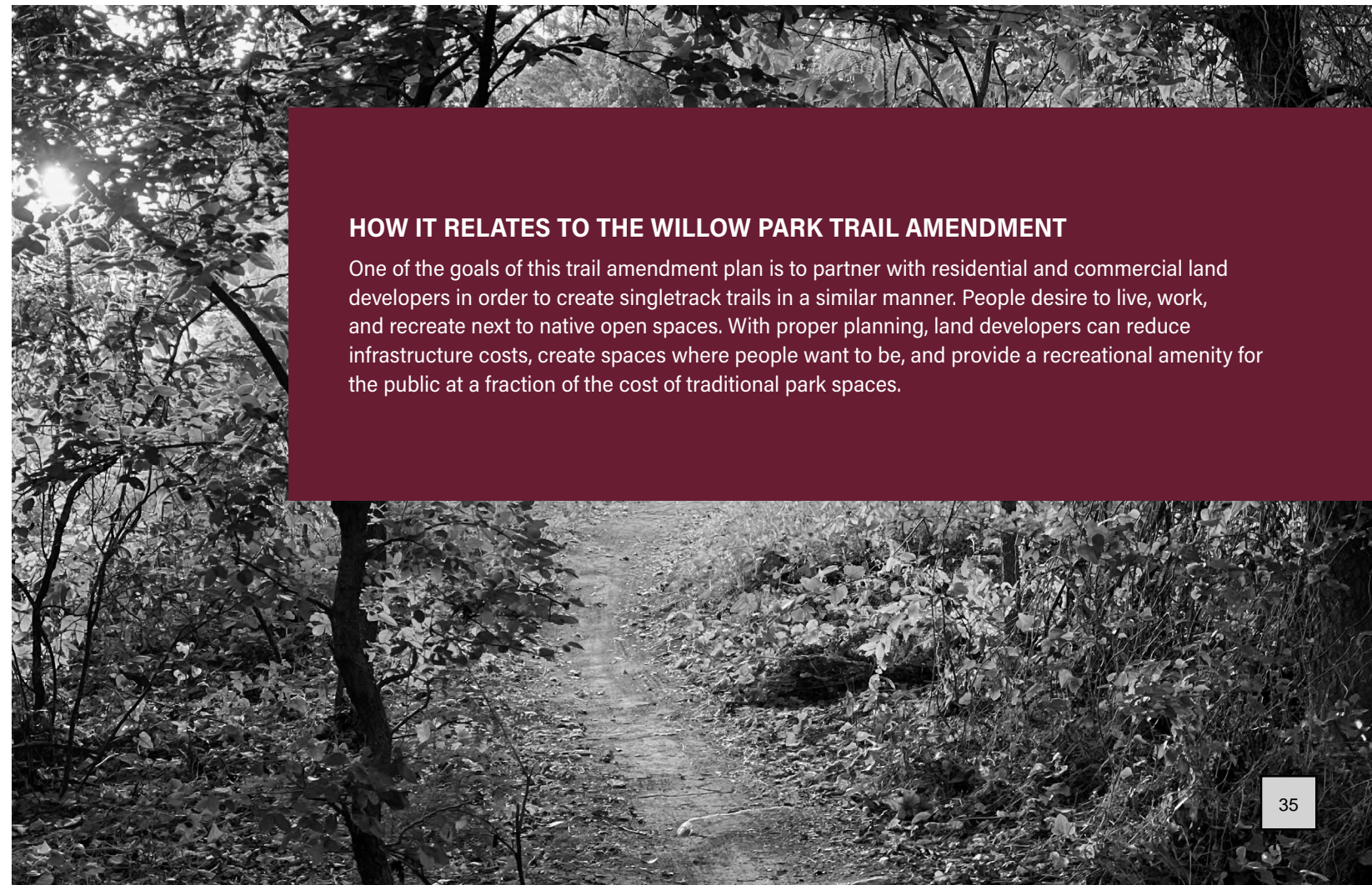
- 1 POA during construction
- 2 POA shaded area
- 3 POA after construction
- 4 POA prairie trail
- 5 POA trail with bench

Parks of Aledo (POA) Trails

A stacked loop trail system of eight connected trails inside a 436-acre residential development of over 1,000 homes in the City of Aledo. Located in East Parker County about midway between Weatherford and Fort Worth, the 12+ mile trail winds through 135+ acres of native green space.

The trail was funded by the residential land developer, constructed by a professional trail contractor, and the WMBC acts as the trail steward. The POA Trails are an example of a land developer creating a public recreational amenity in order to enhance the value of a land development project.

The singletrack trails were constructed in areas where developing residential lots was problematic. The residential street alignments were designed with an emphasis on positioning residential lots adjacent to native open space where the trails are located wherever possible. The lots next to these open spaces proved to be the most valuable and the first to be sold. Once the residential home sites are built out, the land developer will donate the land and the trails to the City as a public park amenity.



HOW IT RELATES TO THE WILLOW PARK TRAIL AMENDMENT

One of the goals of this trail amendment plan is to partner with residential and commercial land developers in order to create singletrack trails in a similar manner. People desire to live, work, and recreate next to native open spaces. With proper planning, land developers can reduce infrastructure costs, create spaces where people want to be, and provide a recreational amenity for the public at a fraction of the cost of traditional park spaces.

Proposed Bikeways in Willow Park Will Focus on Connecting East Parker County Communities

THE EAST PARKER COUNTY TRAILS (EPCoT TRAILS) are a collaboration of six communities in Parker County, Texas (Aledo, Annetta, Annetta North, Willow Park, Hudson Oaks, and Weatherford) to create a hike and bike route utilizing public roadways, existing and proposed bikeways, and dedicated bike lanes to connect downtown Aledo to Lake Weatherford. The EPCoT Trail proposes to connect existing mountain bike trail networks in Aledo ("The Pit" Kids Mountain Bike Trail and the Parks of Aledo Trails) and in Weatherford (Quanah Hill). Additionally, the City of Willow Park and the WMBC have created a concept mountain bike trail map that proposes new singletrack trails throughout the city limits and ETJ of Willow Park. An additional goal of the EPCoT Trails will be to create an all-weather bikeway that will connect the existing and future mountain bike trailheads to one another.

THE MEADOWS PLACE DRIVE & ROYAL VIEW COURT BIKEWAY will create a connection between residential neighborhoods west of Squaw Creek Golf Course and the business and commercial district along Interstate 20. This bikeway will allow Willow Park citizens in these neighborhoods to walk or bike to area shops, restaurants, medical facilities, banks, and Kings Gate Park.

THE INTERSTATE 20 BIKEWAY will create a connection between Kings Gate Park and East Bankhead Highway. The route will traverse under the Interstate 20 bridge along the west bank of the Clear Fork of the Trinity River and connect to East Bankhead Highway just west of the decommissioned East Bankhead Bridge.

THE EAST BANKHEAD BRIDGE was an existing decommissioned bridge that spanned the Clear Fork of the Trinity River. In July 2023, the bridge was relocated to private property. The City of Willow Park and the private property owner are negotiating to create a new bridge across the Clear Fork.

THE I-20 BIKEWAY & THE EAST BANKHEAD BRIDGE CONNECTION are vitally important to the EPCoT Trail vision. This missing segment of trail is approximately 1900 linear feet in length. Once created this trail connection will allow cyclists to ride from Downtown Aledo to Lake Weatherford the day it opens.

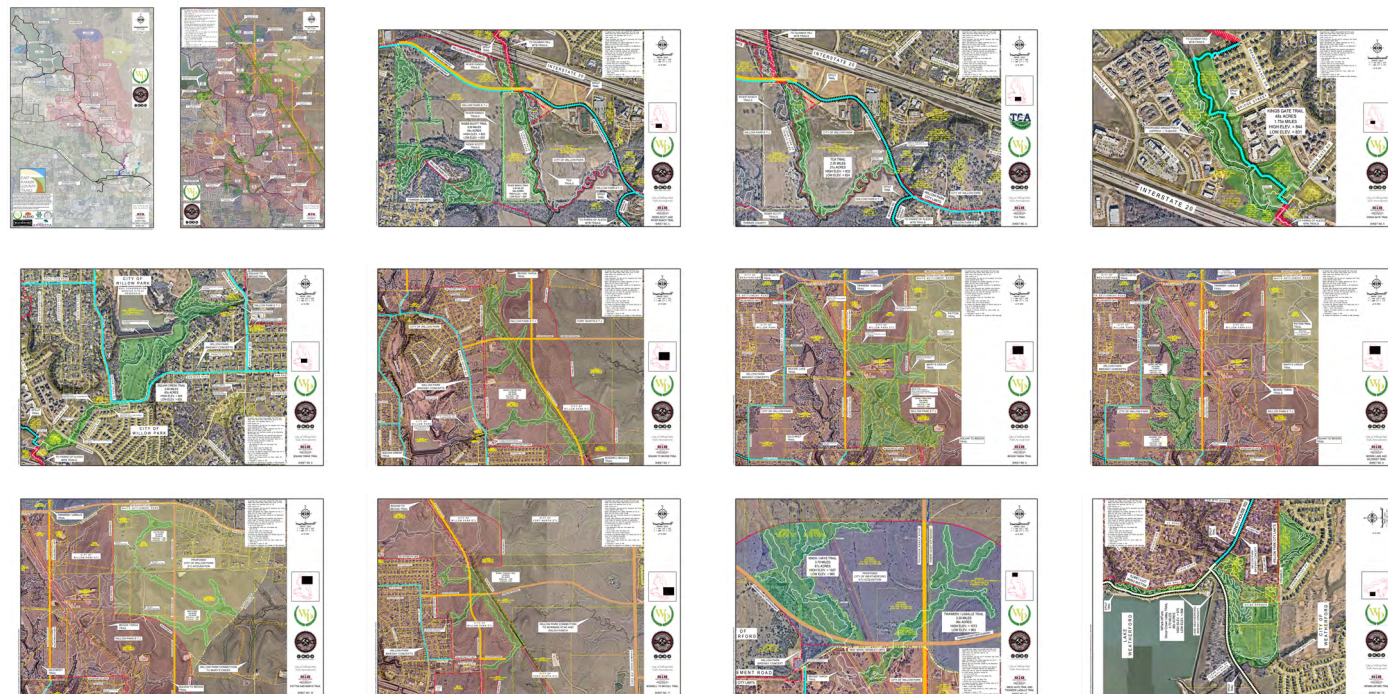


Bikeway is a term used to describe paved bicycle routes. Bikeways include:

- **Mixed Traffic Bikeway:** Regular streets on which bikes are permitted to mix with cars.
- **Sharrow Street:** Mixed traffic roads on which graphics have been applied to the roadway indicating that cars and bikes should share the full lane as equals.
- **Bike Lane:** Lanes painted onto a street that are designated for use by bikes, but which are not physically protected from lanes used by cars.
- **Side Path Bikeway:** Off-street bikeways that are built as extensions of the sidewalk. They provide complete physical separation from cars except at intersections with cross streets.
- **Shared Use Pathway:** Dedicated car-free bikeways that follow their own unique route. They are intended to be not only off-street, but to be completely free of any interaction with cars at all.

How Were These Trail Exhibits Created?

- All exhibits were created using AutoCAD C3D 2022 using NAD83 Texas State Planes, North Central Zone, US Foot.
- Aerial photos from Nearmaps 2023-01-23.
- LiDAR contours are 1'.
- Parcel information, city limit and ETJ boundaries from Parker County Appraisal District 2022.
- Master Thoroughfare Plan roadway alignments per City of Willow Park and Parker County records.
- Mountain bike trail information provided by the Weatherford Mountain Bike Club
- All public utility easements were identified using Nearmap aerial images. All easement locations are approximate.
- Existing gas lines per Texas RR Commission 2023-07-11.
- On-street bikeway information provided by:
 - October 2019 Willow Park Parks and Trails Master Plan
 - City of Fort Worth GIS
 - Lake Weatherford Parks and Trails Master Plan 2018-02-08
 - City of Hudson Oaks Trail Master Plan
 - NCTCOG Trails and On-Street Bikeways
- All concept trail alignment designs are located using one of more of the following parameters:
 - Within a public utility easement.
 - Adjacent to drainage corridors (i.e. rivers, creeks, and native draws).
 - Topography more than 15%.
- All concept trail alignments are available for KMZ downloads.



How to Read the Trail Amendment Exhibits

1

SHEET NO 1 - EPCOT TRAILS provides an overview of the East Parker County city and ETJ limits of Aledo, Annetta, Annetta North, Willow Park, Hudson Oaks, and Weatherford. This exhibit features:

- Lake Weatherford Bikeway Concept
- Existing and Future bikeways of East Parker County
- Existing mountain bike trail at Quanah Hill (Weatherford), Parks of Aledo, and The Pit (Aledo)
- Existing North Central Texas Council of Governments (NCTCOG) Veloweb Alignment
- Proposed alignment of the EPCoT Trail from Downtown Aledo to Lake Weatherford
- Proposed connection from the Split Rail Golf Course in Annetta to the EPCoT Trail adjacent to the Parks of Aledo Trails
- Proposed connection from Gene L Voyles Park in Hudson Oaks to the EPCoT Trail at East Lake Drive (south of Lake Weatherford)
- The I-20 Bikeway and the East Bankhead Bridge Connection
- The Meadows Place Drive and Royal View Court Bikeway

2

SHEET NO 2 - SINGLETRACK SITE PLAN identifies the 11 study areas of the Willow Park Trail Amendment. Each study area has a corresponding sheet number where more information can be found about each concept trail alignment. This exhibit features:

- City and ETJ limits of Willow Park
- City of Willow Park facilities such as parks, fire station, and water and sewer infrastructure sites
- Approximate locations of public utility easements
- Flowlines of existing river, creeks, and native draws
- Proposed master thoroughfare alignments of Willow Park and Parker County
- Negotiated ETJ swap between Weatherford and Willow Park

3

SHEETS NO 3 THROUGH 13 - SINGLETRACK TRAIL STUDY AREAS each detail a concept singletrack trail alignment based on LiDAR topography, flowlines of existing river, creeks, and native draws, and Nearmap aerial photo observations from 2023-01-08. These exhibits feature:

- Concept singletrack trail alignment with approximate mileage, land area, and elevation change
- Parcel and ownership information from the Parker County Appraisal District as of 2023-01-01
- City and ETJ limits of Willow Park
- Existing and Future bikeways of East Parker County

Who Should Use the Trail Amendment Exhibits?

LAND DEVELOPERS, ARCHITECTS, ENGINEERS & PLANNERS are encouraged to use these exhibits for land development planning. The concept trail alignments were created in AutoCAD C3D 2022 using NAD83 Texas State Planes, North Central Zone, US Foot and are available for download.

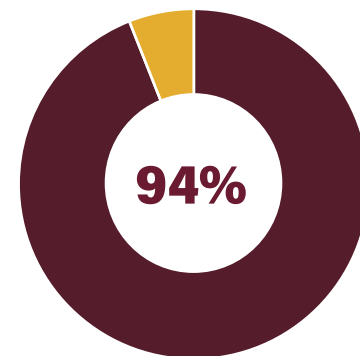
PRIVATE PROPERTY OWNERS who desire to:

- Create a public trail on land encumbered by public utility easements, steep grades and/or floodplain
- Create a conservation easement via the Texas Parks and Wildlife Department for singletrack trail development
- Create a living legacy by donating property for singletrack trail development

Why Should Developers and Property Owners Participate in Willow Park Trails Master Plan?

94 percent of Texas' 172 million acres is privately owned. The overwhelming majority of that 6 percent of public land is in Big Bend, a nearly nine-hour drive from Willow Park. Parker County is one of the fastest growing counties in the state of Texas (and Texas is the fastest growing state in the US).

Simply put, Texas municipalities need to find innovative ways to partner with land developers and private property owners to help create parks and open spaces for their communities. Without their help, this trails plan will go nowhere. With their help, the potential to preserve native open spaces, create recreational singletrack trail experiences, and add value to our community can be achieved.



94%
of Texas land is privately owned

Willow Park Trail Amendment Priorities

1. Construct the Kings Gate Park mountain bike trail and kids skills area by the end of 2023.
2. Secure a trail connection across the Clear Fork of the Trinity River south of Interstate 20.
3. Connect Kings Gate Park with the proposed Standard Service restaurant via a trail connection under the Interstate 20 / Clear Fork Trinity River bridge.
4. Connect Kings Gate Road and Ranch House Road via the Squaw Creek Trail plan.
5. Connect Meadows Place Drive and Royal View Court with a bikeway.
6. Advocate for more bikeways to connect Interstate 20 business/commercial district with the Crown Road bikeway.
7. Establish a minimum setback limit of bikeways from the Clear Fork River.
8. Meet with Brazos Electric to discuss this trails plan.
9. Meet with the large private property owners identified in the plan to discuss this trail plan.
10. Secure a 150-acre or larger tract to construct a 10+ mile singletrack trail.
11. Establish protocols for the transfer of property via TPWD conservation easements or public land trust.
12. Establish an EPCoT Trail committee with representatives from each of the six communities.
13. Support the City of Weatherford's efforts to construct the Lake Weatherford Trail.
14. Install signage along EPCoT Trail route directing bicyclists between Quannah Hill and the POA Trails.
15. Funding: Find trail champions within the citizen, business, and wellness community of East Parker County.
16. Create a nonprofit foundation to support trail development in East Parker County (think Streams and Valleys).

Additional Resources

FOR SINGLETRACK TRAIL PLANNING, DEVELOPMENT AND CONSTRUCTION

[1. Trail Construction and IMBA's Mountain Bike Trail Development Guidelines for Successfully Managing the Process](#)

[2. Guidelines for a Quality Trail Experience \(GQTE\)](#)



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