



PLANNING & ZONING COMMISSION MEETING AGENDA

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

Tuesday, August 19, 2025 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

1. Staff Comments.

PUBLIC COMMENTS (Limited to five 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 five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Mayor and/or the City Council may reduce the applicable time limits to speak 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.

PUBLIC HEARINGS

2. **PUBLIC HEARING to consider a Request for Zoning Change to amend “Class I – Special purpose: ‘PD/O’ 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.**

3. **WITHDRAWN BY APPLICANT: PUBLIC HEARING** to consider a request for change in rezoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker

County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

AGENDA ITEMS:

- 4. Approval of Planning & Zoning Meeting Minutes:** Tuesday, March 18, 2025 at 6:00 PM
- 5. Discussion & Action: to consider a Zoning Change Request to amend “Class I – Special purpose: ‘PD/O’ 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.**

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.

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

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: August 15, 2025, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Toni Fisher
Assistant City Manager – Development

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 dmcmullen@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at www.willowparktx.gov



City of Willow Park

Notice of Public Hearing

The City of Willow Park Planning & Zoning Commission will hold a public hearing on the matter listed below:

PUBLIC HEARING to consider a Request for Zoning Change to amend “Class I – Special purpose: ‘PD/O’ 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.

Planning & Zoning Meeting:
Time:

Tuesday, August 19th, 2025
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 ckirkland@willowpark.org with any questions.

The above notice was posted on the bulletin board at the City of Willow Park City Hall, Willow Park, Texas on/before August 8th, 2025, by 5:00 p.m.



City of Willow Park
Planning & Zoning Commission Meeting – August 19, 2025
“Notice of Public Hearing” Mailing List

PUBLIC HEARING to consider a Request for Zoning Change to amend “Class I – Special purpose: ‘PD/O’ 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.

Under Texas Local Government Code, Sec. 211.006, “Notice of Public Hearing” was mailed by the City of Willow Park via USPS on/before Friday, August 8th, 2025 to “Property Owner/Resident” at the following addresses within 200 ft. of subject property, as per current Parker County Appraisal District records search:

117 SAM BASS RD
WILLOW PARK TX 76087

101 TRINITY DR
WILLOW PARK TX 76087

1101 E STAGE COACH
WILLOW PARK TX 76087

109 TRINITY DR
WILLOW PARK TX 76087

1107 STAGE COACH
WILLOW PARK TX 76087

108 SAM BASS RD
WILLOW PARK TX 76087

1100 SAM BASS RD
WILLOW PARK TX 76087

116 SAM BASS RD
WILLOW PARK TX 76087

1107 SAM BASS RD
WILLOW PARK TX 76087

1100 STAGE COACH
WILLOW PARK TX 76087

1101 SAM BASS RD
WILLOW PARK TX 76087

100 SAM BASS RD
WILLOW PARK TX 76087

1100 WOODBRIDGE CT
WILLOW PARK TX 76087

1106 SAM BASS RD
WILLOW PARK TX 76087

601 RANCH HOUSE RD
WILLOW PARK TX 76087

Dr. Susan Bohn, Superintendent
Aledo Independent School District
1008 Bailey Ranch Rd
Aledo TX 76008

Item 2.



City of Willow Park

Notice of Public Hearing

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PUBLIC HEARING to consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/BD’ Planned Development District” for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

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Time: 6:00 PM

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

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City of Willow Park
Planning & Zoning Commission Meeting – August 19th, 2025
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BEALL-DEAN RANCH LTD
 5712 COLLEYVILLE BLVD SUITE 200
 COLLEYVILLE TX 76034

BOSWELL INTERESTS LTD A TX LIM
 PRTNRSH
 1320 LAKE ST
 FT WORTH TX 76102-4508

SOUTHWESTERN BELL TEL CO
 1010 PINE, 9E-L-01
 SAINT LOUIS MO 63101

TWIN STAR PROPERTIES LLC
 534 CAT TRACK RD
 WEATHERFORD TX 76085-8114

DEAN JOHN H III TRUST
 6421 CAMP BOWIE BLVD STE 314
 FORT WORTH TX 76102-5467

SPENCER RANDY D
 159 PRAIRIE RIDGE DR
 ALEDO TX 76008-3116

MAHANAY CHRIS & CANDICE
 100 PRAIRIE RIDGE DR
 ALEDO TX 76008-3115

MCCONATHY KERRY JEAN
 104 PRAIRIE RIDGE DRIVE
 ALEDO TX 76008

RIOLA CHARLES PAUL & JESSICA
 108 PRAIRIE RIDGE DRIVE
 ALEDO TX 76008

RITCHIE STEPHEN A & MONIQUE C
 1832 RIVERTON DRIVE
 PRATTVILLE AL 36066

MOSES GREGORY A & ANGELIQUE D
116 PRAIRIE RIDGE DR
ALEDO TX 76008-3115

SELF MARQUIS L & BARBARA A
106 SADDLE BACK LN
ALEDO TX 76008-3117

FAULKNER SHERYL ETHRIDGE
102 ALEDO POINTE
ALEDO TX 76008

WILBURN HEIDI
106 ALEDO POINTE DRIVE
ALEDO TX 76008

LAMBERT RANDELL L & CYNTHIA
110 ALEDO POINTE DR
ALEDO TX 76008-3119

HPA TEXAS SUB 2018-1 MS LLC
PO BOX 15067
SANTA ANA CA 92735

BARB MARK & KIM FAMILY TRUST
120 ALEDO POINTE DRIVE
ALEDO TX 76008-3119

SHUMATE DAVID JUSTIN
124 ALEDO POINTE DR
ALEDO TX 76008-3119

BEARCAT GP LLC
465 N MILL STREET 15-102
ASPEN CO 81611

CHAMPIONS BUSINESS PARK LLC &
1015 CHAMPIONS DRIVE SUITE 1400
ALEDO TX 76008

ALEDO 388 VENTURE PARTNERS LLC
508 WINGED FOOT DRIVE
LUFKIN TX 75901

BROTHERS IN CHRIST PROPERTIES LLC
2121 MCCLENDON ROAD
WEATHERFORD TX 76088

POLAK JEFFRY J & JODI L
100 SADDLE BACK LN
ALEDO TX 76008-3117

FORRESTER KARRIN E
132 ALEDO POINTE DR
ALEDO TX 76008-3119

COMPLETE ENERGY SERVICES INC
4727 GAILLARDIA PKWY STE 250
OKLAHOMA CITY OK 73142-1926

PARADISO GARY D & TERI G
128 ALEDO POINTE DR
ALEDO TX 76008-3119

Dr. Susan Bohn, Superintendent
Aledo Independent School District
1008 Bailey Ranch Rd
Aledo TX 76008



PLANNING & ZONING COMMISSION MEETING - MARCH 18, 2025 MINUTES

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

Tuesday, March 18, 2025 at 6:00 PM

CALL TO ORDER

Meeting called to order at 6:05 p.m. by Co-Chair Commissioner Wilkins.

DETERMINATION OF QUORUM

Quorum confirmed.

PRESENT

Rodney Wilkins
Scott Smith
Ever Gomez

ABSENT

Jared Fowler
Zac Walker

Staff Present:

Toni Fisher, Assistant City Manager - Development

Chelsea Kirkland, Executive Assistant - Development & Public Works

PUBLIC COMMENTS (Limited to three minutes per person)

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- (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.

None.

AGENDA ITEMS:

1. Approval of Planning & Zoning Meeting Minutes: January 21, 2025

Motion to approve minutes, as presented.

Motion made by Smith, Seconded by Gomez.

Voting Yea: Wilkins, Smith, Gomez

2. Discussion & Action: to approve the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, being 45.37 Acres, situated in the A. McCarver Survey, Abstract No. 910, and in the W. Franklin Survey, Abstract No. 468, an addition to the City of Willow Park, Parker County, Texas.

In addition to the Staff Memo, Fisher stated that the green space shown on the plat was to include a hike & bike trail, as required per the Planned Development and dedicated to the city, and that this trail would be filed by separate instrument. Engineer for property owner, Josh Steiger of Graham Civil Engineering presented the plat plan for residential housing. He also pointed out that the lots to the east would include substantial retaining walls and that the subdivision has been engineered for proper drainage.

Motion to approve the Replat of Lot 2R, Block 11, the Reserves at Trinity, Phase 2, being 45.37 Acres, situated in the A. McCarver Survey, Abstract No. 910, and in the W. Franklin Survey, Abstract No. 468, an addition to the City of Willow Park, Parker County, Texas.

Motion made by Gomez, Seconded by Smith.

Voting Yea: Wilkins, Smith, Gomez

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 6:07p.m. by Co-Chair Commissioner Wilkins.

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

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: March 14, 2025, at/by 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

/s/

Toni Fisher
Assistant City Manager – Development

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THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

P&Z COMMISSION CHAIR/CO-CHAIR

Date



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date:	Department:	Presented By:
August 19, 2025	Planning & Development	Chelsea Kirkland, City Planner Toni Fisher, Assistant City Manager

AGENDA ITEM:

Discussion & Action: to consider a Zoning Change Request to amend “Class I – Special purpose: ‘PD/O’ 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 Aledo Legacy, LLC. The request for zoning change from “R-1 Residential Single-Family Zoning” to “PD/O Planned Development District” was approved by City Council in February 2024 and outlined permitted and non-permitted uses for the property.

The rear building is currently leased as a medical office, but the main building remains vacant. The property owner has a buyer interested in purchasing the property for health/wellness use. This use is not listed as an approved use within the PD, requiring a request for an amendment. The remainder of the PD would remain unchanged.

The P&Z Commission will conduct a Public Hearing for this request to amend the PD zoning. Notice of Public Hearing was US mailed to each resident of record within 200 feet of the property, as required by state law, as shown on the attached map. P&Z’s recommendation will next be presented to City Council for approval, where this item will also be presented for a Public Hearing.

STAFF RECOMMENDATION:

The City Staff has reviewed this request and recommends its approval, as presented.

EXHIBITS:

- Zoning Change Application
- Planned Development Application
- Planned Development Ordinance & Exhibits
- Notice of Public Hearing

RECOMMENDED MOTION:

Motion to approve the request for a Zoning Change Request to amend “Class I – Special purpose: ‘PD/O’ 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, as presented.

RECEIVED
AUG 15 2025

Item 5.

TO: Mayor Palmer, Planning & Zoning Committee, City Council members

BY: *[Signature]*

August 19th, 2025 Public Hearing to consider a request for Zoning Change to Amend "Class I- Special purpose: PD/O 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.

We, the residents of Willow Park that live within the 200 feet radius of 721 Ranch House Road, Willow Park, Texas 76087 petition to reject any changes to the current PD/O that is in place.

NAME	ADDRESS	PHONE	SIGNATURE & DATE
1. Clifford & Cindy Voorhees	116 SAM BASS RD WILLOW PARK, TX 76087	[REDACTED]	[REDACTED] 8/13/25
2. [REDACTED]	117 Sam Bass	[REDACTED]	[REDACTED] 8/13/25
3. Anthony Ramirez	1101 Sam Bass Rd.	[REDACTED]	[REDACTED] 8-13-25
4. Andrew Diedrich Terri Holcombe	1101 Stage Coach Trl E	[REDACTED]	[REDACTED] 8-14-
5. Just Holcombe	108 Sam Bass	[REDACTED]	[REDACTED] 8/14/25
6. Opal Dale	1106 Sam Bass Rd	[REDACTED]	[REDACTED] 8/14/25
7. Chuck Will	100 SAM BASS	[REDACTED]	[REDACTED] 8/14/25

DELIVERED to City of Willow Park, TX
Aug 15, 2025 By *[Signature]*
116 SAM BASS RD

CITY OF WILLOW PARK
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE TO AMEND ORDINANCE NO. 898-24 TO AMEND THE PERMITTED USES IDENTIFIED IN THE "PD/O - 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; PROVIDING FOR A SAVINGS/REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Willow Park, Texas, is a Type A general-law municipality located in Parker County (the "City"), created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, property owner, Tony Aaron of Aledo Legacy, LLC, a Texas limited liability company (the "Property Owner"), has applied for a request for zoning change to amend Ordinance No. 898-24 to amend the permitted uses identified in the "PD/O Planned Development District" for 721 Ranch House Road, Lot 1, Block 1, being a 1.0-acre lot situated in the Willow Park Church of Christ Addition (the "Property"); 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 Council of the City of Willow Park, Texas, has investigated and determined and 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. Findings Incorporated. The findings set forth above are incorporated herein as if set forth verbatim.

SECTION 2. Land Use Permitted. The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to that certain Property located in Willow Park, Texas, as described by legal description above and as "PD/O" zoning, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein:

2.01 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. Additional use to include health and wellness. 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 Section 14.06.004 - Class I - Special Purpose: "PD" Planned Development District. If there are conflicts between the requirements of Section 14.06.004 and these Planned Development requirements, the Planned Development requirements shall govern.

2.02 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 Code of Ordinances, City of Willow Park, Tex., Section 14.06.012 "Class III - Business: 'O' Office District", with the exceptions as listed below in "Non-Permitted Uses"
2. Health and Wellness, e.g., health club, weight and aerobic center, Pilates studio, fitness gym, and yoga studio.
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 the existing building.

B. Non-Permitted Uses:

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

C. Accessory Uses Allowed: None.

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

2.04 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

2.05 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.

2.06 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.

2.07 - Landscaping: Landscaping shall be maintained by the property owner and in accordance with the City of Willow Park city ordinances.

2.08 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.

2.09 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.

2.10 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 3. Savings and Repealing. Ordinance No. 898-24 shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. Cumulative 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.

SECTION 5. Severability Clause. 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 6. Penalty Clause. Any person, firm, entity or corporation who violates any provision of this Ordinance or the code of ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. 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 __th day of August 2025.

APPROVED:

Teresa Palmer, Mayor

ATTEST:

Deana McMullen, City Secretary

Interim City Attorney

The Willow Park City Council in acting on Ordinance _____, did on the 26th day of August 2025, vote as follows:

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Teresa Palmer, Mayor	_____	_____	_____
Eric Contreras, Place 1	_____	_____	_____
Chawn Gilliland, Place 2	_____	_____	_____
Greg Runnebaum, Place 3	_____	_____	_____
Scott Smith, Place 4	_____	_____	_____
Nathan Crummel, Place 5	_____	_____	_____