



## CITY COUNCIL REGULAR MEETING AGENDA

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

Tuesday, January 23, 2024 at 6:00 PM

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

### PLEDGE OF ALLEGIANCE AND INVOCATION

### PUBLIC COMMENTS (Limited to three minutes per person)

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

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

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

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

### CONSENT AGENDA

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

1. Approve City Council Minutes - Regular City Council Meeting January 9, 2024.

### REGULAR AGENDA ITEMS

2. PUBLIC HEARING: to consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office 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. Discussion /Action: to adopt and ordinance rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office 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.

4. Discussion/Action: to authorize the city to extend sewer services to Broadway Boulevard.

## INFORMATIONAL

Mayor and City Council Comments

City Manager Comments

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

5. Section 551.071 - Consultation with Attorney; interlocal agreement between the City of Willow Park and the City of Hudson Oaks for wastewater improvement services.
6. Section 551.071 - Consultation with Attorney; Halff & Associates Litigation.

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

## ADJOURNMENT

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

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

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 19, 2024, at 2:30 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Crystal R. Dozier, TRMC, CMC  
City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [cdozier@willowpark.org](mailto: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](http://www.willowpark.org)



# CITY COUNCIL REGULAR MEETING MINUTES

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

Tuesday, January 09, 2024 at 6:00 PM

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

Mayor Moss called the meeting to order at 6:00 pm.

### PRESENT

- Mayor Doyle Moss
- Councilmember Eric Contreras
- Councilmember Chawn Gilliland
- Councilmember Greg Runnebaum
- Councilmember Lea Young
- Councilmember Nathan Crummel

### STAFF PRESENT

- City Manager Bryan Grimes
- City Attorney Pat Chesser
- City Secretary Crystal Dozier

## PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Moss requested a moment of silence followed by the pledge of allegiance.

## PUBLIC COMMENTS (Limited to three minutes per person)

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

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

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

**There were no public comments.**



## PROCLAMATIONS

1. A presentation of a proclamation to the Aledo High School Football Team.

**Mayor Moss presented the Aledo Football Team and Head Coach Robbie Jones with a proclamation on their 12th state championship.**

## CONSENT AGENDA

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

2. Approve City Council Minutes - Regular City Council Meeting December 12, 2023.

**To approve City Council Minutes - Regular City Council Meeting December 12, 2023.**

**Motion made by Councilmember Gilliland, Seconded by Councilmember Contreras.**

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

## REGULAR AGENDA ITEMS

3. Discussion/Action: to consider all matter incident and related to the issuance and sale of "City of Willow Park, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024" including the adoption of an ordinance authorizing the issuance of such certificates in the amount not to exceed \$4,000,000 to finance costs of paying contractual obligations to be incurred for (i) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving wastewater system properties or facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in connection with such projects and the financing thereof.

**To adopt an ordinance authorizing the issuance of "CITY OF WILLOW PARK, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024"; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a pledge of surplus net revenues derived from the operation of the City's combined Waterworks and Sewer System; providing the terms and conditions of such certificates and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said Certificates, including the approval and execution of a Paying Agent/Registrar Agreement, Purchase Agreement, and the approval and distribution of an Official Statement; and providing an effective date.**

**Motion made by Councilmember Young, Seconded by Councilmember Contreras.**

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

4. Discussion/Action: to adopt an ordinance annexing a portion of East Bankhead Highway and approving a Service Plan for the annexed property, such annexed property to be described as follows: Being 7,815 feet more or less of East Bankhead Highway (a variable width right-of-way) out of the following Surveys and Abstracts in Parker County, Texas: I&G.N.R.R. Co. Survey, Abstract No. 1821, John Cole Survey, Abstract No. 218, James Oxe Survey, Abstract No. 1029, A.J. Hood Survey, Abstract No. 2587, and Eliza Oxe Survey, Abstract No. 1031, containing approximately 10.95 acres of land.

**Moved to amend the service plan as presented by City Attorney, Pat Chesser.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Contreras.**

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

**To adopt an ordinance annexing a portion of East Bankhead Highway and approving a Service Plan for the annexed property, such annexed property to be described as follows: Being 7,815 feet more or less of East Bankhead Highway (a variable width right-of-way) out of the following Surveys and Abstracts in Parker County, Texas: I&G.N.R.R. Co. Survey, Abstract No. 1821, John Cole Survey, Abstract No. 218, James Oxe Survey, Abstract No. 1029, A.J. Hood Survey, Abstract No. 2587, and Eliza Oxe Survey, Abstract No. 1031, containing approximately 10.95 acres of land.**

**Motion made by Councilmember Runnebaum, Seconded by Councilmember Contreras.**

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

5. Discussion/Action: to adopt an ordinance annexing property an approximately 31.247 acre tract of land owned by Dustin Kyle Haney and Jayme Lynne Haney and approving a Service Agreement for the annexed property, such annexed property to be described as follows: BEING a tract of land situated in the Eliza Oxe Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (DRPCT), containing approximately 31.247 acres of land.

**To adopt an ordinance annexing property an approximately 31.247 acre tract of land owned by Dustin Kyle Haney and Jayme Lynne Haney and approving a Service Agreement for the annexed property, such annexed property to be described as follows: BEING a tract of land situated in the Eliza Oxe Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (DRPCT), containing approximately 31.247 acres of land.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.**

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

6. Discussion/Action: to approve a lease agreement between the City of Willow Park and Parker County ESD 1 for the use of the Public Safety Building located at 101 Stagecoach.

**To approve a lease agreement between the City of Willow Park and Parker County ESD 1 for the use of the Public Safety Building located at 101 Stagecoach.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Young.**

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

7. Discussion/Action: to approve a contract with Parker County for 2024 General Election Services.

**To approve a contract with Parker County for 2024 General Election Services.**

**Motion made by Councilmember Young, Seconded by Councilmember Runnebaum.**

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

8. Discussion/Action: to adopt an ordinance ordering the May 4, 2024 General Election.

**To adopt an ordinance ordering a General Municipal Election to be held on May 4, 2024 for the purpose of electing certain Municipal Officers for the City of Willow Park, specifically City Councilmembers for Place No. 3, Place No. 4 and Place No. 5; designating a polling place, within the Municipal Limits, appointing a Presiding Election Judge and Alternate Presiding Election Judge; establishing other procedures for the conduct of the election; providing a severability clause; providing for publication of notice; and providing for an effective date.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Gilliland.**

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

9. Discussion/Action: to approve a professional services agreement with Cultivate Real Estate services for appraisal services for the King's Gate Road Bridge Replacement project.

**To approve an agreement with Cultivate Real Estate for appraisal services for the King's Gate Road Bridge Replacement Project.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Runnebaum.**

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

10. Discussion/Action: to approve a professional services agreement with ML&M Realty Advisors, LLC for appraisal review services for the King's Gate Road Bridge Replacement project.

**To approve a professional services agreement with ML&M Realty Advisors, LLC for appraisal review services for the King's Gate Road Bridge Replacement project.**

**Motion made by Councilmember Young, Seconded by Councilmember Runnebaum.**

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

11. Discussion/Action: to approve an agreement for professional services with Westwood Professional Services, Inc. for the Green Ribbon Grant Program.

**To approve the Contract for Professional Services with Westwood Professional Services, Inc., as presented, in the amount not to exceed \$23,600.**

**Motion made by Councilmember Contreras, Seconded by Councilmember Young.**

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

## INFORMATIONAL

### Mayor and City Council Comments

**Mayor Moss thanked the citizens of Willow Park for this city council. He stated 2023 was a really good year for the city and it could not have been done without this council. He thanked the city council for the staff they have provided for the city. Lastly, he thanked Mr. Grimes for putting together a great staff for the city. The staff does a great job, and he is looking forward to 2024.**

**Councilman Contreras asked if the city is prepared for the upcoming freeze. He also requested an update on the wastewater treatment plant.**

### City Manager Comments

**City Manager, Bryan Grimes stated the city is now the proud owner of King's Gate Park. The park is approximately 20 acres of parkland that was given to the city by Wilks Development. There will be restrooms installed sometime in this fiscal year.**

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

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

13. 551.087 - Economic Development Negotiations; 551.071 Consultation with Attorney; Wilks Development 380 Agreement.

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

**Mayor Moss reconvened into open session at 6:31 pm.**

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

**No action taken.**

551.087 - Economic Development Negotiations; 551.071 Consultation with Attorney; Wilks Development 380 Agreement.

**To approve a Chapter 380 Economic Development Agreement with Wilks Development for a new business in Willow Park.**

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

**ADJOURNMENT**

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

**Mayor Moss adjourned the meeting at 6:45 pm.**

These minutes were approved on the 23<sup>rd</sup> of January, 2024.

\_\_\_\_\_  
Mayor Doyle Moss

\_\_\_\_\_  
Crystal R. Dozier, TRMC, CMC  
City Secretary



## City of Willow Park

### Notice of Public Hearing

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

**PUBLIC HEARING to consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, Lot 1, Block 1 in the Willow Park Church of Christ Addition, City of Willow Park, Parker County, Texas.**

City Council Meeting: Tuesday, January 23, 2024  
Time: 6:00 PM

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

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or [tfisher@willowpark.org](mailto:tfisher@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 January 8, 2024 by 5:00 p.m.



# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> January 23, 2024	<b>Department:</b> Planning & Development	<b>Presented By:</b> Toni Fisher, Director
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**AGENDA ITEM:**

**Discussion & Action: To consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office 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 and was operated as Willow Park Church of Christ. The property is now listed for sale. They and their buyer, Aledo Legacy, LLC, have submitted this request for a change in the property’s zoning use from “R-1” Single-Family Residential to “O” Office District for the building’s use as a commercial office.

City Staff has reviewed this request and would like to note the following:

- 1) The City’s Future Land Use Map shows this parcel to be “public/semi-public”, as is designated for schools, churches, and City Hall.
- 2) Per the current building code, an office building’s occupancy load is far less intense than a church.
- 3) The renovation of this property is required to be permitted through the City, which requires plan review City Ordinances compliance, approval, and on-site inspections.
- 4) City Ordinance 14.09.001 mandates that a “permanent screening fence not less than six (6) feet in height shall be erected prior to the issuance of a certificate of occupancy on properties zoned “R-3”, “R-4, “O”, “LR”, or “C”, and which abuts on properties zones “R-1” and “R-2” as does this property on two sides.

The P&Z Commission conducted a Public Hearing and heard this zoning change request on January 16, 2024.

**STAFF & COMMISSION RECOMMENDATION:**

City Staff has reviewed this request and recommend approval. With a unanimous vote of 3-0, the Planning & Zoning Commission recommended approval with the condition that the intensity of all overhead lighting be limited and shielded to not create a nuisance to surrounding residential dwellings.

**EXHIBITS:**

- Rezoning Application & Attachments
- City Zoning Map & aerial site photo
- “Class III – Business ‘O’ Office District” City Ordinance

**RECOMMENDED MOTION:**

**Motion to approve the request for a change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class III – Business: ‘O’ Office District” for 721 Ranch House Road, as presented, with the condition that the intensity of all overhead lighting be limited and shielded to not create a nuisance to surrounding residential dwellings.**

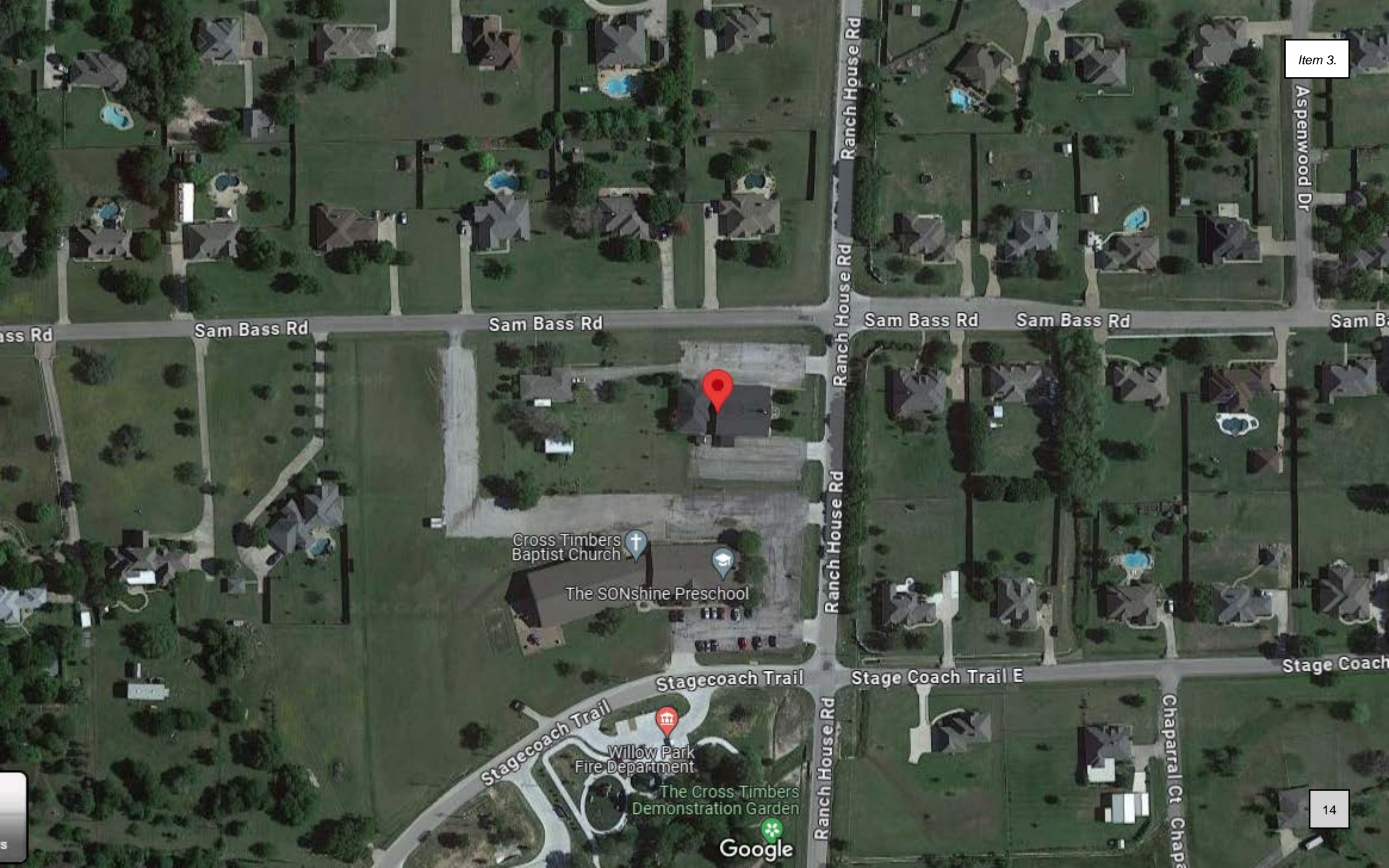
**§ 14.06.012. Class III - Business: “O” Office District.**

- (a) Use regulations. The “O” Office District will be limited to the following uses, residential uses are not permitted in this district:
- (1) Banks, financial institutions.
  - (2) Blueprinting or photostating (not greater than 2,500 square feet).
  - (3) Caterer or wedding service (no on-site food preparation).
  - (4) Real estate offices.
  - (5) Professional offices (architectural, drafting, engineering, accounting, legal, insurance, medical and dental clinics).
  - (6) Artist’s studios.
  - (7) Museums, libraries, fine art centers, and similar cultural facilities.
  - (8) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.
  - (9) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including, without limitation, communications towers and water towers, are permitted in all zoning districts.
- (b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).
- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
  - (2) Minimum lot area: Not applicable.
  - (3) Minimum gross living area: Not applicable.
  - (4) Minimum lot width: One hundred (100) feet.
  - (5) Minimum lot depth: One hundred (100) feet.
  - (6) Front yard setback: Twenty-five (25) feet.
  - (7) Rear yard setback: Twenty-five (25) feet.
  - (8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.
  - (9) Maximum lot coverage by structure: Sixty percent (60%).
  - (10) Required parking: Compliance with article 14.12 of this chapter and the UBC or as determined through the new development site plan review process.



- (11) Required screening: Compliance with article 14.09 of this chapter or as determined through the new development site plan review process.
  - (12) Minimum masonry coverage: Seventy-five percent (75%) first floor.
  - (13) Accessory building or use setback: Ten (10) feet minimums.
- (c) [Deleted by Ord. 811-20.]
- (1) [Deleted by Ord. 811-20.]  
( Ordinance 414-97, ex. E, sec. 12.508, adopted 12/16/97 ; Ordinance 811-20, sec. 2(E), (G), adopted 11/10/20 )

Item 3.



**CITY OF WILLOW PARK**  
**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, PROVIDING FOR A ZONING CHANGE FROM “CLASS II: RESIDENTIAL: ‘R-1’ SINGLE-FAMILY DISTRICT” TO “CLASS III – BUSINESS: ‘O’ OFFICE DISTRICT” FOR 721 RANCH HOUSE ROAD, LOT 1, BLOCK 1 IN THE WILLOW PARK CHURCH OF CHRIST ADDITION, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Applicant, Aledo Legacy, LLC, with the property owner, Willow Park Church of Christ, have applied for a change in zoning for 721 Ranch House Road, Lot 1, Block 1, being a 1.0 acre tract situated in the Willow Park Church of Christ Addition (the “Property”) from “R-1” Single Family District to “Class III – Business: ‘O’ Office District”; and.

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

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

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

**Section 1. Land Use Permitted.** The Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Texas, as described by legal description and shown on the Property Survey attached hereto as Exhibit ‘A’, by changing the zoning of said property from R-1 Single Family to “Class III – Business: ‘O’ Office District”, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

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

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

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

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

**Section 4. Penalty Clause.** Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provision of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**Section 5. 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 23<sup>rd</sup> day of January 2024.**

**APPROVED:**

\_\_\_\_\_  
Lea Young, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Crystal R. Dozier TRMC, City Secretary

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Pat Chesser, City Attorney

The Willow Park City Council in acting on Ordinance \_\_\_\_\_, did on the 23<sup>rd</sup> day of January 2024, vote as follows:

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



Job No. 202310025  
 721 Ranch House Road  
 Plot Date: 11/10/23 11:45 am  
 Scale: 1" = 40'

Item 3.

A SURVEY OF

**721 RANCH HOUSE ROAD, WILLOW PARK, TX 76087**  
 LOT 1, BLOCK 1, WILLOW PARK CHURCH OF CHRIST ADDITION,  
 AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN CABINET C, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS.

**LEGACY LAND AND TITLE - GF No. WP230590**

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

g. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: March 6, 1975 Recording No: Volume 602, Page 297, Real Property Records, Parker County, Texas (AS SHOWN)

h. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: March 6, 1975 Recording No: Volume 602, Page 305, Real Property Records, Parker County, Texas (EASEMENT IS BLANKET IN NATURE)

i. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: November 12, 1976 Recording No: Volume 654, Page 745, Real Property Records, Parker County, Texas (EASEMENT IS BLANKET IN NATURE)

**\*FLOODPLAIN NOTE\***  
 SUBJECT TRACT LOCATED IN ZONE X, AS SHOWN ON FEMA FIRM PANEL 48367C0300E, EFFECTIVE DATE 09/26/2008.  
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.  
 FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

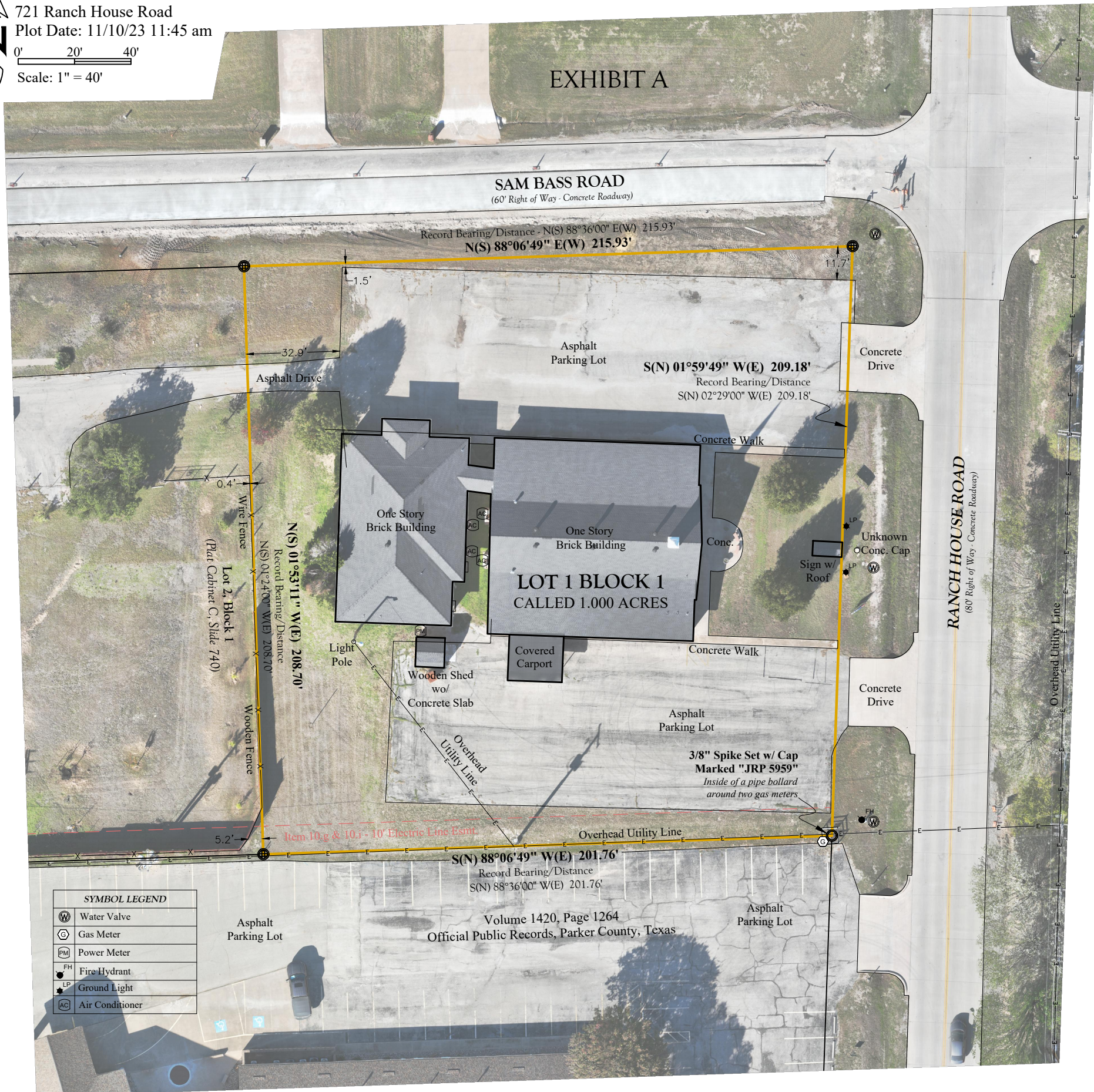
**\*TITLE COMMITMENT NOTE\***  
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

**\*SURVEYORS NOTES\***  
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION  
 2) BEARINGS ARE BASED ON NAD 83 (2011), STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET  
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
 4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.  
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

**\*\*LEGEND\*\***

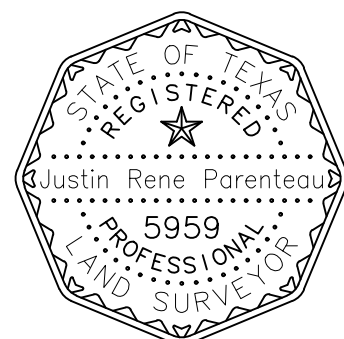
- ⊕ = 1/2 INCH IRON ROD FOUND
- ⊙ = 3/8 INCH SPIKE SET W/ CAP MARKED "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 06, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



SYMBOL LEGEND	
⊕	Water Valve
⊙	Gas Meter
PM	Power Meter
FH	Fire Hydrant
LP	Ground Light
AC	Air Conditioner

*Justin Parenteau*  
 JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE No. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE No. 361-813-1888  
 JUSTIN@NOCTUAMAPS.COM







# CITY COUNCIL AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> January 23, 2024	<b>Department:</b> Public Works/ Development	<b>Presented By:</b> Michelle Guelker- Dir of PW Toni Fisher- Dir of Dev
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**AGENDA ITEM**

Discussion/Action:

To approve extending sewer service to Broadway Boulevard.

**BACKGROUND:**

About September of 2023, Chad and Randall Sears approach Staff requesting water and sewer service to their industrial development located north of E. Bankhead Hwy, within the extraterritorial jurisdiction of the City of Willow Park. Staff informed the Sears that for the City to provide public utility services, their property would need to be annexed into the City limits, to which they readily agreed.

Water is currently available next to the site and can easily be extended. Sewer would need to be run to them from Willow Park Village Lift Station and along E. Bankhead Hwy. to Broadway Boulevard.

The proposed sewer extension is an 8-inch gravity line with 4 manholes to be located on the south side of E. Bankhead Hwy.

Developer Sears would then be responsible for extending the sewer up Broadway Boulevard to their property.

**STAFF/BOARD/COMMISSION RECOMMENDATION:**

Staff recommends that the council approve extending sewer service from Willow Park Village Lift Station to Broadway Boulevard, not to exceed \$400,000.00.

**EXHIBITS:**

Map of proposed sewer line route





<b>ADDITIONAL INFO:</b>	<b>FINANCIAL INFO:</b>	
	<b>Cost</b>	\$400,000.00 (estimated)
	<b>Source of Funding</b>	Capital Improvement Funds



# SEWER EXTENSION

PROPOSED ROUTE FOR SEWER EXTENSION

## Legend

-  Broadway Business Park
-  Broadway to WPV LS
-  Stillwater Meadow
-  The Well Church

Item 4.

